



4 DECEMBER 2013

ATTACHMENT

5.2.3

(Attachment 2)

Draft Comprehensive DCP – Amendment No.1



DRAFT Development Control Plan 2013

[Amendment No. 1](#)

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Further information email council@midwestern.nsw.gov.au or telephone 1300 765 002



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PART 1 INTRODUCTION

1.1 PURPOSE OF THE PLAN

This Plan contains more detailed guidelines to complement the provisions contained in the Mid-Western Regional Local Environmental Plan 2012 which applies to all land within the Mid-Western Regional Local Government Area.

1.2 AIM OF THE PLAN

The aims of this Plan are to:

- [Implement and support the objectives of the Local Environmental Plan \(Mid-Western Regional LEP 2012\);](#)
- Define development standards that deliver the outcomes desired by the community and Council;
- Provide clear and concise development guidelines for various forms of development;
- Encourage innovation in design and development by not over-specifying development controls;
- Expedite development approvals by providing clear direction of Council's intent and criteria; and
- Provide certainty of development outcomes for developers and the community.

1.3 HOW THE PLAN WORKS

The Development Control Plan (DCP) provides specific criteria for local development within the Mid-Western Local Government Area, including the "deemed-to satisfy" criteria that will facilitate *fast-tracking* of certain development applications (DA).

The four different assessment streams for development are outlined in figure 1.

Under Section 79c of the Environmental Planning and Assessment Act 1979 (EP&A Act), Council is required to consider a range of issues in the evaluation of a DA including the DCP. Therefore compliance with this DCP does not guarantee development approval will be issued. However, in relation to certain development types, Council has adopted "non-discretionary" development controls that establish a "deemed-to satisfy" standard of development. Where this standard is achieved, Council will not:

- Further consider those standards in determining the DA; or
- Give weight to objections received relating to those standards; or
- Refuse the DA on the grounds that the development does not comply with those standards; or
- Impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards.

Where the "deemed to satisfy" standard is not achieved, the DA cannot be *fast-tracked*, and the DA must provide justification in line with the Discretionary Development Standards.

1.4 TRANSITION PROVISION

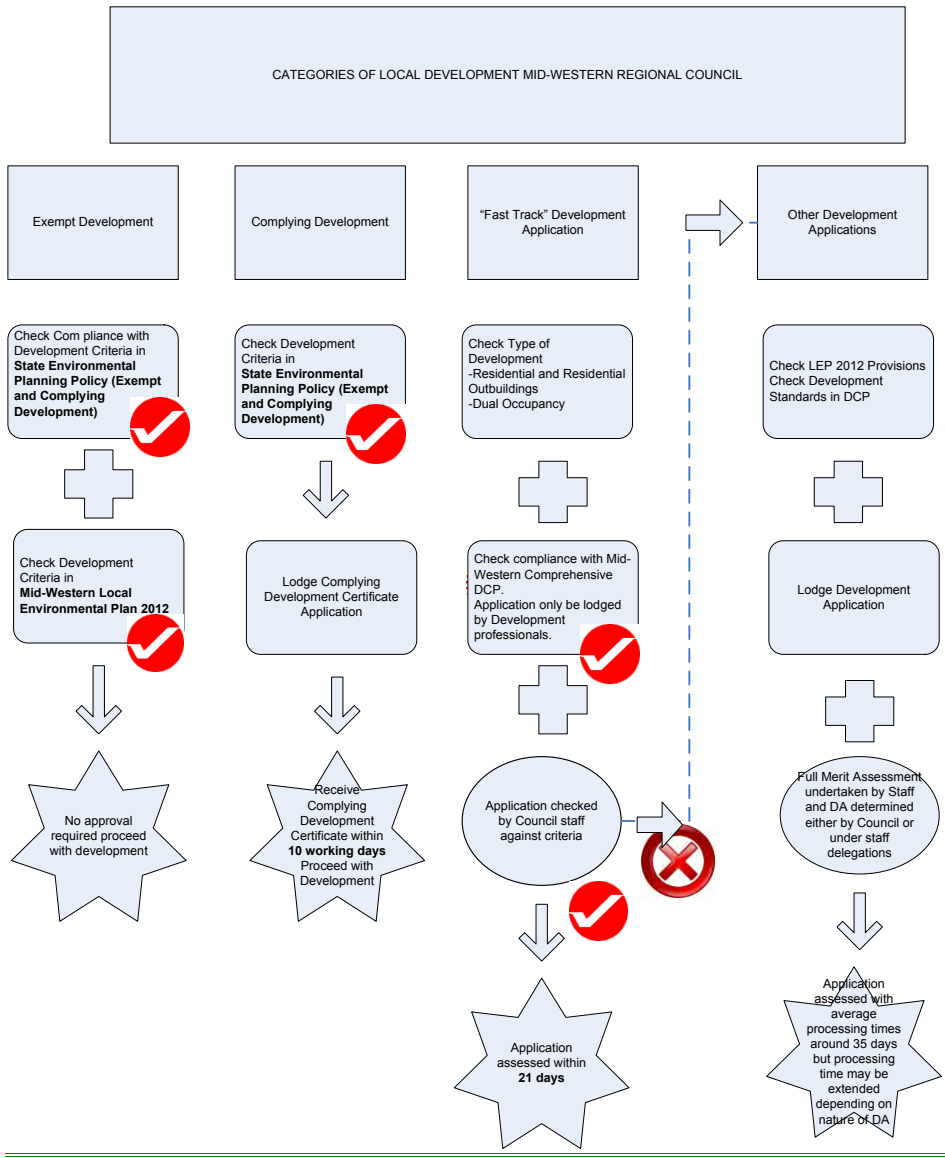
Where a development application is lodged prior to the commencement of this Development Control Plan the applicant must nominate if the application is to be assessed under this Development Control Plan or the Development Control Plans in place prior to the adoption of this Development Control Plan.

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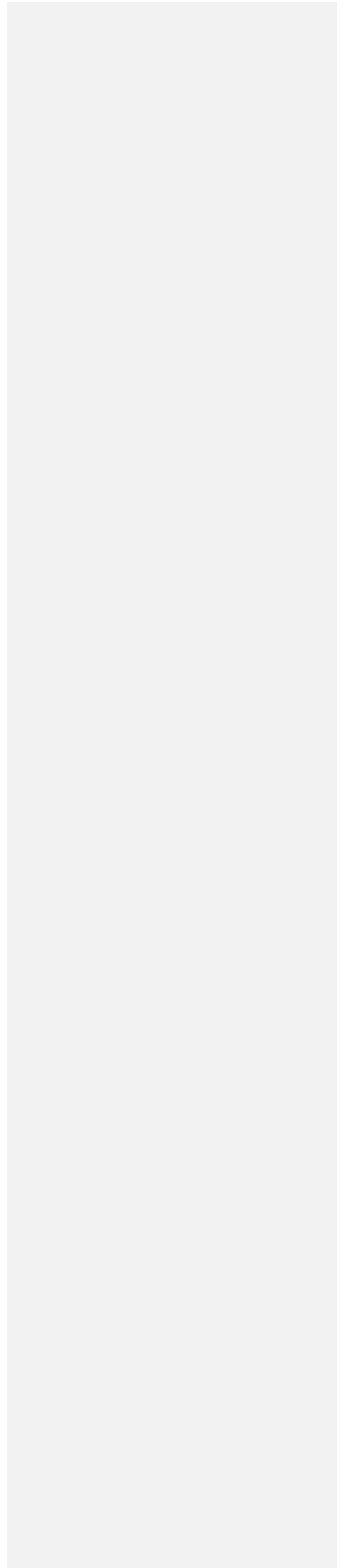
Where no development control plan is nominated an application will be assessed in accordance with the Development Control Plans in place prior to the adoption of this Development Control Plan.

1.54 FAST TRACK DETERMINATIONS

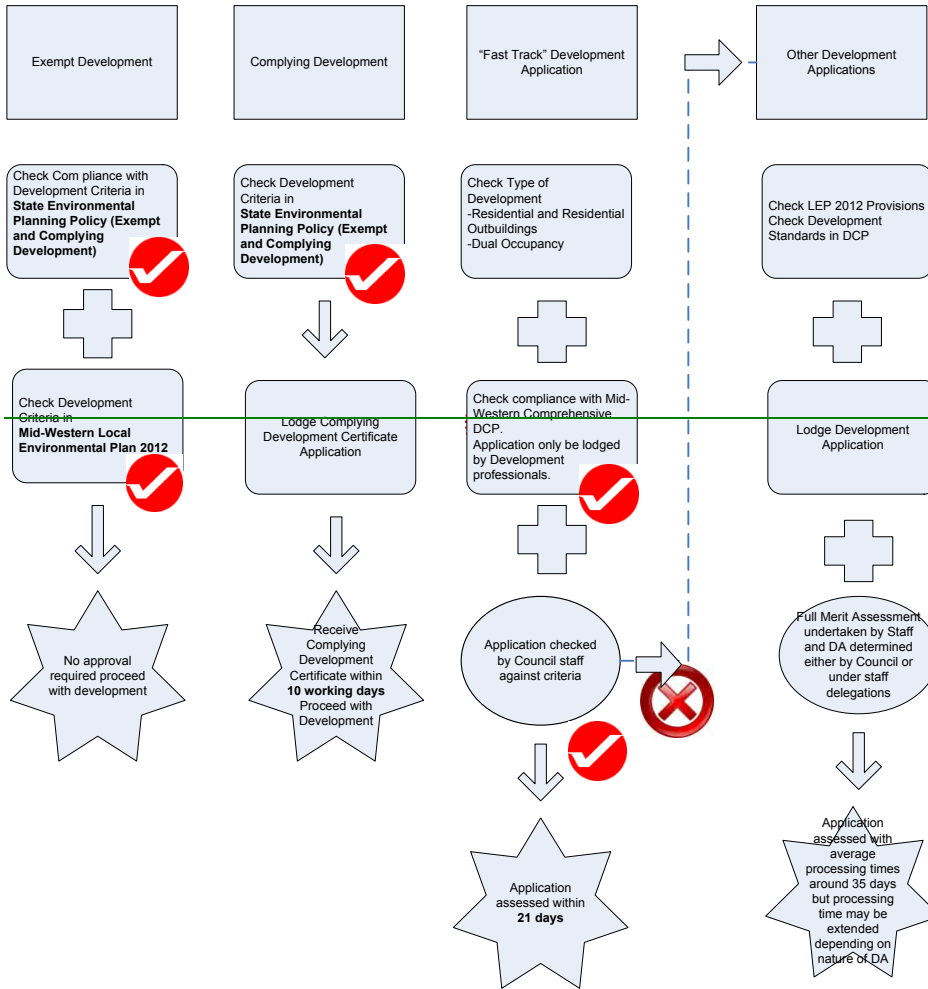
The *fast-track* process allows specific types of development to be determined more quickly than a standard DA where the proposal meets the “deem-to satisfy” provisions of this DCP. Where a proponent certifies that the minimum standards are met, determination should be issued within 21 days.



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CATEGORIES OF LOCAL DEVELOPMENT MID-WESTERN REGIONAL COUNCIL



The new “deem-to satisfy” process is a simpler, faster approval pathway. Still merit-based, the process streamlines the assessment of common forms of development that can be clearly quantified as achieving outcomes sought by the community, the development industry and Council.

The following types of development may be fast-tracked where the proponent certifies that the development complies with the minimum DCP controls:

- **Residential (General Housing including ancillary structures such as pools and carports.**
- **Dual Occupancy**
- **Fast-tracking does not apply to residential and dual-occupancy development on flood prone land or bushfire prone land.**

Fast-tracking does not apply to any other development.

Development Applications lodged under the fast track process will need to be accompanied by signed certification.

Council will only accept applications certified by suitably qualified persons (such as planners, architects, engineers, draftsman and surveyors).

Where plans are subsequently found to not meet a standard, the application will be removed from the *fast-track* system and the development professional who provided the certification will not be eligible to claim fast track determinations for a period of at least 6 months.

1.65 DOCUMENTATION REQUIRED TO ACCOMPANY A *FAST TRACK* DA

The documentation required to be prepared for a *fast track* DA is the same as for a regular DA. Schedule 1 of the Environmental Planning and Assessment Regulations 2000, specify this information,

A *Fast Track Certification Checklist* must also be completed to confirm that the proposal complies with all the “deemed –to satisfy” controls applicable to that form of development.

Separate checklists are provided for each development type in Council’s website – Midwestern@nsw.gov.au .

Field Code Changed

1.76 DON’T MEET THE “DEEMED TO SATISFY” STANDARDS?

If your proposal does not meet the “deemed to satisfy” standards, your application must provide justification as the variation of the deemed to satisfy provisions and address the relevant performance standards in this DCP.

Applications that do not meet the “deemed-to-satisfy” criteria WILL NOT be processed under the *fast track* stream.

1.87 RELATIONSHIP TO OTHER PLANS

The DCP is only one of the matters that must be considered by Council in determining a DA.

The proposal must also be considered with regard to the other matters contained in Section 79c of the Environmental Planning and Assessment Act 1979, including relevant environmental planning instruments, the likely environmental effects, suitability of the site, any submissions received and the public interest.

Where inconsistency arises between this DCP and any environmental planning instrument applying to the same land, the provisions of the environmental planning instrument prevail.

1.98 DEVELOPER CONTRIBUTIONS

As a consequence of development it is likely that an increase in the demand for public amenities and services (such as community facilities, local open space etc) will occur. In this regard, a contribution under Section 94 of the Environmental Planning and Assessment Act 1979 may be required as a condition of the development consent in accordance with Mid-Western's Contributions Plan.

Council required developers to contribute towards the augmentation of water and sewerage works to meet the additional demands of the new development. In this regard, approval must be sought from Council under the Water Management Act 2000 to determine the required contributions.

1.109 PRIVATE COVENANTS

Where inconsistency arises between this DCP and any private covenant, the provision of the DCP will prevail. Council is not required to have regard to private covenants in the assessment of development applications. Clause 1.9A of the Mid-Western Regional LEP 2012 outlines the full legal context associated with this provision.

1.11 SEWER INFRASTRUCTURE

Council does not permit the following types of development over an existing sewer main or easement for sewer:

- erection of new buildings permanent structures,
- cut or fill of land,
- the planting of trees, or
- Concrete structures.

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1.120 COMMUNITY CONSULTATION

Advertised Local Development

The following kinds of development will be advertised:

- Demolition of a building identified as a heritage item in Schedule 5 of the Mid-Western Regional LEP 2012.
- Major Council projects (not including utility service infrastructure) with a value exceeding \$1,000,000 or likely to be of significant community interest;
- Non-residential uses in or adjacent to the R1 General Residential, R2 Low Density Residential, or RU5 Village Land Use zones.
- Subdivision creating 20 or more allotments.
- Sex services premises
- Within the R1 General Residential, R2 Low Density Residential, or RU5 village land use zones, development applications for the purposes of:

Multi dwelling housing; residential flat buildings; senior housing; hostels; boarding house; group homes; tourist and visitor accommodation (excluding B&Bs); boarding houses; caravan parks; exhibition villages; child care [centres](#)

NOTE: Application for residential forms of development lodged as *fast track* DAs will not be advertised.

- Any development identified by Senior Council staff that should be advertised in the public interest.

Process for Advertised Development

- Notice of the development in a local Newspaper, containing the same information as required to be given in the written notice;
- Written notice of the proposal to be given to all adjoining landowners;
- Period of exhibition to comprise a minimum of 14 days from the date notice is published (plus an additional 7 days where the period coincides with public holidays.)

Notified Development Applications

Apart from the exceptions listed below or where a development is advertised development, all other development applications, that involves a use that requires development consent, alteration to the external configuration of a building, the erection of a new building, variation to an adopted building line will be notified to adjoining owners in accordance with this DCP. The kinds of development that will **not** require notification are:

- Single storey dwelling;
- Single storey additions to a house
- Minor dwelling additions such as carports, pergola and verandahs;
- Private swimming pools;
- Detached garage or shed associated with a dwelling to be used in conjunction with the dwelling (ie not for commercial/industrial use)
- Any building on land within RU1 Primary Production, RU4 Primary Production Small Lots, which has an area greater than 2 hectares (land);
- Subdivision creating less than 5 lots
- Commercial or industrial development within a business or industrial zone that does not adjoin a dwelling.
- Attached dual occupancy within the R5 Large Lot Residential zone.

Despite the above exclusion, following site inspection of the site and consideration of such factors as the character of the existing development, slope of the site and local amenity, Council may determine that notification should occur and the appropriate fee will be applied.

Process for Notified Development

- Written notice of the proposal to be given to all adjoining landowners;
- Period of exhibition to comprise a minimum of 7 days from the date of the notice (plus an additional 3 days where the period coincides with public holidays.)

PART 2 FAST TRACK DEVELOPMENT APPLICATIONS

2.1 GENERAL HOUSING AND ANCILLARY STRUCTURES “DEEMED TO SATISFY” PROVISIONS

The following criteria must be met to qualify for the “fast track” application process.

Building Setbacks

Zone	Street	Side/Rear	Secondary Frontage for Corner Lots *
R1, R2 and R3 where Lot size is less than 900m ²	4.5m to building line or average of adjoining properties 5.5m to the garage	900mm	0m for garages in laneways 2m to side boundary
R1, R2 and R3 where Lot size is greater than 901m ² less than 1,999m ²	6-7.5m to building line or average of adjoining properties 7.5 to the garage	900mm	2m
R2 where 2000 m ² to 1 ha	15m	5m	7.5m
R5 Less than or equal to 5 ha. in area	30m	20m	15m
RU 1, RU4 and R5 Greater than 5 ha. in area	60m	20m	15m
RU5	7.5m	BCA	3m

*Applicant to nominate front and secondary setback.

- Where the lot is located [on](#) a Classified Road such as Ulan or Cope Road the front setback is 100m and side and rear setback is 20 metres.
- Where the lot is located on the State Highway ([Castlereagh Highway](#)) the front setback is 200 m and the side setback is 20 metres.
- Garages – the aggregate width of the garage door or carport shall not exceed 45% of the front elevation of the dwelling.

Building height

- Single storey (Single storey dwelling is one that has only one storey (as defined by the BCA) and the Finished Floor Level (FFL) is less than 1 metre above natural ground level.)

Comment [g1]: Definition of single storey inserted.

Privacy

- Single storey development [achieving meeting](#) setbacks do not require specific privacy controls.

Design

- 75% of the Private open space and internal living areas should have access to sunlight for 3 hours a day between 9 am and 3 pm with direct access to the main living areas.
- 80m² of private open space is provided with a minimum dimension of 5 metres.
- No windowless facades at the street frontage(s).
- Street elevations are to include at least 5% of openings including windows, doors.
- Garages – the aggregate width of the garage door or carport shall not exceed 45% of the front elevation of the dwelling.
- For corner allotments no fences, structures or landscaping exceeding 1 metre in height are to be located within the triangle formed by a sight line 12 metres x 6 metres from the intersection of the two street boundary lines.
- Cannot be a transportable or relocated building.

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Parking

- Provision for parking of two vehicles behind the building line including at least one space undercover.

Utilities

- Buildings and structures are to be located clear of utility infrastructure.
- No building can be located within an easement for the purposes of utility infrastructure.
- Structures are to be located 1,500mm for the centre line of the water or sewer main.
- Details of water supply and sewer reticulation are to be provided.
 - ❖ If available within 500 m connected to reticulated network.
 - ❖ Where no water supply is available, a minimum tank storage of 60,000 litres is required, of which a minimum #of 20,000 litres is retained for fire fighting purposes.
- Where there is no reticulated sewer system than approval is required for onsite disposal in accordance with Section 68 of the Local Government Act 1919
- Stormwater shall be designed to flow to a gravity system. Alternatives are not acceptable.
- No building on overland flow paths

Fencing

- Front fences to be open panels not to include “Colorbond” and are restricted to a maximum height of 1.2 metres.
- Where a street fence is proposed, the section of side fence located in front of the building setback shall be open or a combination of open panels and masonry columns to match the front fence.
- Dividing fences is not to adversely affect the flow of surface of surface water or create flooding problems to adjoining properties.
- Maximum height of side and rear fences behind the building line to be 1.8 metres.

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- Access**
- All weather two wheel drive access
 - Driveways to be located a minimum of 6m from an intersection.
 - For rural area the minimum sight distances-is 250m in the 100km/hr speed zone and 180km/hr for the 80km zone
 - Where the driveway exceeds a slope of 6 % appropriate erosion and sediment control is to be incorporated into the design of the access.

**Garages
Outbuildings
and Carports**

Maximum size of garages and outbuildings [in urban areas](#) shall be as follows:

Lot size m2	Shed Size m2
<750	50
750-1000	80
1000-2000	100
>2000	120

- Ridgelines**
- Development roofline must not project above the ridgeline where visible from any public road or place.

**Slope & Cut
and Fill**

- The slope of the development site cannot exceed 15%degrees.
- Combined total cut/fill is to be limited to 600mm i.e cut 100mm/fill 500mm; cut 200mm/fill 400mm etc.
- Cut is to be limited to 1,000 mm.
- Fill is restricted to 600 mm. It must be clean fill and a geotechnical assessment issued for the fill to demonstrate compaction to the Australian Standard.
- Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300 mm from any boundary.
- Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided.
- Cut and fill is not permitted within water or sewer easements
- The toe of any retaining wall or unprotected embankment i.e batter cannot be located within 900mm of the boundary.
- The head of any retaining wall or unprotected embankment cannot be located within 900mm of the boundary.

Pools

- Pools and fencing to be located behind the building line.
- Where visible from a public place or road, details of screening to be provided with DA
- Any associated retaining walls tor decks not to exceed 1.0 m above the natural ground surface.
- Pool pump enclosure to be placed greater than 15 m from a habitable room in any dwelling adjoining the property or within a sound proof enclosure.
- Compliance with the relevant Australian Standards – please check with Council to ascertain the correct standard.
- Pools over 40,000 Litres require a BASIX Certificate to be provided with application

**Energy
Efficiency**

- New Dwelling – Has a BASIX Certificate
- Alteration and Additions that do not exceed \$50,000 in value shall provide R3 Ceiling insulation and R1.5 wall insulation (to be shown on the plans)

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- Permissibility**
- The lot is to comply with the minimum area as designated on the LEP 2012 Lot Size Map.
 - Dwellings in rural zone must have a staged dwelling approval or comply with the minimum lot size.
 -
- Heritage**
- [Heritage items are excluded from the fast track provisions.](#)

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2.2 DUAL OCCUPANCY DEVELOPMENT “DEEMED TO SATISFY” PROVISIONS

The following criteria must be met to qualify for the “fast track” application process.

- Minimum Lot Size** Attached Dual Occupancy – minimum area 600m²
 Detached Dual Occupancy – minimum area 800m²
 Detached dual occupancy is PROHIBITED in the R2 Low Density Residential Zone.

Building Setbacks

Zone	Street	Side/Rear	Secondary Frontage for Corner Lots *
R1, R2 and R3 where Lot size is less than 900m ²	4.5m to building line or average of adjoining properties 5.5m to the garage	900mm	0m for garages in laneways 2m to side boundary
R1, R2 and R3 where Lot size is greater than 901m ² less than 1,999m ²	6.5m to building line or average of adjoining properties 7.5 to the garage	900mm	2m
R2 where 2000 m ² to 1 ha	15m	5m	7.5m
R5 Less than or equal to 5 ha. in area	30m	20m	15m
Ru1, RU4 and R5 Greater than 5 ha. in area	60m	20m	15m
RU5	7.5m	BCA	3m

*Applicant to nominate front and secondary setback.

- Where the lot is located a Classified Road such as Ulan or Cope Road the front setback is 100m and side and rear setback is 20 metres.
- Where the lot is located on the State Highway or Goolma Road the front setback is 200 m and the side setback is 20 metres.

Building Height • Single storey Single storey dwelling is one that has only one storey (as defined by the BCA) and the Finished Floor Level (FFL) is less than 1 metre above natural ground level.

- Design**
- Council will not consider mirror reversed or duplication of design for the two dwellings when fronting streets.
 - 75% of internal living areas shall receive at least three hours effective sunlight between the hours of 9.00 am and 3.00 pm on 21 June (Winter solstice).
 - For attached and detached dual occupancies, any separation between the two dwellings is to be a minimum of 3 metres apart;

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- Compliment the appearance of the streetscape -through the replication of the scale, spacing, fenestration, articulation, roof forms, setbacks and landscaping of dwellings on adjoining and surrounding lots. All dual occupancies must have direct street frontage; that is no dual occupancy can be developed in a battleaxe arrangement.
- No windowless facades at the street frontage(s).
- Street elevations are to include at least 5% of openings including windows, doors.
- The dwellings shall not be relocated or manufactured homes.
- Garages – the aggregate width of the garage door or carport shall not exceed 45% of the front elevation of ~~each~~the dwelling.
- Cannot be a transportable or relocated building

Slope & Cut and Fill

- The slope of the development site cannot exceed 15 degrees
- Cut is to be limited to 1,000 mm.
- Fill is restricted to 600 mm. It must be clean fill and a geotechnical assessment issued for the fill to demonstrate compaction to the Australian Standard.
- Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300 mm from any boundary.
- Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided.
- Cut and fill is not permitted within water or sewer easements

Open Space

- Private open space should be on the northern or eastern side of the dwelling with direct access to the main living areas. Cannot be forward of the building line.
- Each dwelling shall have one principal private open space with a minimum area of 80 square metres and a minimum dimension of 5 metres (depth and width).
- For the purposes of this clause, living area means any room or rooms within the dwelling which are generally available for day-to-day use by residents and visitors and include such rooms as lounge, dining and kitchen.
- Decks, balconies and alfresco areas at or near ground level may only be counted as principal private open space area where they have direct northerly aspect and are no more than 25% of the private open space requirement.
- Council may consider private open space within the front setback.
- Where courtyards in the front setback are permitted, these shall be located behind a suitably landscaped area with a minimum width of 1.5 metres to the front boundary.

Such landscaping shall be maintained at all times to Council's satisfaction. Fencing of such areas will be incorporated into the landscaped area. The use of 'Colorbond' or similar fencing of such areas is prohibited in favour of timber or masonry materials.
- At least 75% of each required private open space area, courtyard, balcony, terrace or the like shall receive at least three hours effective sunlight between the hours of 9.00 am and 3.00 pm on 21 June (Winter solstice).

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- Council may require submission of shadow diagrams to demonstrate compliance with the requirement above

Site Coverage

- Maximum site coverage of 35%.

Parking

- Each dwelling to have two car parking spaces, at least one being ~~an~~ garage. The second space may be provided in a stacked arrangement in front of the garage providing the space is contained wholly within the subject site.
- All parking and manoeuvring areas to be hardstand.
- Driveways to be located 6m from an intersection.

Utilities

- Buildings and structure-s are to be located clear of utility infrastructure (Minimum 1m from light/power poles)
- No building can be located within an easement for the purposes of utility infrastructure.
- Structures are to be located 1500mm from the centre line of the water/sewer main.
- Details of water supply and sewer reticulation are to be provided. If the development is within 500 m of the reticulated water and sewer network it must connect to that reticulated network.
- Dual Occupancy will not be permitted on allotments less than 5 ha where reticulated water and sewer is not connected.
- Where no water supply is available, a minimum tank storage of 60,000L is required, of which a minimum if 10,000L is retained for fire_fighting purposes for each dwelling.
- Where there is no reticulate sewer system than approval is required for onsite disposal in accordance with Section 68 of the Local Government Act 1919
- Stormwater shall be designed to flow to a gravity system. Alternatives are not acceptable.
- No building over flow paths, no increase in flows.

Fencing

- All dual occupancy developments are required to provide a 1.8m high fence on the boundary of the development site and between private open space areas of individual units ([all residential zones excluding R5 zone](#)). All fencing is to be provided at full cost to the developer. All fencing which is in front of the building line shall be constructed of timber and/or masonry materials.
- Dividing fences is not to adversely affect the flow of surface of surface water -or create flooding problems to adjoining properties.
- For corner allotments no fences, structures or landscaping exceeding 1 metre in height are to be located within the triangle formed by a sight line 12 metres x 6 metres form the intersection of the two street boundary lines.
- Maximum height of side and rear fences behind the building line to be 1.8 m.

Heritage

- [Heritage items are excluded from the fast track provisions.](#)

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PART 3 DISCRETIONARY DEVELOPMENT STANDARDS

Where a development does not comply with the "Fast-track" criteria a normal development application may be lodged. In lodging the development application justification must be given to the variation from the fast track criteria by addressing the objectives outlined in the discretionary standards relevant to the particular type of development.

The discretionary standards represent the standard that Council wishes to apply to development. Variation to these standards will only be considered in extraordinary circumstances and will need to be fully justified due to the unique circumstances of a particular case.

3.1 RESIDENTIAL DEVELOPMENT IN URBAN AREAS (SINGLE DWELLINGS AND DUAL-OCCUPANCIES)

Buildings Setbacks

- a) Setbacks must be compatible with the existing and/or future desired streetscape.
- b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties.
- c) Garages are to be setback a minimum of 5.5 metres from the front boundary.
- d) Side and rear walls within 900mm and eaves within 450mm of boundaries are to comply with the BCA requirements for fire rating

Deem to satisfy

Zone	Street	Side/Rear	Secondary Frontage for Corner Lots *
R1, R2 and R3 where Lot size is less than 900m ²	4.5m to building line 5.5m to the garage	900mm	0m for garages in laneways 2m to side boundary
R1, R2 and R3 where Lot size is greater than 901m ² less than 1,999m ²	6.5m to building line 7.5 to the garage	900mm	2m
R2 where 2000 m ² to 1 ha	15m	5m	7.5m

Building Height

- a) ~~a)~~ Elevated housing developments must minimise the impact on areas of predominantly single storey housing.
- b) ~~b)~~ Building height must ensure that adjacent properties are not overlooked or overshadowed.

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Site Coverage

Deem to satisfy is a single storey building with a FFL of less than 1 metre above Natural Ground Level.

- a) Stormwater runoff must not exceed infrastructure capacity.
- b) Development must be an appropriate bulk and scale for the existing residential surrounds.
- c) Dual occupancy development is not to exceed 540% site coverage.

Note: Site Coverage means:

The proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- Any basement,
- Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- Any eaves
- Unenclosed balconies, decks, pergolas and the like.

Deem to satisfy is 35% site coverage

Solar Access

a) Development must have reasonable access to sunlight and must not unduly impede solar access of neighbouring dwellings.

b) Dwellings are to be positioned to maximise solar access to living areas.

c) Shadow diagram must include:

- Location, size, height and windows openings of buildings on adjoining properties;
- Existing shadow-casting structures such as fences, carports, hedges, trees etc.; and
- Topographical details, including sectional elevations where land has any significant slope.

d) Living areas and gardens should be orientated to the north to maximise solar access to these areas.

e) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.

f) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:

- Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and
- Use of ceiling insulation.

Deem to satisfy
Living areas and private open space areas are to be located with a northerly aspect (ie on the north or eastern side of the building).

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Privacy

a) ~~a~~ Development must ensure that reasonable privacy is achieved for new dwellings and existing adjoining residences and private open space.

Deem to satisfy
Dwellings must be single storey and have a finished floor level less than 1,000 mm above the natural ground level.

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Parking

- a) Development must provide adequate off-street parking to maintain the existing levels of service and safety on the road network.
- b) Parking areas and access driveways must be functional in design.
- c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.
- d) The number of spaces is determined based on the occupation potential. Note: rooms capable for use as a bedroom, e.g. 'study' are counted as a bedroom.
- e) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.
- f) Driveway access to a major road should be avoided where possible.

Deem to Satisfy
Two (2) spaces per dwelling

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Landscaping

- a) Landscaping must enhance the quality of the built environment.
- b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winter winds.
- c) Plants with low maintenance and water requirements should be selected.

Open Space

- a) Sufficient open space must be provided for the use and enjoyment of the residents.
- b) A plan shall be submitted which demonstrates that the dimensions of the open space provides for functional space, including placement of outdoor furniture.
- c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds.
- d) Private open space for dual occupancy development is to be a minimum area of 80m² and have a minimum dimension of 5 metres (depth and width).
- e) Private open space for dual occupancy development is to be located behind the front building line and on the northern, eastern or western side of the dwelling.

Deem to satisfy
Private open space to be on the northern or eastern side of dwelling with direct access to living areas. Area to be 80m² with a minimum dimension of 5 metres.

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Corner lots

- a) Development must address both street frontages.
- b) Utility windows are not permitted on either elevation with frontage to the street unless they are integrated into architectural features of the development.

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Fencing

- a) Fencing facing the street or forward of the building line must avoid extensive lengths of 'Colorbond' ~~colorbond~~ as it presents a barrier to the street.
- b) Solid fencing of a length greater than 30% may be permitted where landscaping is provided to soften the visual impact on the streetscape.

Deem to Satisfy
1.8 metre high fence to all boundaries including private open space areas. All fencing forward of building line cannot be 'Colorbond' (All Residential zones excluding R5 zone).

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Infra structure

- a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within front setback.
- b) Surface infrastructure must not be visible from the street.
- c) Garbage storage locations must be included in landscape plan and show how they will be screened.

Out buildings

- a) ~~a)~~ Outbuildings must not negatively affect the amenity of the streetscape or adjoining properties. The following standards apply for urban areas.

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<u>Lot size m2</u>	<u>Shed Size m2</u>
<u><750</u>	<u>50</u>
<u>750-1000</u>	<u>80</u>
<u>1000-2000</u>	<u>100</u>
<u>>2000</u>	<u>120</u>

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**Development
near
Ridgelines**

- a) A ridgeline is considered an elevated section of land, visible from beyond the individual property boundary.
- b) Development shall protect key landscape features, being the dominant ridgelines and slopes and the intermediate ridges forming a visual backdrop to existing and future urban localities and places of special landscape amenity.
- c) Development should not be visually intrusive or degrade the environmental value, landscape integrity or visual amenity of land.
- d) The dwelling-house and associated buildings must not be visible above the existing skyline or any prominent ridgeline or local hill top.
- e) The dwelling-house and associated buildings will be constructed from low reflectivity building materials and incorporate colours which are visually unobtrusive in relation to the surrounding environment.

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Slopes

- a) Development maximises retention of natural ground levels and contours. b) Drainage is to avoid erosion of gullies, slopes and drainage lines in the locality.
- c) Cut and fill, earthworks, retaining walls, unprotected embankments and terraces etc are setback from boundaries such that there is no impact on the privacy or visual amenity of adjoining dwellings and their private open space. d) Cut and fill, earthworks, retaining walls, unprotected embankments and terraces etc are setback from boundaries such that they do not redirect the flow of surface water onto adjoining properties.

Deem to Satisfy

- Cut is to be limited to 1,000 mm.
- Fill is restricted to 600 mm. It must be clean fill and a geotechnical assessment issued for the fill to demonstrate compaction to the Australian Standard.
- Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300 mm from any boundary.
- Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided.
- Cut and fill is not permitted within water or sewer easements
- _____

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Access

- a) All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.

**Relocated
Dwellings**

- a) Dwellings proposed to be re-sited must be of a suitable standard both aesthetically and structurally.

Adapt

- a) Adaptable housing design must incorporate practical and flexible features to meet

ability

the changing needs of residents of different ages and abilities over time. For example, hobless shower area, space for wheelchair access, height of light switches, arrangement and size of rooms,

Design Principles

- a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places.
- b) Physical and symbolic barriers should be used to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime.
- d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height.
- e) Well-proportioned building form that contributes to the streetscape and amenity.
- f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.
- g) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction.
- h) Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.
- i) Optimise amenity (e.g. appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility).
- j) Optimise safety and security, both internal to the development and for the public domain.
- k) Design must demonstrate response to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.
- l) Council will not support dual occupancy development where both dwellings are pre-manufactured or relocatable homes in urban zones.

PART 4 SPECIFIC TYPES OF DEVELOPMENT

4.1 MULTI DWELLING HOUSING

The provisions of this section apply to multi dwelling housing, residential flat buildings, villa and town house forms of development.

The location of multi-dwelling housing is only permissible on lots with an area of at least 1,200_m2 and should comply with the following:

- Be located within the Heritage Conservation Areas of Mudgee or Gulgong and or within a Village Zone; or
- Be on a lot with two street frontages; or
- Be on any residential lot with a frontage width greater than 25m; or
- Must not be located on a lot which adjoins a lot which is approved for or contains multiple dwellings outside the Heritage Conservation Areas of Mudgee or Gulgong and or within a Village zone.

It is Council's intent to strictly apply this criteria to manage expectations of residents and developers.

Built Form

Design

- (a) Where existing buildings are to be retained as part of an overall proposal, those structures are to be upgraded to integrate with the new development.
- (b) Verandahs, steps in the roof line or other architectural features should be incorporated in the design to provide visual relief and to minimise the bulk and scale of development.
- (c) The design of the proposal must:
 - Optimise solar access and lot orientation; and
 - Be consistent with the appearance of the streetscape - the scale, spacing, setbacks and landscaping of buildings; and
 - Positively enhance the streetscape.

Building Scale Height and Bulk

- (a) Development, particularly when viewed from the street should be compatible with the scale of buildings in the immediate locality, consistent with the objectives of the zone and should not be visually obtrusive as a consequence of their height.
- (b) In determining appropriate building heights Council shall have regard for the scale of future development for which provision is made in the locality.
- (c) The maximum height of the building at any point shall be measured as the vertical distance between the ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communications devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.
- (d) Buildings shall not exceed two storeys and generally should not exceed 8.5 metres in height.

- (e) Each development or building will be assessed on its merits in terms of its visual impact on the streetscape and impact on the amenity, privacy, views and solar access of the surrounding properties.
- (f) Council may require an applicant to prepare and submit to Council shadow diagrams in order to determine the impact of a proposal on buildings and landscaped areas.

Such diagrams should be based on a survey of the relevant site and adjoining development. It is essential that shadow diagrams be based on such detailed information in view of the fact that the shadows are the result of the relative height of structures and not just the height of a structure above ground level. In this regard the resultant shadow cast by a structure can vary greatly depending whether the structure is uphill or downhill of the area in question.

Setbacks

- (a) 4.5 metres to street frontage
- (b) 3 metres to side and rear boundaries
- (c) 3 metres to secondary frontages

Development Density

- (a) The number of units accommodated on a specific site shall be as follows;
 - (i) These density standards apply to the towns of Kandos and Rylstone and to the areas of Mudgee and Gulgong outside the conservation areas, on lots with a single frontage of at least 25m or lots with two street frontages.

Unit Type	Site Area
1 Bedroom unit	1 dwelling unit per 300m ² of site
2 bedroom unit	1 dwelling unit per 380m ² of site
3 bedroom unit	1 dwelling unit per 450m ² of site

(ii) These density standards apply to the Gulgong and Mudgee Conservation areas:

Unit Type	Site Area
1 Bedroom unit	1 dwelling unit per 250m ² of site
2 bedroom unit	1 dwelling unit per 280m ² of site
3 bedroom unit	1 dwelling unit per 310m ² of site

- (b) the minimum floor area (excluding balconies and garages) for multi-dwelling housing are as follows;

Unit Type	Floor Area m ²
1 Bedroom unit	55

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2 bedroom unit	70
3 bedroom unit	85

A residential flat building may contain any combination of one, two and three bedroom units.

- Landscaping**
- (a) Site landscaping must not be less than 40% of the site area.
 - (b) Landscaping shall consist of well advanced trees and shrubs, preferably with a predominance of native species.
 - (c) The area of the site between the front building line and the street frontage must be landscaped as common property to a depth of at least 5m.
 - (d) landscaping is to be completed prior to the release of the Construction Certificate.

Site Coverage and Private Open Space

- (a) The maximum site coverage (excluding driveways) for residential development on land identified for medium density development, as a percentage of the total site area, shall not exceed 40%.
- (b) Each dwelling shall have a principal private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres (width and depth). These areas must be directly accessed from the living areas. For the purposes of this clause, living area means any room or rooms within the dwelling which are generally available for day-to-day use by residents and visitors and include such rooms as lounge, dining and rumpus rooms.
- (c) Rainwater tanks are not to be located within the principal private open space.
- (d) Patios, decks, balconies at or near ground level may only be counted as principal private open space, under the same roof, when they have a direct northerly aspect and are less than 25% of the overall private open space requirement.
- (e) Wherever a dimension is less than 5 metres, it will not be counted as part of the calculation for a principal private open space.
- (f) Where principal private open space in the front setback is permitted, these shall be located behind a suitably landscaped area with a minimum width of 1.5 metres to the front boundary. Such landscaping shall be maintained at all times to Council's satisfaction. Fencing of such areas will be incorporated into the landscaped area. The use of 'Colorbond' or similar fencing of these is prohibited in favour of timber or masonry materials.
- (g) For all forms of development, at least 75% of each required principal private open space area and internal living areas shall receive at least three hours effective sunlight between the hours of 9.00 am and 3.00 pm on 21 June (Winter solstice). Council may require submission of shadow diagrams to demonstrate compliance with the requirement above.

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Vehicular Access and Parking

(a) The table for calculating the total number of car parking spaces required is shown below. One space only is to be allocated as resident parking for each dwelling with the remainder of the total requirement to be provided as separate visitor car parking, which is to remain available for use at all times. A double garage will only count as one car space for that dwelling. The second space required for a unit must be provided as general visitor parking or as an open space associated with the unit.

Type of Parking	Spaces provided
Residential Parking	1 space per 1 bedroom flat
	2 spaces per 2 bedroom flat (other than in the Conservation Areas of Mudgee and Gulgong and Village Zones in Rylstone and Kandos where the provision is 1 space per 2 bedroom flat)
	2 spaces per 3 bedroom flat or cluster dwelling
Overflow Parking	1 space per 5 units – not required for developments of 3 or less units

Note: Car parking calculations shall be rounded up to the nearest whole number.

(b) For dwellings above commercial premises, car parking shall be provided at the abovementioned above mentioned rates, except in the case of a single dwelling, which requires one car parking space only.

(c) Car parking must be designed so that either ingress to or egress from each space can be achieved in one movement.

(d) Parking shall be located so that vehicles can enter and leave in a forward direction.

(e) All geometric standards applicable to site access and car parking layout are to be in accordance with Council's Development Control Plan - Car Parking.

Vehicular Access Design.

(f) Driveways are not to be continuous straight lines and are to be off set/offset by landscaped sections and/or unit layout.

(g) Driveways are to be designed as follows:

- A pavement width of 3 metres is required for developments of 3 to 4 dwellings.
- A pavement width of 6 metres is required for developments of 5 or more

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dwellings.

- Where the length of driveway exceeds 30m, the width of pavement must be 6m at intervals. This width may be varied along its length subject to provision being made for passing along the driveway.

(h) Where access is to a major road a pavement width of not less than 6 metres for the first 5 metres of the driveway adjoining the road boundary is to be provided.

(i) Driveways are to be offset a minimum of 2 metres from any side boundary for the full length of the required front setback (ie. 6 metres or 7.5 metres). The setback area should be suitably landscaped to screen the hardstand driveway surfaces and to provide visual appeal to the streetscape.

Privacy and Amenity

Where windows or balconies of dwellings are within 6 metres and facing windows or balconies of adjacent dwellings, windows must be offset by a minimum of 1 metre from the edge of the opposite window and balconies be screened or oriented to ensure visual privacy.

Window openings at first floor level and above should be orientated or designed to minimise the potential for overlooking of adjacent properties and the consequent loss of privacy.

Windows which are orientated towards adjoining properties and do not adequately restrict overlooking will be required to be opaque finish or located at appropriate heights above floor level to minimise overlooking of adjoining properties.

All developments are required to provide a 1.8m high fence on the boundary of the development site and between private open space areas of individual units.

All fencing is to be provided at full cost to the developer. All fencing which is in front of the building line shall be constructed of timber and/or masonry materials.

Acoustic Privacy

(a) Site layout should separate active recreational areas, parking areas, vehicle accessways and service equipment areas from bedroom areas of dwellings.

(b) Development adjacent to high levels of uncontrollable external noise shall incorporate a building design and external wall treatments to minimise the entry of that noise.

Waste Disposal

Development applications should provide details of an appropriate means of waste disposal via the provision of individual 240 litre mobile garbage, recycling bins to each dwelling.

All dwellings should provide an external access to the rear of the development (private open space area) to enable garbage bins to be taken to the street without the need for moving the bins through the dwelling. A garage can be used for this purpose if it provides direct access to

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the rear courtyard. All garbage bins should be stored within the private open space or garage of the dwelling.

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Waste disposal collection points should not compromise the amenity of future residents in terms of noise, odour or aesthetic impact.

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4.2 AFFORDABLE MULTI DWELLING HOUSING

State Environmental Planning Policy (Affordable Rental Housing) 2009 [SEPP]

This SEPP provides incentives for the development of affordable housing in its various forms and should be used as the guideline for development for the purpose of affordable in-fill development, secondary dwellings, multi dwelling housing and residential flat buildings. The policy applies to the Mid-Western Region, however, the SEPP **only** applies where development is within **400m of a B2 Local Centre or B4 Mixed Use Zone**.

The purpose of this part of the DCP is to provide guidelines for the development of affordable multi dwelling housing on land that is further than the 400m prescribed by the SEPP.

Definition

“affordable housing”

In these provisions the definitions in the SEPP Affordable Rental Housing apply

Affordable Housing Principles

- (a) Affordable housing is to be created and managed so that a socially diverse residential population representative of all income groups is developed and maintained in a locality.
- (b) Affordable housing is to be made available to a mix of very low, low and moderate income households.
- (c) Affordable housing is to be rented to appropriately qualified tenants and at an appropriate rate of gross household income.
- (d) Land provided for affordable housing is to be used for the purpose of the provision of affordable housing.
- (e) Buildings provided for affordable housing are to be managed so as to maintain their continued use for affordable housing.
- (f) Rental from affordable housing, after deduction of normal landlord’s expenses (including management and maintenance costs and all rates and taxes payable in connection with the dwellings), is generally to be used for the purpose of improving or replacing affordable housing or for providing additional affordable housing.
- (g) Affordable housing is to consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the vicinity.

Application

The following provisions apply to development for the purposes of dual occupancies, multi dwelling housing or residential flat buildings if:

- (a) the development concerned is permitted with consent under another environmental planning instrument, and
- (b) the development is on land that does not contain a heritage item that is identified in an environmental planning instrument, or an interim heritage order or on the State Heritage Register under the *Heritage Act 1977*.

Field Code Changed

Location

The following provisions apply to land with two street frontages or a single frontage of 25m and:

- Land Zoned R3 Medium Density Residential in Mudgee,
- Within the Conservation Area of Gulgong , and
- Within the Village Zones in Kandos and Rylstone
- Land within 400m of a Business Zone

Landscaping (a) in the case of a development application made by a social housing provider—at least 35 square metres of landscaped area per dwelling shall be provided, or
(b) in any other case—at least 30 per cent of the site area is to be landscaped,

Solar Access living rooms and private open spaces for a minimum of 70 per cent of the dwellings of the development shall receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.

Parking Parking is to be provided at the following rates:

Type of Parking	Spaces provided
Residential Parking	1 space 1 bedroom flat 1 space per 2 bedroom flat 1.5 spaces per 3 bedroom flat or cluster dwelling
Overflow Parking	1 space per 3 units

Dwelling size Floor areas are to be as follows:

Unit Type	Floor Area m ²
1 Bedroom Units	45
2 bedroom units	70
3 bedroom units	85

A residential flat building may contain any combination of one, two and three bedroom units.

Development Density The following development density applies

Unit Type	Site Area
1 Bedroom unit	1 dwelling unit per 250m ² of site
2 bedroom unit	1 dwelling unit per 280m ² of site

3 bedroom unit	1 dwelling unit per 310m ² of site
----------------	---

Design Requirements A consent authority must not consent to development to which this section applies unless it has taken into consideration the provisions of the *Seniors Living Policy: Urban Design Guidelines for Infill Development* published by the Department of Infrastructure, Planning and Natural Resources in March 2004, to the extent that those provisions are consistent with this Policy.

Character of Local Area A consent authority must not consent to development to which this section applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

Must be used for affordable housing for 10 years A consent authority must not consent to development to which this section applies unless conditions are imposed by the consent authority to the effect that:

- (a) for 10 years from the date of the issue of the occupation certificate:
 - (i) the dwellings proposed to be used for the purposes of affordable housing will be used for the purposes of affordable housing, and
 - (ii) all accommodation that is used for affordable housing will be managed by a registered community housing provider, and
- (b) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, that will ensure that the requirements of paragraph (a) are met.

Field Code Changed

(2) Subclause (1) does not apply to development on land owned by the Land and Housing Corporation or to a development application made by, or on behalf of, a public authority.

Subdivision Land on which development has been carried out under this Division may be subdivided with the consent of the consent authority.

4.3 SEX SERVICES PREMISES (BROTHELS)

Location	<ul style="list-style-type: none">a) Council will not consider an application for a brothel within view or within a 100 metre radius of a church, hospital, school, community facility, residential zone, or any other place regularly frequented by children for recreational activities or cultural activities.b) An entrance to or exit from a brothel is not to be within 300 metres of the entry to any other approved brothel.c) The interior of the premises is not to be visible from a public place.d) Brothels shall not be located in a building that contains a dwelling(s).
Size Layout and Design	<ul style="list-style-type: none">a) An adequate reception/waiting room with a minimum area of 20m² is to be provided per premises.b) The premises is to be located on an allotment with a minimum size of 900m².c) A brothel shall be restricted to a maximum of five (5) rooms where sexual services are provided at any one time.d) The brothels appearance shall be discrete and sympathetic with adjoining premises.
Car Parking	<ul style="list-style-type: none">a) Provision for 2 car parking spaces per room used for prostitutionb) Disabled parking to be provided close to the building entrance in accordance with the AS 2890.1 1993c) Car parking areas to be well lit.
Signs	<ul style="list-style-type: none">a) Signs do not display words or images which are sexually explicit or otherwise sexually suggestive.b) The sign identifies only the name of the person who conducts the business or the registered name of the business and be limited to 0.3m x 0.6 m lit by a single globe.c) A clearly visible street number must be displayed.d) There is only one sign per premises.e) The content, illumination, size and shape of the sign is well integrated and compatible with the building it is attached to.
Security and Public Safety	<ul style="list-style-type: none">a) Development Applications are to provide details on measures to be undertaken to safeguard workers, clients and the general public. Such details are to address the number of hours of security personnel and the lighting of access ways and car parking areasb) A private security company is to be engaged to monitor and regularly check entrances and exits.
General Requirements	<ul style="list-style-type: none">a) The hours of operation nominated with the development application form part of any approval and businesses will be bound by those hours unless a

specific condition of consent is imposed by Council to the contrary.

- b) Should the specified operator change, Council must be notified prior to the business operating.
- c) If the number of sex workers, hours of operation or signage are proposed to be changed, it will be necessary to modify the consent or lodge a new application depending on the scale of the changes.
- d) Persons under the age of 18 years are not to be engaged in the business or permitted on the premises.
- e) No alcohol to be provided or offered for sale.

**Limit on
Development
Consent**

- a) All development consents granted to a brothel application shall be initially limited to a period of 12 months. At the completion of this period, Council will re-evaluate the proposal in terms of any complaints received regarding the operation of the business, and in terms of compliance with conditions of consent.

If Council is satisfied that the brothel has operated in an orderly manner with minimal impact upon nearby uses, and in compliance with conditions of consent, it may approve a modification to the consent under the Section 96 of the Environmental Planning and Assessment Act, 1979, to extend the consent.

Council may also impose conditions of consent relating to the hours of operation. This will also be subject of review after the 12 month trial. If, after the 12 month trial, any hours of operation are shown to be causing a nuisance or disturbance in the neighbourhood, the approved hours of operation may be further restricted.

4.4 SIGNS

GENERAL REQUIREMENTS

Full details of sign type, size, lettering, location, colours etc. must be provided with a development application.

All advertising must relate to the lawful uses or activities carried out on the same land on which the advertising sign is to be erected.

Types

Fascia Sign	Attached to the fascia or return end of an awning.
Pole or Pylon Signs	A sign mounted on a single pole independent of any building or other structure.
Projecting Wall Sign	Attached to the wall of a building and projecting horizontally from the wall.
Roof Sign	A sign mounted on the roof of a building but do not project above the ridge cap. Roof signs will generally not be approved in business or residential zones.
Under Awning/Verandah Sign	A sign attached underneath the awning or verandah at right angles from the façade of the building.
Wall Sign	A sign attached directly to the wall of the building or painted directly onto the wall excluding signs including the parapet of the building.
Window Sign	A sign applied on or inside the glass of windows and doors, or etched, painted or attached to the glass or displayed directly behind the surface.
Flags	supported by a freestanding flag pole and not necessarily displaying any words or logos.
Vertical Projecting Wall Signs	Attached to the wall of a building.
Wine Barrel Signs	Signs which use a wine barrel as the template or mounting.
Floodlit Sign	Illuminated by an external source of artificial light.
Post Supported Signs	A signs supported by a post on either side pole independent of any building or other structure.
Sandwich Board or A-Frame Sign	A free standing sign within the property boundary.

Prohibited Signs

The following types of signs do not contribute to the character of the towns or rural areas and are prohibited.

Advertising Fixed to Trees	Any sign that uses a tree as a pole for mounting.
Above Awning Signs	Signs mounted above the awning or verandah of a building.
Billboards	Additional billboards where the structure is erected for the express purpose of displaying advertising not associated with the use of the land are prohibited.

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Bunting	Small flags attached to a single siring mounting between posts or poles usually associated with Motor Vehicle Retailing.
Illuminated Wall Signs	Signs mounting directly onto the building above the level of the verandah or awning.
Corporate Building Signs	Painting buildings to reflect corporate colour schemes as a method of drawing attention to the building is considered to be an extension of advertising signage and will not be permitted.
Flashing Signs	Illuminated at frequent intervals by an internal source of light.
Novelty Signs	Odd shaped signs often three dimensional incorporating items such as cars, wine barrels, "big" product samples etc. Generally will not be permitted in business or residential and rural zones. Council may consider the use of wine barrels in association with wineries and cellar doors.
Sandwich Board Signs	Free standing sandwich board and A frame signs on public land including footpaths other than in the business areas of Mudgee, Gulgong, Kandos and Rylstone.
Under awning Flags	Small flags projecting from the front facade of a building often associated with newsagencies and photographic studios.
Vehicle Signs	Cars, trailers or equipment bearing advertising material do not make a positive contribution to the area and should not be parked for the express purpose of advertising or providing direction to a business.

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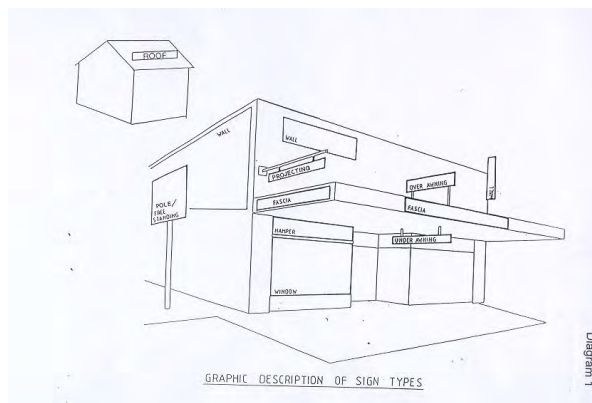
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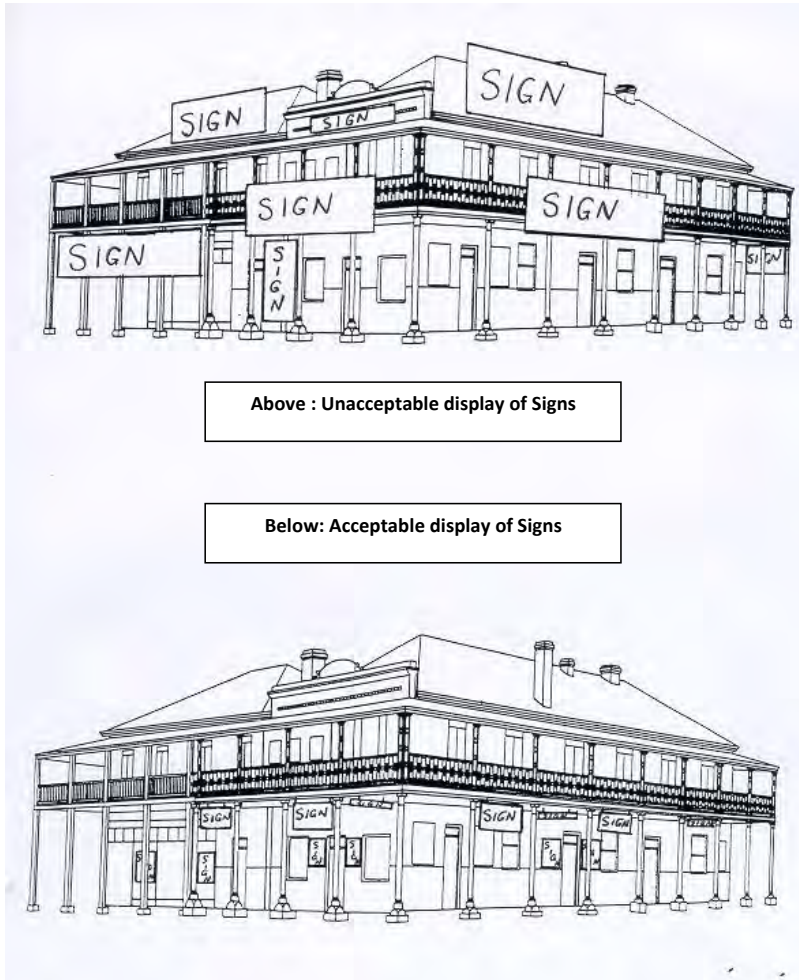
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**Signs in
Towns and
Villages**

HERITAGE CONSERVATION AREAS

- (a) The streetscapes in the business areas of Mudgee, Gulgong, Rylstone and Hargraves are within a heritage conservation and particular attention is paid to the preservation and enhancement of the character and appearance of these areas.
- (b) Corporate identification should be carefully selected and amended where necessary to

retain the character of individual buildings and the surrounding locality.

- (c) Generally signs on individual buildings or within areas of special significance should be discreet and should complement the building or area. An important element of Council's planning policies involves the careful control of all advertisements, and external building colours in the main business areas.

GULGONG HERITAGE CONSERVATION AREA

- (a) **No new signs or changes to the outside of buildings in this area are permitted without development approval.** This provision also applies to repainting, replastering and/or other external redecoration of buildings.
- (b) Council is required to assess the colour, size, style and architectural/aesthetic impact of proposed works in the Conservation Area.
- (c) Internally illuminated advertisements are not permitted in the Gulgong Conservation Area. External illumination such as spot lighting is encouraged, provided the intensity of illumination is not obstructive in the surrounding area.
- (d) In Gulgong lettering should conform, where possible, with the style used in the 1850 - 1900 period (the most common types were Egyptian (antique), Ionic (Fat Clarendon) and Grosteque (Sans Serif).

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Business Areas

- (a) Generally a maximum signage area per commercial building (regardless on number of tenancies) of 25% of the frontage is permitted per building.
- (b) **Under-awning/verandah signs** must have a minimum height of 2.6 metres distance from the pavement to the bottom of the sign and protrude no further than a maximum length of 3.5 metres as measured from the front wall of the commercial building and will not protrude beyond the line of the awning/verandah.
- (c) **Additional pylon signs, projecting wall signs, above awning signs, illuminated wall signs located above the verandah or awning and roof signs** are not permitted in both Mudgee and Gulgong business areas.
- (d) **Wall signs** should be either painted directly onto the building or constructed of painted wood, or coated at point of manufacture or powdercoated flat metal sheets. Wall signs utilising plastic or modern metal materials are not favoured. Specific consideration should be given to buildings that are Heritage Items or within a Heritage Conservation Area. In those instances it is recommended that you discuss your proposal with the Town Planning Section or Heritage Advisor prior to finalising the design.

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Industrial Areas

- (a) **Non-Illuminated Pole/pylon** signs and directory boards shall be limited to a maximum of 6m² advertising area and a maximum overall height of 5 metres. In general the bottom of a pole or pylon signs should be at least 3 metres above ground level.
- (b) **Illuminated Pole or pylon** signs must have a maximum area of 4m².
- (c) A maximum of one pole or pylon sign can be erected without Council approval if the above requirements are met.
- (d) A maximum of two (1) pole or pylon signs shall be permitted per site frontage.
- (e) In the case of an **industrial multi unit complex**, one (1) directory sign board of up to 8m² in any area may be permitted with approval. Each industrial unit may have a sign at the entrance of each unit having the maximum dimensions of 2000mm by 600mm without approval.

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Business Activity Centres

- (f) One **sandwich board** sign per site is permitted without approval however must be located inside the property boundaries and weighted and securely fixed so that it will not blow over. A maximum area of 2m² per side applies.
- (g) Council will not approve the use of flashing lights, bunting and other devices to attract attention to a business.
- (h) Individual directional signage will not be permitted

Business Activity Centres are areas where a number of businesses exist which are not on the main traffic routes and can demonstrate a need to provide direction for customers to the site.

These areas include:

- Gulgong Industrial Estate
- George Street Mudgee Industrial Area
- Depot Road Mudgee Industrial Area
- South Mudgee Shops
- Industrial Avenue, Mudgee
- Cooper Drive, Rylstone

Council will allow the erection of one major directory sign for each business activity centre, on land not necessarily utilised by the businesses. Development Approval is required for these signs.

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Residential Areas

There are a number of businesses outside traditional shopping centres and industrial estates as well as many home industries.

Businesses in residential areas must have special controls to maintain the residential amenity of the neighbourhood.

The following criteria must be met for businesses in residential areas:

- (a) The sign shall only display the name and nature of the business, including address, hours of business, telephone number and the like;
- (b) The sign shall not be larger than one metre long and 300mm high;
- (c) The sign shall not be erected higher than one metre above ground level;
- (d) The above provisions apply to signage on the building or site of the business. Advertising signage on other land will not be permitted.
- (e) Council will not approve the use of flashing lights, bunting and other devices to attract attention to a business.
- (f) Any other signs to be erected on a property shall be considered in accordance with the type of business and whether there are any “existing-use” rights for signage.
- (g) Generally, only one sign will be allowed for home industries and home occupations.

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Rural Areas

The following criteria must be met for businesses in rural areas and includes signs relating to Landcare and Community Projects:

- (a) Advertising signs must describe premises and be located on private land, not in the road reserve.
- (b) Maximum of one sign only per site.
- (c) Maximum height of 2.5m

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Tourist Signage

- (d) Maximum area 2m²
- (e) Made of Non-reflective material.
- (f) Must be free standing post sign
- (g) Must be set back 3m if located on a corner or intersection of a road
- (h) Not illuminated

Tourist related development includes winery and cellar door facilities, restaurants, accommodation and other businesses catering for tourists.
Signs on private land must relate to the business contained on the land itself.

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IDENTIFICATION SIGNS

These are post supported or wall structures located at the front of the site with the express purpose of identifying the business or facility to the travelling public.

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- (a) Post supported structures max. height of 3m above ground level or an advertising area of more than 3m² with typical dimensions being 1.2m x 2.5m.
- (b) Identification signs must relate to a lawful or approved use of the land and be located on private land, not in the road reserve.
- (c) The size, colour and shape of the signs will generally be left to the discretion of the business but should not include the use of bright or fluorescent colours or highly reflective or illuminated materials.
- (d) Each property shall be allowed **two Identification signs** (which may be double sided). In circumstances when the property has two road frontages Council will consider a third sign on the secondary frontage where that frontage has a minimum of 250m.
- (e) In circumstances where there are two or more businesses operating from a site, Council will consider increasing the maximum sign face area from 3m² to 4m².

ENTRANCE SIGNS

Signs incorporated into the primary entrance of the site and may include fencing or walls. Advertising incorporated into the entrance structure is restricted to the name of the premises. In circumstances where the business operates after sunset, Council will consider low intensity external illumination of entrance signage.

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VINEYARD IDENTIFICATION SIGNS

These signs can be erected when the vineyard name has been used on a wine bottle label. The maximum dimension of such signs shall be 3.0m². They shall contain only the company and vineyard name and the design of the sign face should reflect the design on the bottle label.

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INTERNAL SIGNAGE

This includes signs that direct visitors within the site and include entry/exit signs, toilet and parking facilities, picnic areas and the like. These signs only require approval if they can be viewed from a public road.

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LARGE SCALE TOURIST DEVELOPMENT

Council will consider an integrated approach to signage for large scale tourist developments outside the dimensional requirements identified above. Large scale developments must lodge a development application that details a signage theme for the property as part of the overall landscape design. In assessing such an application consideration will include;

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Maintenance and Illegal Signs

- (a) Surrounding landscape
- (b) Impact on the rural character of the locality
- (c) Integration of the signage with buildings and other landscape characteristics.

- (a) Signage is a reflection on the community as a whole. Council will not tolerate amateurish and poor quality signage.
- (b) A person intending to erect a sign should refer to a qualified sign writer for advice in relation to size, colour, location and design.
- (c) Unprofessional signs will be resisted. In circumstances where, in the opinion of Council, signs become unsightly or unsafe, Council will require the removal, repair or replacement as appropriate under the particular circumstances.
- (d) In circumstances where signs have been erected without prior approval of Council, a notice will be issued requesting the landowner to remove the subject sign. After a reasonable period, Council may pursue legal action where such a request has been ignored.
- (e) Signs that have been erected or placed on public land or within a road reserve without the approval of Council will be impounded without notice and administrative fees levied for their release. After 3 months signs may be sold to offset Council's costs.

Temporary Signage

- a) Temporary signage for the purpose of advertising a major or charitable event is permitted to be erected on any land (with the owner's consent) for a period of one (1) week prior to the event.
- b) This type of signage may include Variable Message Boards.
- c) This does not permit local businesses advertising particular sales or the like.
- d) Only one sign is permitted per event (multiple signs around a town are not permitted).

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4.5 COMMERCIAL DEVELOPMENT

- Building Setbacks**
- (a) No minimum front setbacks apply.
 - (b) Side and rear must comply with Building Code of Australia (BCA)
- Signage**
- Refer section 4.4 Signs
- Design**
- (a) The LEP includes provisions relating to active street frontages. All premises on the ground level of a building facing the street are used for the purposes of business premises or retail premises.
 - (b) All premises on the ground level of a building facing the street shall be comprised of windows and doors to encourage the interaction between pedestrians and the retail space
 - (c) Building facades shall be articulated by use of colour, arrangement of elements or by varying materials
 - (d) Consider elements within established heritage buildings and how its application may be applied to new development
 - (e) Consider the pattern of built form, scale, use of verandahs, fenestration, colour and materials.
 - (f) Design of new development should seek to be sympathetic to heritage items not reproduce them.
 - (g) Plans must include details of all external infrastructure (air conditioning ducts, plant rooms) and how it will be screen from view form a public road.
 - (h) Development on a corner must include architectural features to address both frontages.
 - (i) Where the development will adjoin the residential, village and mixed use zones, sufficient setbacks in the form of landscape buffers and access ways should be incorporated.
- Scale form and height**
- (a) The LEP controls the height of buildings to a maximum of 8.5m
 - (b) Consistent with the existing heritage character of the town centres of Gulgong, Mudgee and Rylstone.
 - (c) Gulgong has a building height limit to a maximum of 5m
- Mortimer & Church Street Mudgee**
- (a) Development fronting Mortimer and Church Streets in Mudgee should enhance and maintain the streetscape established in Church street between Market and Mortimer Streets by encouraging a coherent double storey pattern of development adopting zero front and side property setbacks.
 - (b) Where possible the use elements that emphasis the horizontal form of development established in the Town Centre, for example through the use of verandas.
 - (c) Any new development should provide for a visual treatment to minimise visual bulk and maintain established pattern of building frontage widths, by providing variance particularly on upper floor levels , every 20-25m. Variance may be provided through change in building materials, fenestration, or changes in parapet height etc.

**Articulation
and Facade
Composition**

- (a) To break visual bulk and create interest, use secondary vertical elements such as fenestration or detail such as changes in materials and colour.
- (b) Excessive length of blank walls are not supported in the front facade.
- (c) Where blank walls are unavoidable (along-side or rear boundaries), break the visual impact through the provisions of landscaping, or by creating visual interest through patterning of the facade, signage or public art.

**Post
supported
verandahs
and
balconies**

- (a) Setback a minimum 600mm from edge of kerb
- (b) Compliment the elements of the building to which it is attached
- (c) Public liability insurance and approval for works on public land will be required
- (d) Not interfere with the operations of or access to public utilities or infrastructure
- (e) The use of bollards at the base of posts to protect from rear parking vehicles will be required.

**Residential-
Commercial
Interface**

- (a) Provision of landscaping buffers to provide visual screening along residential boundaries that adjoin development sites in the Mortimer Street precinct (in particular .
- (b) Ground and first floor development should not overlook residential properties
- (c) Maintain acoustic privacy through the use of acoustic fencing, where vehicular movement adjoins property boundaries to reduce visual bulk of the proposed development.
- (d) Reduce visual bulk by locating buildings and structures away from residential boundaries, or where buildings must be located along property boundaries ensure that sufficient landscaping is provided
- (e) A development should not reduce the sunlight received by the north-facing windows of living area, private open space areas, or clothes drying areas of adjoining properties to less than 3 hours between 9 am and 3pm at the winter solstice.

**Utilities and
services**

- (a) Documentation to demonstrate that the development is able to be services with water, sewer and drainage and adequate provision has been made for handling and disposal of solid waste
- (b) Trade Waste Application is required where liquid waste (other than water from wash basins, toilet or bathrooms) will be discharged into Council's sewerage system.
- (c) Building and structures are to be located clear of infrastructure
- (d) For new sewer mains structures are to be located 1m plus the equivalent inverted depth, whichever is greater) of the centreline of the main.

**Traffic and
Access**

- (a) All vehicles must be able to enter and exit the site in a forward direction
- (b) All vehicle movement paths are to be sealed
- (c) Driveways must comply with Australian Standard AS 2890.1 Parking Facilities
- (d) For new commercial development all loading facilities are to be located within the

site with no loading to occur from the public road system.

- (e) All loading facilities shall be designed to complying with Australian Standards.
- (f) Where the truck delivery paths extend through car parking areas due consideration should be given to the separation of truck, pedestrian and car traffic. Where separation cannot be achieved then the application it to address traffic flow and safety issues.

**Pedestrian
Access**

- (a) Maintain existing covered pedestrian access within the town centres
- (b) Convenient and safe access through parking areas
- (c) Convenient and safe disabled access through parking areas and where relevant focus on improving links with the existing retail areas.

Parking

Refer Specific Provisions relating to parking section 1.3.

Landscaping

- (a) Landscaped areas within the car parks should be provided incorporating the use of canopy trees and buffer planting to residential boundaries.
- (b) Landscaping to comprise low maintenance, drought and frost tolerant species

4.6 INDUSTRIAL DEVELOPMENT

The following standards are applicable to all development within industrial zones and industrial development generally.

Setbacks

Site Area	Street	Side/Rear*	Secondary Frontage for Corner Lots *	Site Coverage
Less than 2000m ²	6m	nil	4m	60%
2,001 to 5,000 m ²	12m	nil	10m	55%
Over 5,001m ²	15m	nil	12m	50%

*Subject to compliance with fire rating requirements of BCA

Landscaping

- In the front 5 metre where the site adjoins Sydney Road and in the front 3 metres on other sites.
- Landscaping should be provided in front of the building line to increase the visual presentation of the development to the street
- In the side and rear setbacks where it provides visual relief from a public street or area.
- Landscaping to consist of mature trees and lawn which are low maintenance, drought and frost tolerant in nature.
- Landscaping shall be provided in outdoor car parking areas where >10 spaces are required to provide shading and soften the visual impact of large hard stand area.

Design

- Low scale building elements such as display area, offices, staff amenities are to be located at the front of the premises and constructed in brick or finished concrete.
- Roof materials are to be non-reflective.

Fencing

- All security fencing is to be pre-coloured or power coated.
- Open work areas or storage areas visible from a public place or street must be fenced by masonry material or pre-coloured metal cladding of minimum 2m height. This fencing is to be only located behind the front setback.
- Where perimeter fencing is proposed, any access gates are to be setback from the boundary by the length of the largest vehicle accessing the site.

Utilities

- Statement of servicing to be provided to demonstrate the availability and feasibility of providing water, sewer, and stormwater appropriate for the scale of the development.
- Applications must demonstrate adequate provision for storage and handling of solid waste.

- (c) Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand basin, shower, bath or toilet) are to be discharged to Council's sewer system
- (d) No building can be located within an easement for the purposes of utility infrastructure.
- (e) For water and sewer mains structures are to be located 1500mm for the centre line of the main.

Traffic and Access

- (a) A traffic assessment report to be submitted that demonstrates:
 - i. Site Access
 - ii. Loading and unloading facilities (to be contained within the site and to be able to cater for largest design vehicle.
 - iii. Safe on-site ~~maneuvering~~manoeuvring area for the largest design vehicle
- (b) Unsealed vehicle movement areas are not acceptable due to environmental impacts
- (c) All vehicles must be able to enter and leave in a forwarded direction.
- (d) The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress .
- (e) No vehicular access will be permitted to a Main Road where there is an alternate access point.
- (f) Driveways must be provided in accordance with AS2890.1 Parking Facilities
- (g) A separate sealed hardstand loading area which is capable of accommodating trucks that service the site.
- (h) The loading area is to be provided behind the building line at the side or rear of the building.

Car parking

Refer section 5.1 Car Parking
Customer parking should be provided convenient to the public entrance

Signage

- (a) Refer section 4.4 Signage
- (b) Single occupant industrial site:
 - i. one free standing advertisement within the 5m landscaped setback; and
 - ii. one advertisement integrated within the facade of the building, but no higher than the building roof line.
- (c) Multiple unit industrial site:
 - i. one index board near site entrance or within the 5m landscaped setback; and
 - ii. one advertisement integrated within the facade of each unit, but no higher than the building roof line.

Outdoor lighting and noise

- (a) Must comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*.
- (b) Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone.
- (c) External plant (generators, air conditioning plant etc.) shall be enclosed

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to minimise noise nuisance where adjoining residential area.

(⇌)

Subdivision

- (a) Minimum 30 metre frontage for lots.
- (b) Roads to be designed to AusRoads standards for B-Doubles.
- (c) Lots are to be provided with reticulated water and sewer.
- (d) Stormwater drainage and water quality standards are to be implemented – see Section 5.3 – Stormwater Management
- (e) All lots are to be provided with services for telecommunications and underground electricity
- (f) Lots are to be designed to be B-double accessible.
- (g) All roads with new subdivisions are to be constructed with bitumen.

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4.7 TREE PRESERVATION ORDER

A Tree Preservation Order exists in two forms, one being a significant tree register applying to the LGA and the second being specific ~~approval~~ approval for certain trees in the Village zone in Rylstone, Kandos, Charbon, Clandulla and Ilford.

Mudgee and Gulgong

Mudgee and Gulgong Town and Environs – Specific trees have been identified as significant with in accordance with the table below:

LOCATION	SPECIES	SINGLE / GROUP
Tramp Café, Market Street, Mudgee	Betula pendula - Silver Birch	Single
Lot 671 Rifle Range Road, Mudgee	Angophora floribunda - Apple Gum	Group
Kelletts Carpark, Mudgee	Eucalyptus camaldulensis - River Red Gum	Single
158 Robertson Street, Mudgee	Eucalyptus cladocalyx - Sugar Gums	Group 16
Lot 2 Barigan Road, Wollar	Eucalyptus melliodora - Yellow Box	Single
472 Ridge Road, Cooks Gap	Ficus macrophylla - Morton Bay Fig	Single
Roadside Vegetation along Whitehorse Road between Spring Creek Rd & Henry Lawson Drive (including including Snelsons Ln from Whitehouse) to form "T" shaped area of bush	Various Eucalyptus species - roadside vegetation	Various
Flirtation Hill, Mudgee	Eucalyptus calophylla - Marri, Port Gregory Gum	
49 Church Street Mudgee	Sebal plametto - Cabbage Palm	Two
Hospital Grounds Mudgee	Eucalyptus maculata - Spotted Gum	Group 84
Police Station Mudgee	Eucalyptus camaldulensis - River Red Gum	Single
Wilbetree Road	Eucalyptus camaldulensis - River Red Gum	Single

The consent of Council is not required For any tree not identified on the register.

Rylstone, Kandos, Charbon, Clandulla and Ilford

- (1) This provision applies to all land within Zone RU5 Village in Rylstone and Kandos.
- (2) A person shall not, ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree without the consent of Council.
- (3) The consent of Council is not required:
 - i. for any tree having a height not exceeding 4m and a trunk diameter not

-
-
- exceeding 150mm (measured 1m above ground), or
 - ii. for the pruning of any tree for the purpose of its regeneration or shaping, or
 - iii. where the action proposed with respect to the tree is necessary to prevent imminent personal injury or imminent damage to property, or
 - iv. where the tree has otherwise become dangerous, or
 - v. for the removal of noxious plants.

PART 5 DEVELOPMENT STANDARDS

5.1 CAR PARKING

Spaces shall be provided to the next highest whole number. Floor space areas refer to gross internal spaces, excluding stairs, amenities and corridors, except as noted in the schedule. Car parking requirements are based on the net increase in demand for parking created by a development. A reference to staff parking includes staff and management. Parking requirement rates are to be pro-rated in accordance with the proposed gross floor area (GFA) and rounded-up.

Where it is proposed to change the use of an existing retail premises/ floorspace to a restaurant, dining, and/or take food bar, additional car parking shall not be required where car parking cannot be provided on site.

Land Use	Car Parking Requirement
Dwellings (including dual occupancy)	2 spaces per dwelling – 1 space to be a garage, 1 space may be provided in a stacked arrangement in front of the garage provided that the space is contained wholly within the site.
Multi Unit Housing	1 space per 1 bedroom flat
• Resident Parking	2 spaces per 2 bedroom flat (other than in the Conservation Areas of Mudgee and Gulgong and Village Zones ion Rylstone and Kandos where the provision is 1 space per 2 bedroom flat)
• Over flow parking Parking	2 spaces per 3 bedroom flat or cluster dwelling 1 space per 5 units – not required for developments of 3 or less units
Offices and Business Premises	1 space per 30 m ² gross floor area (gfa)
Bulky Goods	1 space per 50m2 GFA
Manufacturing	1 space per 75m2 GFA
Warehouse	1 space per 100m2 GFA
Restaurants or cafes or Take away food and drink premises	1 space per 7 m ² gfa or 1 space per 3 seats whichever is the greater (Restaurant). 1 space per 4m2 for licensed floor including outdoor seating or dining
Drive thru food service	10 spaces, either in queue or as normal parking
vehicle body repair workshops, and vehicle repair stations	5 spaces per vehicle workbay
Recreation facilities indoor	3 spaces per court or lane

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including Squash Courts, Tennis Courts and Bowling Alleys	
Other Recreation Facilities	As determined by Council, but generally a minimum of 20 spaces plus spectator parking.
Vehicle sales or hire premises premises	1 space per 50 m ² of display area
Hospitals	1 space per 3 beds, plus 1 space per 2 staff (day shift)
Pub	Within the Commercial Core B3 zone, car parking study required. All other areas, 1 space per 5m ² of public/licensed area plus 2 spaces per 3 guest rooms plus 2 spaces per 3 employees.
Tourist and Visitor Accommodation	1 space per unit, plus 2 spaces per 3 employees plus if restaurant included: 1 space per 7 m ² gfa or 1 space per 3 seats whichever is the greater (Restaurant). 1 space per 4m ² for licensed floor including outdoor seating or dining
Service Stations and Highway service centres	6 spaces per service bay (including automatic car wash bay), plus 2 driveway spaces per fuel bowser
Educational Establishments	1 space per staff member, plus adequate pickup space, plus 1 space per 10 senior students (Year 11 and up), plus Provision for at least three (3) parking spaces for buses.
Shops	1 space per 30 m ² gfa
Places of Public Worship, Entertainment Facilities Facilities, Community facilities facilities,	1 space per 4 seats or 1 space per 10m ² of gfa whichever is the greater.
Amusement Centres	1 space per 4 machines
Bulky Goods Retailing, rural supplies, hardware and building supplies	1 spaces per 50m ² gfa
Garden Centres, landscape material supplies and plant nurseries	1 space per 500m ² of site area (minimum of 5 spaces) plus 0.5 spaces per staff member.
Child Care centre	1 space per 4 children.
Surgeries and Medical Centres	Within the B3 zone , as per offices and business premises and in all other areas 3 spaces per consulting room, plus staff parking.
Other Uses	Other uses not listed in this Development Control Plan shall be assessed individually heaving regard to the expected traffic generation.
Varying of Standards	Where site conditions warrant, Council may vary the above standards by up to 10% provided the applicant lodges a formal objection, including reasons, against the subject standard. This is likely to require a car parking and/or traffic impact assessment as means of justification for the variation.

Hours of Operation

- a) Off-Peak development is development which operates or carries out ~~it's~~ ~~sits~~ business outside the peak demand periods for parking which is generally between 9.00 am and 5.00 pm weekdays.
- b) Development of this type will be assessed in accordance with DCP and have regard to the characteristics of the proposed development, its hours of operation and the availability of publicly accessible parking in walking distance of the development site.

Change of Use

Where existing premises are proposed to be redeveloped or their uses changed, the following method of calculating car parking requirements shall apply.

- a) determine the parking requirement of the previous or existing premises in accordance with the parking rates contained in this plan;
- b) determine the parking requirement of the proposed development in accordance with the parking rates contained in this plan;
- c) subtract the number of spaces determined in (a) above from the number of spaces calculated in (b) above; and
- d) the difference calculated in (c) above represents the total parking spaces to be provided.

For a re-development or new development -or any additional floorspace in excess of 100m² car parking shall be calculated and provided in accordance with the Development Control Plan.

Car Parking Credits

Historic parking credits for lawfully established uses are recognised under this clause and evaluated in accordance with the DCP.

Frontage credits related to parking availability on-street. The parking frontage credit calculation is the subject lot width reduced by the extent of driveways and no-parking zones.

The parking credit available is the historic credit and the frontage credit.

Heritage Incentive

The Mid-Western Regional Council may exempt development involving the restoration and/or conservation of a heritage item from part or all of the subject developments parking demand. The applicant shall make a claim for the exemption and the justification thereof in the development application.

The Heritage Incentive will only be applied where the applicant can demonstrate that the conservation of the building depends upon the use of this clause.

Landscaping

- a) Parking facility design shall consider the likely visual impact of the parking facility in the locality and provide an integrated landscape

design addressing amenity impacts.

- b) A landscaping plan including details of species selection of mature shade trees, species condition, size of beds, under storey and ground cover planting, irrigation provision shall be submitted to Council for approval.
- c) Landscaping shall be provided to separate pedestrian and vehicle conflict points where possible.
- d) Landscaping provision for sun control (shading) shall be provided at the rate of 1 shade tree for every 6 car parking spaces.
- e) Existing trees on site are to be retained where possible.

Note: Design and layout including manoeuvring, provisions of accessible spaces and access reference should be made to AS 2890.1 Parking Facilities

5.2 FLOODING

- Definitions** *Flood compatible materials* include those materials used in building which are resistant to damage when inundated. A list of flood compatible materials is attached in **Appendix A**.
- Flood evacuation strategy* means the proposed strategy for the evacuation of areas during periods of flood as specified within any policy of Council, the Floodplain Management Plan, the relevant (SES) Flood Plan, by advices received from the SES or as determined in the assessment of individual proposals.
- Flood prone land* means land indicated on the map marked "Flood Prone land" deposited in the office of Council and amended from time to time.
- Freeboard* is a height above the design floor level or ground level which compensates for factors such as wave action, localised hydraulic effects and construction variations.
- Note: Reference to freeboard in this Plan refers to an increased height of 0.5 metres except adjacent to Redbank Creek (within the Mudgee Township and Environs Floodplain) where it refers to an increased height of 1.0 metres.*
- Probable Maximum Flood (PMF)* means the flood calculated to be the maximum likely to occur.
- Flood Risk Precincts** Each of the floodplains within the local government area which have been subject to flood investigations have been divided based on different levels of potential flood hazard. The relevant Flood Risk Precincts (FRP's) are outlined below.
- **High Flood Risk**
Land that is below the 100 year ARI flood that is subject to high hydraulic hazard (ie provisional high hazard in accordance with the Floodplain Management Manual) or areas that are isolated in a 100 year ARI flood due to evacuation difficulties.
 - **Medium Flood Risk**
Land below the 100 year ARI flood level that is not subject to high hydraulic hazard and where there are no significant evacuation difficulties.
 - **Low Flood Risk**
All other land within the floodplain (ie. within the PMF extent) but not identified as either in a high flood risk or medium flood risk precinct.
- Development controls** The development controls apply to all known potentially flooded areas (that is up to the largest estimated flood including the PMF when known). The type and stringency of controls have been graded relative to the severity and frequency of potential floods, having regard to categories determined by the relevant Floodplain Management Study and Plan. The categories applicable to each floodplain are depicted on the planning matrices in Appendix A as follows:

- **Matrix 1** – Urban Floodplains
- **Matrix 2** – All other floodplains.

Performance Criteria

- The proposed development should not result in any increased risk to human life.
- The additional economic and social costs which may arise from damage to property from flooding should not be greater than that which can reasonably be managed by the property owner and general community.
- The proposal should only be permitted where effective warning time and reliable access is available for the evacuation of an area potentially affected by floods, where likely to be required.
- Development should not detrimentally increase the potential flood affectation on other development or properties.

Fill

[Earthworks that change the nature of a watercourse and have the potential to affect upstream or downstream properties is not permitted.](#)

[This standard applies to watercourses in the high hazard flood risk precinct.](#)

Development Application

Applications must include information which addresses all relevant controls listed above, and the following matters as applicable.

Minor Additions

Applications for minor additions (refer to the Land Use Categories in Appendix A) to an existing dwelling on Flood Prone Land shall be accompanied by documentation from a registered surveyor confirming existing floor levels.

Survey plan required

Development applications for Flood Prone Land shall be accompanied by a survey plan showing:-

- The position of the existing building/s or proposed building/s;
- The existing ground levels to Australian height datum around the perimeter of the building and contours of the site;
- The existing or proposed floor levels to Australian height datum; and
- A reliable access route, with regular levels to Australian Height Datum along the centreline of this route, wherever development is within a high or medium flood risk precinct.

Applications for earthworks, filling of land and subdivision shall be accompanied by a survey plan (with a contour interval of 0.25m) showing relative levels to Australian height datum.

Flood Study

For large scale developments, or developments in critical situations, particularly where an existing catchment based flood study is not available, a flood study using a fully dynamic one or two dimensional computer model may be required. For

smaller developments the existing flood study may be used if available and suitable (eg it contains sufficient local detail), or otherwise a one dimensional steady state flood model would normally suffice.

A flood study must demonstrate that the cumulative impact of a development on flood levels for up and downstream properties is negligible.

5.3 STORMWATER MANAGEMENT

All development will need to address the issues associated with managing water on the site. Specific design and specification is attached as Appendix B.

PERFORMANCE TARGETS

Table 1 Development Categories, Performance Targets & Relevant references

Development Categories	Performance Target(s)	Requirements (refer below)	Section in the Technical Guidelines – Appendix B1
Single dwelling and Dual occupancy development Residential Development including new development and alterations and additions which require a DA	I. BASIX II. Quantity Management During Operation III. Quality Management During construction	A B C	0 30 4
Multi Dwelling housing	I. BASIX II. Quantity Management During Operation III. Quality Management During construction	A B C	0 3 4
Residential development in areas of high ground salinity	I. BASIX II. Quality Management During Construction III. Quality Management During Operation IV. Salinity prevention	A C D F	0 4 5 7
Roads in urban areas and Car Parks (> 5 cars) including new roads on subdivisions and road widening	I. Quality Management During Construction II. Quality Management During Operation III. Salinity Prevention (where applicable)	C D F	4 5 7
Commercial, Industrial Developments & Mixed Use	I. Quality Management During Construction II. Quality Management During Operation III. Water conservation IV. Salinity Prevention (where applicable)	C D E F	4 5 6 7
All other types of development including Council development that requires approval under the EP&A Act.	I. Quality Management During Construction II. Quality Management During Operation III. Water conservation IV. Salinity prevention only where applicable	C D E F	4 5 6 7

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A BASIX

The Development proponent shall meet all obligations included on their BASIX certificate.

B QUANTITY MANAGEMENT DURING OPERATION

EXEMPTIONS TO THIS PART

Rural development and development which is located in areas of high ground salinity.

HOW TO COMPLY?

Step 1: Determine the minimum runoff storage volume required

The minimum runoff storage volume (m³) required is shown in equation 1 and is:

(1) Rainfall threshold depth, 0.022m x proposed impervious area (m²)

Note that all paved areas which are constructed from permeable paving shall be considered to be permeable for the purposes of applying this policy.

Step 2: Work out how much a rainwater tank can reduce the infiltration volume?

The next step is to work out if a rainwater tank is to be included in the configuration of your solution. If it is, then credit will be given and the retention volume can be reduced in accordance with the following table (2) below.

If there is a rainwater tank obligation arising from BASIX, then credit will be given for the tank and the runoff storage volume will be reduced. If the applicant opts to install a larger tank than that required under BASIX, then even more credit may be given.

Table 2 Credits (reductions in the runoff storage volume) given for various rain tank sizes and proposed end uses of the rainwater.

Reduction in runoff storage volume (m ³) for using a rainwater tank		
Proposed Rainwater Tank size (kL)	Where outdoor use only is proposed	Where both outdoor and internal use including toilets, hot water and laundry is proposed
<2.5	0	0
≥2.5	1	2.0
≥5.0	1.25	2.5
≥7.5	1.5	3.0
≥10.0	1.75	3.5
≥12.5	2	4.0
≥15.0	2.25	4.5

Step 3 Configure the proposed trench, rain garden or rainwater tank according to the supporting S2S - Supporting Technical Guidelines (Appendix B2)

Alternate solutions

Alternatively, a unique solution supported with scientific evidence which demonstrates that the proposal complies with the performance targets may be submitted. The supporting technical guidelines document the minimum evidence requirements.

C QUALITY MANAGEMENT DURING CONSTRUCTION

PERFORMANCE TARGETS

Table 3 identifies soil and erosion control requirements during construction for all Applicants.

Commercial and industrial internal alterations, refits and refurbishments which do not disturb any earth are exempt from complying with this part.

Table 3. Water quality management requirements during construction

Development Scale	Performance Target
Small Scale < 800m ² of disturbed area	As a minimum, Council requires a hand marked-up plan of proposed works showing sediment and erosion control measures. This plan must be prepared in accordance with the supporting Technical Guidelines
Medium 800 m ² to 2,500 m ² of disturbed area	An Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with Landcom's Managing Urban Stormwater (2006) otherwise known as 'The Blue Book' (refer to the supporting S ₂ S - Technical Guidelines).
Large More than 2,500 m ² of disturbed area	A Soil and Water Management Plan (SWMP) must be prepared in accordance with Landcom's Managing Urban Stormwater (2006) otherwise known as 'The Blue Book' (refer to the S ₂ S - Supporting Technical Guidelines).

D QUALITY MANAGEMENT DURING OPERATION

PERFORMANCE TARGETS

This performance target is applicable to:

- Residential development in areas of high ground salinity
- [New roads in urban areas including new roads in subdivisions that comprise the whole or major part of a catchment and road widening works](#)
- Car parks which have a capacity for more than 5 cars

- Commercial development (excluding internal refurbishment and refits)
- Industrial development (excluding internal refurbishment and refits)
- Any new Council or Special Uses development such as schools, hospitals, etc.
- Water Quality Requirements for Urban Subdivision

<u>Development Scale</u> <u>(average lot size of 800m² or equivalent land size)</u>	<u>Performance Target</u>
<u>Small Scale</u> <u>Up to 30 Lots</u>	<ul style="list-style-type: none"> • <u>Bio-retention</u> • <u>Post development flows do not exceed pre-development flows up to and including 1.5 year ARI rainfall event on overland flow paths</u> • <u>Bio filtration for overland flow paths</u>
<u>Medium</u> <u>30 – 100 lots</u>	<ul style="list-style-type: none"> • <u>On Site Detention (OSD) up to 100 year ARI</u> • <u>All water quality requirements except Gross Pollutant Traps (GPTs)</u>
<u>Large</u> <u>Beyond 100 lots</u>	<ul style="list-style-type: none"> • <u>On Site Detention (OSD) up to 100 year ARI</u> • <u>All water quality requirements including Gross Pollutant Traps (GPTs) and biofiltration</u>

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Water quality performance targets are stipulated in ~~Table 4~~ ~~Table 4~~ ~~Table 4~~.

Table 4. Post development pollution reduction targets

Pollution Reduction Target
<ul style="list-style-type: none"> • Total Suspended Solids (TSS) – 85% reduction of the typical annual load • Total Phosphorus (TP) - 65% reduction of the typical annual load • Total Nitrogen (TN) - 45% reduction of the typical annual load • 90% of gross pollutant loads (litter and heavy sediments), oil and grease are retained on site

HOW TO COMPLY?

DEEMED TO COMPLY SOLUTIONS

There are two deemed to comply solutions which are:

- 1) The use of a bioretention basin or raingarden (which can also be used to increase public amenity) configured to also promote infiltration where permitted.

The minimum area of the bioretention basin is to be based on the proposed impervious area. Table 6 defines the minimum requisite areas. The bioretention basin or rain garden is to be designed in accordance with the supporting S₂S - Supporting Technical Guidelines (Appendix B2)

- 2) The use of a buried infiltration trench. The deemed to comply infiltration trench solution will need to have a minimum volume calculated in accordance with [Table 5](#). The infiltration trench usually receives stormwater flows from the surface in the same manner as raingardens. However, if the trench is receiving sub-surface flows from the stormwater network then the flows will need to be pre-treated with a sediment trap to ensure that sediment is removed from the runoff before it enters the trench. This, in combination with routine maintenance to remove accumulated sediment will ensure the trench has a long life.
- 3) The provision of a rainwater tank as defined in Appendix B2.

Worked examples are included in the S₂S - Supporting Technical Guidelines Appendix B2.

Table 5. Area of bioretention and volume of infiltration as a proportion of the upstream impervious area.

Average annual rainfall (mm/yr)	<800	>800
Area of bioretention for roads/carparks expressed as % of the upstream <u>impervious</u> catchment area (based on 100mm depth of surface ponding, 500mm filter media depth and 120mm/hour saturated hydraulic conductivity).	1.0%	1.2%
Minimum volume of storage required inside buried infiltration trench per 100m ² of upstream <u>impervious</u> catchment.	0.5m ³ /100m ²	0.75m ³ /100m ²

Both the bioretention/raingarden and infiltration trench shall be constructed in accordance with the supporting S₂S - Supporting Technical Guidelines Appendix B2.

Alternate solutions

Alternatively, a unique solution supported with scientific evidence which demonstrates that the proposal complies with the performance targets may be submitted. The supporting technical guidelines document the minimum evidence requirements.

E WATER CONSERVATION FOR NON RESIDENTIAL DEVELOPMENT

EXEMPTIONS

This clause does not apply to residential development.

PERFORMANCE TARGETS

New development applicants (other than residential and commercial and industrial refurbishments and refits) shall reduce consumption of potable water by 40% benchmarked against a development which uses only potable water and which has no water conserving fixtures or fittings.

Commercial and Industrial refurbishments and refit applicants shall reduce consumption of potable water by 30% benchmarked against a development which only uses potable water and which does not use water conserving fixtures and fittings.

HOW TO COMPLY?

A Water Conservation Report is to be prepared and submitted with the DA which demonstrates how the water consumption on the proposed development will be reduced by 40% when benchmarked against a development which only uses potable water and does not have any water conservation measures. The measures proposed in the Water Conservation Report shall form a statement of commitment and be included on the conditions of consent.

Compliance with the target can be achieved by firstly reducing the demand for water (known as demand management), and secondly by substituting rainwater, stormwater or wastewater sources for town potable water.

With respect to refurbishments and refits and; where consumption is relatively minor, compliance might be achieved simply by implementing demand management measures alone. In all cases evidence must be provided to Council by way of the Water Conservation Report which defines current demand and demonstrates how future demand will be reduced by the relevant performance target.

Demand Management Measures include the following examples noting the list is not exhaustive:

- Use of minimum AAA rated fixtures and appliances
- Use of aerators on existing and proposed taps
- Flush arresters on existing toilets.
- Selection of plants and landscaping that require little or no watering.

If source substitution such as the use of rainwater tanks, grey water recycling systems or other measures are proposed then the applicant shall ensure that all water shall be fit for its intended purpose, including:

- Recycled water (treated wastewater or stormwater) may be used for non-potable purposes such as toilet flushing or irrigation and washdown.
- Rainwater may be used for both potable and non potable uses.
- Applicants are encouraged to maintain a town water supply (where available) to top up a rainwater tank when needed.
- Where town water supply is available but not to be installed, agreement on adequate provisions for fire-fighting shall be made with the NSW Fire Brigade who may permit the use of rainwater for fire-fighting purposes provided it is stored in such a manner that it cannot be drawn down for any other purpose.

F SALINITY PREVENTION

AIMS

To prevent a decline in the health of receiving waters from development located in areas with high ground salinity.

PERFORMANCE TARGET

In areas with high ground salinity or in areas where an elevated saline groundwater table exists, infiltration of runoff shall not be permitted.

Where a Quality Management During Operation performance target exists (such as for residential development in saline affected areas) and for reasons of high ground salinity infiltration is not permitted then:

- 1) Applicants shall be limited to one deemed to comply solution, which is either a rainwater tank, bioretention basin or raingarden.
- 2) If a bioretention basin or raingarden is adopted, it shall be lined to prevent infiltration and otherwise sized in accordance with Appendix B1 and constructed in accordance with the S₂S - Supporting Technical Guidelines Appendix B2.
- 3) Wherever possible, explore the adoption of rainwater tanks or stormwater harvesting to reduce the volume of stormwater runoff as much as possible. This is possible for residential developments where tanks up to 15 kL in volume will help to reduce water bills and runoff greatly.

In areas which are affected by high ground salinity and which have an elevated saline groundwater table, permeable paving may be used provided that no additional areas drain onto the pavement, i.e. only the paved area drains through the pavement.

5.4 ENVIRONMENTAL CONTROLS

Protection of Aboriginal Archaeological Items

- (a) Aboriginal archaeological relics are protected by the provisions of the National Parks and Wildlife Act 1974, which makes the disturbance or destruction of these relics, without permission of the Director, an offence.
- (b) Proponents should determine whether their site has potential archaeological significance and if so, should submit an archaeological survey with their development application. Generally, where a site is located near a water course or on an elevated area, an archaeological study will be required.
- (c) Proponents should determine if the development application is classified as integrated development under Section 91 of the EP&A Act 1979 and if an Aboriginal Heritage Impact Permit is required.

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Bushfire Management

- (a) Where the development site is affected by a bushfire hazard as identified on the Bushfire Prone Land Map produced by the NSW Rural Fire Service, the design and management of the development shall comply with the guideline "Planning for Bushfire Protection" and where required; the Australian Standard AS 3959 - Construction of Buildings in Bush Fire Prone Areas.
- (b) Buildings shall be located to ensure that requirements for fuel free or fuel reduced zones do not impact on existing native vegetation on the site.
- (c) Proponents should determine if the development application is classified as integrated development under Section 91 of the EP & A Act 1979 and if a Bushfire Safety Authority is required.

Riparian and drainage line Environments

- (a) Proponents must identify all drainage lines, streams, creeks and rivers on development plans and identify how the development has been designed to respect and be setback from such waterways and their vegetation.
- (b) Proponents should determine if the development application is classified as integrated development under Section 91 of the EP & A Act 1979 and if a water use approval, water management work approval or activity approval is required.

Pollution and Waste Management

- (a) Proponents should indicate all waste streams i.e. trade, liquid, chemical, solid, medical, and clarify how they will be managed and contained safely on-site and disposed of such that there are no environmental impacts or effects on adjoining properties, stormwater or sewerage systems or waterways.
- (b) Proponents should determine if the development application is classified as integrated development under Section 91 of the EP&A Act 1979 and if an environmental protection ~~license~~ is required.

Threatened Species and Vegetation Management	<p>(c) Proponents will refer to Groundwater Vulnerability Mapping associated with Mid-Western Regional Council Local Environmental Plan 2012.</p> <p>(a) An assessment of any potential impact on native flora and fauna is to accompany a development application. If considered necessary by Council a Flora and Fauna Impact Assessment will be required from a suitably qualified professional. This Assessment will determine whether a Species Impact Statement will be required.</p> <p>(b) Development applications should indicate all existing vegetation.</p> <p>(c) Buildings and access areas should be sited to avoid removal of trees.</p>
Building in Saline Environments	<p><i>Information provided by the NSW Government indicates that salinity may occur in parts of the Mid-Western Regional Local Government Area (LGA). This salinity potential is due to inherent characteristics of the Mid-Western Regional LGA landscape. As a result, residential buildings in the Mid-Western Regional LGA may be susceptible to salt damage.</i></p> <p><i>The inclusion of this information in the DCP will assist the Council in the reasonable undertaking of its roles and responsibilities under the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.</i></p>
Definitions	<p><i>Salt damage</i> - the deterioration of material such as concrete, metal or brick caused by the chemical and physical impact of salts. Salts can be carried in surface water, soil, groundwater, rain or air.</p> <p><i>Residential Building</i> - Structures classified as either class 1, 2, 3, 9c or 10 in the Building Code of Australia (BCA)</p>
Variation	<p>Council will consider on merit, arguments relating to the application of this policy based on diminished salinity risk*. In all such instances the onus of proof rests with the applicant.</p> <p>*Diminished salinity risk may be argued through a risk assessment based on a site analysis consistent with the Department of Land and Water Conservation (2002) Guide: <i>Site Investigations for Urban Salinity</i> (ISBN: 0 7347 5305 5), and the incorporation into structure design, appropriate measures to manage the risk of salt damage.</p>
House slabs and Footings	<p>(A) The following measures must be used for house slabs and footings:</p> <ol style="list-style-type: none"> 1. For slab on ground construction, a layer of sand at least 50 mm deep under the slab must be provided; 2. A high impact damp proof membrane (rather than a vapour proof membrane) must be laid under the slab (NSW BCA 3.2.2.6); 3. The damp proof membrane must be extended to the outside face of the external edge beam up to the finished ground level. <i>(As per clause 3.2.2.6 and figure 3.2.2.3 of the BCA);</i> 4. Class 25 MPa (N25) concrete must be used OR a sulphate resisting Type SR cement with a water cement ratio of 0.5 must be used. Water, which will reduce the concrete strength below 25 MPa must not be added to the concrete at the

construction site;

5. Slabs must be vibrated and cured for a minimum of three days. Care must be taken not to over vibrate the concrete during placement, as segregation of the concrete aggregates will occur;
6. The minimum cover to reinforcement must be 50 mm from unprotected ground. Chairs including lateral supports should be in position prior to inspection and subsequent pouring of the concrete;
7. The minimum cover to reinforcement must be 30 mm from a membrane in contact with the ground;
8. The minimum cover to reinforcement must be 50 mm for strip footings and beams irrespective of whether a damp proof membrane is used;
9. Admixtures for waterproofing and/or corrosion prevention may be used.

Brickwork

(B) The following measures must be used for brickwork:

1. The damp proof course must consist of polyethylene or polyethylene coated metal and be correctly placed; (NSW BCA 3.3.4.4);
2. Exposure class masonry units must be used below the damp proof course level. (*Clause 3.3.1.5 (b) and Table 3.3.1.1 of the BCA*);
3. Appropriate mortar (M4 grade) and mixing ratio must be used with exposure class masonry units; (*clause 3.3.1.6 of the BCA*);
4. Admixtures for waterproofing and/or corrosion prevention may be used.

All buildings

(C) The following measures must be used for all buildings:

1. Once installed the damp proof course or the vapour barrier must not be breached by any later works or additions such as; steps, verandas, walls, rendering, bagging, pointing, paving or landscaping.
2. Appropriate sub-soil drainage must be installed for all slabs, footings, retaining walls and driveways;
3. The dwelling must be designed to suit the sites existing topography and any cut and fill required must not exceed 1000 mm in total.

Additional controls recommended for all buildings:

Landscaping and garden designs should not be placed against walls and be designed to minimise the use of water on the site.

Low water requiring plants and water-wise garden designs are required in accordance with the requirements of the Building Sustainability Index.

Buildings shall be maintained in accordance with the requirements of AS2870 Australian Standard Residential Slabs and Footings – Construction. Drainage is to be designed and constructed to avoid the ponding of water against or near footings.

**Alterations
and Additions**

(D) Alterations and Additions.

Applications for alterations or additions to existing buildings shall comply with the requirements for new structures. Existing buildings affected by the impact of salinity shall be repaired in accordance with the requirements for new buildings and any necessary remediation carried out to the site to ensure the impacts of salinity are eliminated.

Property owners are to obtain advice from suitably qualified building professionals with experience in this field before commencing any repairs or remedial action.

Situations requiring demolition of parts of the building, repairs to drainage systems or structural alterations should not be commenced before the appropriate Construction Certificate or Combined Development Certificate is obtained for the work proposed.

Notes:

- 1. In the event that the requirements of this section of the DCP contradicts the Building Code of Australia, the requirements of the Building Code of Australia prevail.*
- 2. Design and construction requirements in this section of the DCP are based on AS3600 Australian Standard Concrete Structures, for moderately aggressive to aggressive environments.*

PART 6 DEVELOPMENT IN RURAL AREAS

6.1 DWELLINGS

There are provisions within the LEP that prescribe circumstances for the erection of dwellings on rural land. [These controls relate to Rural zoned \(RU1, RU3, RU4, RU5\) land and Large lot residential \(R5\) zoned land.](#)

The subdivision controls in section 7.2 address dwellings associated with new lots. Additional guidelines are as follows.

Primary Production Small Lots Dwellings on land within the Primary Production Small lots zone will only be approved where it can be demonstrated that the dwelling is required to support the agricultural use of the land.

The agricultural use of the land for the purposes of the RU4 zone means intensive plant agriculture (defined in LEP) or the irrigation of pasture and fodder crops.

Applications for a dwelling will need to include:

- ❖ Details of the proposed/existing intensive plant agricultural activity
- ❖ Business plan prepared by a suitably qualified professional detailing production costs, harvesting potential and conservative market prices
- ❖ Evidence of water licenses satisfactory for the use
- ❖ Evidence of commencement or intention to commence the activity

Land adjacent to the Mudgee Airport – Dwellings on land zoned RU4 Primary Production Small Lots and having a minimum lots size of 2ha on the Lot Size Map shall only be considered where the dwelling is designed to incorporate a hanger. Such an application will need to address:

- ❖ The relationship between the airport and the development site in respect to the interface with the airport; and
- ❖ Access to the airport for private aircraft.

Dwellings on rural lots within the former Rylstone LGA The LEP provides for the erection of a dwelling on a lot (including a lot which forms part of larger holding) on which the erection of a dwelling was permissible immediately before the commencement of the (LEP) plan.

This clause ensures that despite the Lot Size Map, a dwelling house may be erected on a lot with a minimum area of at least 40ha within the former Rylstone LGA.

Reference should be made to the provisions of the LEP 2012 which provide for dwellings on lots below the minimum lot size in particular circumstances, for example existing holdings.

Services Where the dwelling will be erected on a lot that is within 500m of an R1 General Residential or R2 Low Density Residential zone, it must:

- ❖ Be on a lot with have sealed road frontage and be connected to the sealed road network; and
- ❖ connect to the reticulated water and sewer infrastructure.

Dwellings adjacent to Village Zones

Consideration will be given to applications for the erection of dwellings on existing lots within 500m of an RU5 Village zone where the lot has sealed road frontage and is connected to the sealed road network – in many cases this is likely to mean that the proponent will be responsible for the upgrade of the road as part of any development approval.

In circumstances where the site is within 500m of reticulated water or sewer infrastructure, the dwelling will need to be connected as part of any development approval.

Setbacks

<u>Zone</u>	<u>Street</u>	<u>Side/Rear</u>	<u>Secondary Frontage for Corner Lots *</u>
<u>R5 Less than or equal to 5 ha. in area</u>	<u>30m</u>	<u>20m</u>	<u>15m</u>
<u>Ru1, RU4 and R5 Greater than 5 ha. in area</u>	<u>60m</u>	<u>20m</u>	<u>15m</u>
<u>RU5</u>	<u>7.5m</u>	<u>BCA</u>	<u>3m</u>
<ul style="list-style-type: none"> • <u>Where the lot is located a Classified Road such as Ulan or Cope Road the front setback is 100m and side and rear setback is 20 metres.</u> • <u>Where the lot is located on the State Highway the front setback is 200 m and the side setback is 20 metres.</u> 			

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6.2 TEMPORARY WORKERS ACCOMMODATION

Definition

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 to carry out large-scale infrastructure, including development for the purposes of an extractive industry, mining, renewable energy or an electricity transmission or distribution network.

Location

The development is to be located:

(i) if the development relates to a mine—within 5 kilometres of the relevant mining lease under the Mining Act 1992, or

(ii) in any other case—within 5 kilometres of the large-scale infrastructure in which persons are to be employed.

- Provision of suitable arrangements for the disposal of waste water and the provision of a water supply. It should be noted that proposals relying on the provision of water transported by tankers will not be supported.
- Design of the facility to ensure that there is no adverse visual impact discernable from outside the project site.
- Submission of a plan of management to address the social concerns having regard to the particular location of the accommodation.
- The application should address health and residential amenity issues that arise due to the location near the major infrastructure project site.
- Provision of additional access and parking infrastructure commensurate with the additional demand.
- Provision of a Social Impact Assessment.
- The application should identify and address potential positive and negative economic impacts of the proposal.

Need

The proponent shall demonstrate the need for the facility by providing an analysis of the number of major infrastructure project (including mining) jobs currently approved and the total number of temporary workers accommodation beds approved. The expected life of the Temporary Workers Accommodation facility shall be included in the Statement of Environmental Effects indicating the expected timing of decommissioning to relate to the life of the major infrastructure project.

Social Impact Assessment

There are many definitions of *social impact*. A contemporary definition (Armour, 1992) defines social impacts as changes that occur in:

- People's way of *life* (how they live, work, play and interact with one another on a day-today basis);
- Their *culture* (shared beliefs, customs and values); and
- Their *Community* (its cohesion, stability, character, services and facilities).

Key principles of assessing social impacts.

To achieve a useful and appropriate framework for assessing social impacts, a number of key principles are important.

- The purpose of assessing social impacts is to provide focused relevant details on the significant or problematic impacts.
- It is essential to consider the positive and negative social aspects of the development.
- Persons and groups that may be affected by the proposal should be consulted. Community consultation should identify the possible impacts and mitigating measures that may be introduced. Community consultation should occur early in the process and should lead to the formulation of the terms of reference of the Social Impact Statement. It is a requirement that the proponent consult the NSW Police Local Area Command and local health providers (including General Practitioners and Dentists operating in the local area) during the preparation of the Social Impact Statement. It is recommended that the proponent consult Council after the terms of reference are formulated.
- The proponent should incorporate practical measures that will enhance the positive aspects, may improve the development and limit any possible negative social impacts.

The Social Impact Statement should include but is not limited to the following:

- Identification and an in-depth analysis of social impacts of the proposal.
- Outline the process of community consultation and address issues raised by the community.
- consideration of cumulative impacts, intergenerational equity, impacts on the provision of all services and identify ways to address these impacts.
- The results of consultation with relevant service providers including police and health providers.
- Identification of a strategy to mitigate impacts, encourage integration with the community, and permanent relocation to the area, timeframe for implementation of the strategy and a monitoring program.
- Identify and implement provisions that will address the needs identified by the SIS and the demands generated by the development in a way that will not adversely impact upon the existing community.

Transportable Buildings

The application must illustrate that all transportable buildings can be permanently affixed to the site by footings in accordance with the requirements of the National Construction Code and associated Engineer's Certification.

Detail that all buildings and structures will have adequate form and appearance, including material and colours in soft earth browns, creams and greens, which do not detract from the visual amenity of the area. The use of reflective cladding material on walls will not be permitted. Where the use of second hand buildings is proposed the application must be accompanied by the following information:

- Photographs clearly showing the condition from all four elevations of the

	<p>building</p> <p>An inspection report from a certified structural engineer or accredited building surveyor that the buildings are suitable for the proposed use and relocation.</p>
Accessibility	<p>Accessibility requirements established by Access to Premises Standard, the National Construction Code and the associated Australian Standards are to be addressed in the application.</p>
Density	<p>Development shall be limited to a maximum of 100 beds per hectare.</p>
Facilities	<p>The accommodation facility is to provide the following facilities as a minimum:</p> <ul style="list-style-type: none"> • Ablution facilities to be provided in each accommodation room including shower, toilet and wash basin connected to an approved effluent disposal system. ; • Communal laundry and associated facilities connected to an approved effluent disposal system • A covered/ sheltered entry for each building; • An outdoor activity area of which part shall be shaded; • Adequate and secure storage space for workers, equipment and other material associated with the management and maintenance of the accommodation facility; • Adequate Lighting for pedestrian and vehicular safety and security throughout the complex. • Paved internal pedestrian access to and between all buildings and facilities is to be provided.
Traffic and Parking	<ul style="list-style-type: none"> • Internal road and vehicular access provided in accordance with Australian Standard No. AS2890 Council standard. • Provision of one car parking space per room and one space per staff member in accordance with the car parking section of this DCP. • Designated bus parking and collection/drop off area located within the development area with sufficient manoeuvring area to allow the bus to enter and leave the site in a forward direction. • Designated delivery areas.
Services	<ul style="list-style-type: none"> • Provision of a potable water supply capable of providing a minimum of 140 litres per person per day. A lower daily minimum may be acceptable where the proposed development includes water saving measures such as recycling systems or non-potable water supply sources. • A water balance is to be submitted demonstrating that the proposed provisions for water and sewer services can be met by the development. • Demonstration of adequate water supply to maintain the accommodation facility including landscaping. • Where the facility is to connect to a reticulated system proved by the local authority, the applicant must demonstrate that the reticulated system can support the additional demand generated by the Temporary Workers Accommodation whilst allowing adequate capacity to service existing demand, demand to meet land already zoned within the

catchment, uses already approved to connect to the reticulated service and land identified in the Comprehensive Land Use Strategy.

- Provision of waste collection and where necessary entering into a waste disposal agreement with Council or an approved waste collection operator.
- First aid facilities.

Landscaping

A landscape plan should be provided with the application. Where possible, remnant vegetation should be retained. Landscaping should focus on:

- Providing a buffer to surrounding land, in this case vegetation should consist a combination of mature trees and shrubs to achieve a visual buffer;
- Providing privacy within the development;
- Improving the residential amenity through the provisions of shade.
- Consist mainly of native species or species that thrive in this locality.
- At least 25% of the site should be open space.

It will be a requirement of any development consent that the landscaping is to be maintained for the life of the development in accordance with the approved landscaping plan.

Plan of Management

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

- Identification of measures introduced to mitigate social impacts
- Management of security and safety of tenants, community and surrounding residents.
- Noise, dust, odour, light spill and litter.
- Potential conflict with adjoining owners/occupiers that may be affected by the operation of the accommodation facility.
- The method of transport of the workers to the project site.
- The consumption of alcohol at the accommodation facility (if applicable).
- Where adjacent to a town or village, access to facilities.
- Access to medical services.
- Method for the collection of waste within the site.
- Emergency response procedures.
- Soil, groundwater and surface water protection methods.
- Details of signage at the entrance to the accommodation which is to include the following:
 - Site Manager / Operator
 - Specific Rules of the Accommodation site
 - Emergency Contact Details
- Complaints Handling Procedure that will be publicly available and include a compliant contact phone number.

Decommissioning

The application shall be accompanied by a Decommissioning Plan that shall form part of any approval granted by Council. The Plan shall address the following issues:

-
- When the facility shall be decommissioned;
 - Works or facilities that shall remain in place following decommissioning;
 - Details of the clean –up and rehabilitation of the site;
 - The proposed use of the site after decommissioning; and
 - The transfer to public ownership of any legacy infrastructure.

**Developer
Contributions**

Council will seek to negotiate planning agreements for major developments in accordance with s93F of the Environmental Planning and Assessment Act 1979. Proposal involving less than 50 beds will be assessed in accordance with Council Section 94 Contributions Plan as commercial development.

6.3 WIND FARMS

Scope

For the purpose of the development control plan, commercial wind power generation turbine(s) or towers with a peak capacity power rated output greater than 10kW require development consent and must comply with the provisions of this plan.

For the purposes of this Plan, commercial wind power generation includes wind power generation

Turbine(s) or towers with a peak capacity of power rated output greater than 10kW. The erection of a wind monitoring tower also requires Council's consent.

Objectives

- To minimise potential land use conflicts,
 - To ensure that there is no unreasonable interference with the ~~enfort~~comfort or response of adjoining land users,
- To ensure road access and other issues are identified and sufficient information is included with each development application to enable proper assessment, and
- To ensure that adequate provisions are made to restore developed land at the end of the life of the development.

State Significant Development

Due to the high capital investment value of large wind farms they often are categorised as State Significant Development. In these circumstances the assessment of the application is undertaken by the Department of Infrastructure and Planning. To determine if your proposal falls within this category reference should be made to State Planning Policy (State and Regional Development 2011).

In the event that your proposal falls within the category of State Significant Development such that Council is not the approving authority, consistency with this Development Control Plan is nevertheless sought.

Statement of Environmental Effects (SEE)

The development application must be accompanied by a Statement of Environmental Effects

The SEE as a minimum shall contain the following information:

- The location of the property, land contours, boundary dimensions and site area. This should include a topographic map of 1:25,000 scale showing the location of the proposed development, the route of transmission lines to the electricity grid (and include access road, pylon, gradient and erosion control assessments), the service roads on and to the site, and the proximity to significant features such as dwellings, environmentally sensitive land, prime crop and pasture land, forests, national parks, heritage items and aircraft facilities.
- The site plan or plans showing positions of the proposed wind turbines, site boundaries, land contours, native vegetation, the proposed vehicular access points, the location of existing and proposed vegetation and trees on the land, the location and uses of all existing and proposed buildings, power lines, sub-station and fences on the land.
- A description of the proposed wind turbine/s, including all relevant details such as number, make, model, dimensions, generation capacity, tower

height, blade length, materials and colour.

- A land use description of the adjoining land and/or affected lands and landscape including assessment of the likely future impact.
- A noise impact assessment demonstrating compliance with the Department of Environment, Climate Change and Water licensing requirements (whether a licence is required or not) the NSW Wind farm Guidelines (2012) ~~and any~~ and any other NSW Acts, Rules or Regulations applicable to wind farm noise. The application shall also detail proposed monitoring program(s) for full spectrum noise testing (including low frequency sound and infrasound) to validate predicted noise impacts on neighbouring properties. The impact of The Van Den Berg effect (ie the effects of the wind profile at night on wind turbine sound) is also to ~~be specified~~ be specified.
- A description and assessment of the visual effects including photomontages, plate or panoramic photomontages, computer assisted photo simulations or other graphic representations of the appearance of the wind turbines and transmission lines. Viewshed modelling via the use of a suitable GIS (e.g. "MapInfo") is encouraged. Shadow prediction and shadow flicker assessments shall be included in the visual assessment(s).
- An evaluation of the electromagnetic radiation and/or interference from the wind turbines and/or transmission lines. This should include impacts on human and animal health, emergency services, RFS, Police, Ambulance etc and local television and radio reception and other local communications.
- A construction program and environmental management plan incorporating the proposed staging of the project, erosion and sedimentation controls, heavy vehicle movements, site access including all service roads, transmission towers, substation, underground wiring, construction phase impacts including facilities, waste disposal, staff/contractor numbers etc, weed control, farm impacts and all other works.
- A report detailing investigations into the impact of construction vehicles on the proposed route having regard to public safety especially school bus hours and ~~citizens~~ citizens' peak hour travel to work shall accompany the development application. Detailed road condition reports will be required as part of any consent. Council will require a full traffic assessment as part of the development application;
- An evaluation of flora and fauna impacts with specific mention of migratory species potentially impacted by the development. Where the development is in close proximity to known habitats of threatened species (Flora or Fauna), early consultation with the Department of Environment, Climate Change and Water is highly recommended.
- A decommissioning and site restoration plan and program.
- Demonstration that all issues raised by relevant Agencies have been addressed (e.g. CASA for aviation safety, SCA for water quality issues - AAA for aerial agriculture implications etc)
- The heritage significance of the site and surrounds.
- An assessment of any risks involved in soil disturbance or arising from vibration or microclimate impact including contamination impacts on hydrology and archaeological issues.
- Assessment of the development regarding all relevant legislation and applicable policies.
- Applicants are required to keep the local community fully informed

throughout their design process.

- Additional information may be required depending upon the circumstances of the development proposal and level of detail, and accuracy provided within the development application.

Controls

The following must be included as part of the design criteria and assessment of any related development application:

- The development should be sited and carried out to minimise impacts on, or restrictions to grazing, farming and forestry practices;
- The development should be carried out in a way that minimises any physical adverse effects on adjoining land and the development site, including, but not limited to:
 - (i) land degradation
 - (ii) alteration to drainage patterns
 - (iii) pollution of ground water
 - (iv) spread of noxious plants and animals, and
 - (v) bushfire hazard
- The developer must assess the visual impact of the project including an assessment of scenic value. The developer must consult with the Council and the community on appropriate visual impact measures;
- The developer must assess the cumulative impact of the development having regard to wind farms in existence, those approved but yet to be constructed, those for which a Development Application has been lodged with a planning ~~authority~~ authority and those for which written licenses have been granted to a developer for wind farm assessment purposes Council does not favour large expanses of ridgelines being covered with wind farms and turbines;
- Proposed wind turbines shall comply with the NSW Wind farm Guidelines and any other NSW Acts, Rules or Regulations applicable to wind farm noise. Note that where noise levels are found to exceed those guidelines, Council ~~shall require~~ shall require remediation work and may require the cessation or decommissioning of the turbines to reduce the noise impacts on sensitive receptors such as non-related dwellings. The developer shall, upon request of council or an ~~adjoining~~ adjoining landowner, furnish the following information: a) noise attributable to the wind farm; b) associated wind speed and direction at the wind farm, weather conditions at the wind farm and power output of individual turbines at the wind farm; and (c) data collected on low frequency noise and Infrasound levels ~~occurring~~ occurring at a representative sample of neighbouring non-host residences;
- Turbines shall not be located within 5.0 kilometres of any dwelling not associated with the development or from any lot upon which a dwelling may be constructed. The 5.0 kilometre setback proposes utilising a precautionary principle in addressing perceived visual, noise and health concerns;
- Turbines shall not be located within a distance two times the height of the turbine (including the tip of the blade) from a formed public road. A greater distance may be required by the road authority;
- Turbines shall not be located within a distance 2.0km from a non-related property boundary;

-
- Existing and proposed screenings may be used to minimise visual impacts to non-related properties. However, due to the height of turbines, screening is not the preferred method of minimising visual impact. Turbines shall be located in positions so as to have minimal visual impact on nearby properties, especially existing dwellings and lots on which dwellings may be constructed;
 - Turbine locations are to be sensitive to existing related dwellings on the subject site. Noise and shadow flicker should be minimised and turbines should not be located in close proximity to existing dwellings;
 - Turbine locations shall not surround a non-related property. Turbines shall be located with the specified setbacks from property boundaries to minimise the visual impact of the development on adjacent and nearby non-related property. Cumulative impacts, having regard to existing turbines, turbines approved but yet to be constructed, those for which a Development Application has been lodged with a planning ~~authority~~ authority and those for which written ~~licences~~ licenses have been granted to a developer for wind farm ~~assessment~~ assessment purposes should be assessed;
 - A Communications Study should identify the existing status of communications and detail the proposed method of dealing with potential communication interference. The development should not detract from the reception of radio, TV, internet or other communication methods. Where necessary, it may be required to install additional services (boosters/communication towers/ re-transmission towers etc) to maintain such services in the vicinity of the development. Where this is determined to be necessary, the work and equipment shall be at the developers cost;
 - Construction vehicles, including concrete trucks, carriers of turbine components, and related heavy vehicles (including relevant contractors) shall only travel on an approved route. This route shall be identified in a report having regard to public safety especially school bus hours and citizens peak hour travel to work and approved in accordance with this Plan;
 - A report detailing investigations into the impact of construction vehicles on the proposed route shall accompany the development application. Detailed road condition reports will be required as part of any consent. Council will require a full traffic assessment as part of the development application;
 - Council will require road works to cope with the over size and overweight traffic movements related to the construction of a wind farm. Bonds will also be required for any potential damage to roads during the construction phase. The road works and bond amounts will be determined by Council professional staff, but will be determined generally by the length of road and condition of road surface/base bridge, drainage etc relevant to the selected route. Where road works are determined necessary for the development, costs associated with the road works shall be the developer's responsibility;
 - The construction and maintenance of internal roads (roads within the property subject to the development) shall be the responsibility of the developer. Council will require proof that they have been adequately designed and constructed for their purpose. Council and relevant State Government Agencies shall be provided with adequate information about the environmental aspects of the internal road construction;
 - All infrastructure related to the wind farm should be included in the development application. Management of temporary facilities, waste,

numbers of contractors/employees, etc, should be part of the Development Application information. All infrastructure should be located in low visual impact locations and interconnection cables/wiring and the like should be underground;

- Within six months of the wind turbine generators ceasing to operate, any rights of carriageways that were created to enable maintenance to be conducted on the wind turbine generators are to be extinguished by the developer and the land made good, unless otherwise agreed with the landowner;
- Within twelve months of the wind turbine generators ceasing to operate, they are to be fully dismantled and removed from the site. A security guarantee/bond is to be lodged with the consent authority (prior to any work commencing on-site) in an amount determined by the consent authority to cover the cost of dismantling and removal of the turbines; and
- Details of the proposed connection to the electricity reticulation network shall be included as part of the Development Application Environmental Assessment.

Other Aspects

Notification

On lodgement of the DA, Council will notify property owners within a 5 kilometre radius of the development in addition to the notification requirements outlined in the –DCP. All submissions received will be presented to the Council for their consideration in the assessment and determination process. Where Council is the consent authority, Council will hold a notification and submission period of not less than 60 days and will require the developer to hold a minimum of one public information night during the exhibition and submission period. The developer shall undertake additional consultation with the community and affected property owners.

Much of Council's road network is generally not capable of sustaining the overweight loads involved with wind farms and will require substantial upgrading to accommodate the wind farm construction vehicles. Appropriate bonds will be required to ensure any road damage is repaired to Council's satisfaction. Such bonds are payable prior to commencement of any works on the site. Road sealing shall be required where appropriate on unsealed public roads utilised by the proponent.

Consultation with State Government Authorities

Proponents are advised to consult with public authorities that may have a role in assessing their development application. Council may consult relevant public authorities.

6.4 TOURIST AND VISITOR ACCOMMODATION

Definition

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include:

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

Note: Refer to the LEP 2012 for individual definition of the above terms.

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

Development for the purposes of cabins or self contained holiday accommodation, the definition of serviced apartment is applied.

Location

- (a) Must comply with the MLS map or demonstrate compliance with Clause 4.2A of the LEP 2012.
- (b) All tourist and visitor accommodation has a residential component and therefore Council will not consider the establishment of any tourist and visitor accommodation on land on which a single dwelling is not permissible in the LEP 2012.

Design & Layout

- (a) The development should address the constraints of the site including topography, existing vegetation
- (b) Development for the purpose of services apartments (cabins or the like) shall be limited to a maximum of 6 individual accommodation units and one permanent dwelling (or manager's residence).
- (c) The use of manufactured or relocated homes will not be permitted in the ~~urban~~urban areas.

Water Cycle Management

Council will require a Water Cycle Management Report for each lot in the subdivision which identifies that there is a suitable area capable of the disposal of on-site wastewater. The report must include a plan showing a nominal effluent management area for each proposed dwelling or cabin site (as the case may be), in relation to slope, aspect and other site constraints. The plan must indicate all nearby waterways with a buffer of a least 100 metres between effluent management areas and perennial or intermittent creeks or watercourses and 40 metres to drainage depressions.

-
- Electricity** The proponent shall demonstrate that the development can be serviced by electricity either via connection to the grid or solar power. Generators will generally not be accepted as a source of electricity.
- Parking** Refer to car parking requirements section 5.1 in the DCP
- Signage** Refer to requirement for signs section 4.4 in the DCP

PART 7 SUBDIVISION

7.1 URBAN SUBDIVISION

This section of the Plan provides guidelines for the subdivision of land zoned residential (R1 General Residential, R2 Low Density Residential and R3 Medium Density Residential), ~~village and rural residential lots with an area less than 2ha.~~

- Lot Size** The minimum lot size is determined by the Mid-Western Regional LEP 2012
- (a) All lots must have street frontage.
 - (b) As slope increases the minimum size of the lots will be required to increase according to the following:-

0-10°	600m ²
10-15°	700m ²
15-20°	800m ²
 - (c) Development will not be permitted on slopes in excess of 20°. All lots must have a minimum width of 16m at the building line (4.5 metres from the front property boundary) in the case of lots within residential and village zones.
- Battleaxe handles in R1General Residential and R3 Medium Density Residential and RU5 Village zones must have a minimum width of 4m and R2 Low Density residential and R5 large lot residential zones must have a minimum width of 6m
- Lot Design**
- (a) For infill developments in established areas, lot orientation should optimise solar access while taking account of the existing pattern and solar orientation of development.
 - (b) For subdivisions in new release areas and at the edge of established residential areas, orientation should maximise solar access by providing a north-south orientation within the range of 30° east of north or 20° west of north as the preferred option. Lots orientated east-west should have increased width and the midpoint of each lot with access to a minimum of 3 hours sunlight between 9.00 am and 3.00 pm on 21 June (Winter solstice)
 - (c) Lots should be generally rectangular in shape. Lots on the southern side of the road should provide a greater frontage to allow better solar orientation of the future dwelling.
 - (d) Corner lots should be created of a sufficient area to allow development for the purposes ~~of a dual occupancies~~ ~~of dual occupancies~~ with the supply of appropriately located independent utility connection points.
- Street Design and Layout**
- (a) A Traffic Impact Statement is to be submitted for any subdivision involving 5 or more allotments and in all cases where the creation of a new road is proposed.
 - (b) A subdivision layout will need to detail the road hierarchy and how the development integrates with the existing residential area. New roads associated with subdivisions must provide 'through road' connections

between surrounding roads and road heads where they exist in the locality.

- (c) Where a cul de sac treatment is unavoidable, the applicant will need to incorporate pedestrian linkages between streets throughout the subdivision. Multiple use of cul de sacs and “no through roads” is discouraged.
- (d) The maximum number of lots services by a cul de sac in a [residential zone R1 or R3 zone](#) is 12, [or otherwise a cul-de-sac is restricted to less than 150 metres in length.](#)
- (e) A subdivision involving more than 80 residential lots should be able to accommodate travel without excessive backtracking.

Road Standards for New Development

A road hierarchy has been established in Mudgee and distinguishes between, Minor Roads, Collector Roads, Sub Arterial Roads and Arterial Roads. This hierarchy is to be maintained. The following table sets out the required standards for the construction of new roads.

Urban Road Standards

[Access to and within a residential subdivision \(the road network and internal roads\) are to be upgraded or constructed to the following standards. All roads are to be constructed with asphalt or bitumen in accordance with AusRoads standards.](#)

Road Type	Road Reserve	Carriage-way	Nature Strip	Footpath	Kerbing
Minor Road- Cul-de-sac serves ≤10 dwellings	16.5m	8m	2x4m	No	Roll-over
Residential Road – serves 31-120 dwellings	18m	9m	2x4.5m	1x1.2m	Roll-over
Major Residential Road (collector road) - serves >120 dwellings	20m	11m	2x4.5m	1x1.2m	Roll-over
Sub-arterial Road –Bus Route and/or cycle lane (on one side only)	22m	13m	2x4.5m	2.52x1.2m	Barrier
Commercial & Industrial subdivision roads	24m	13m	2x5.5m	1x1.2m	Barrier/ roll over

Note: The minimum radius of Cul-de-sac kerb return is 8.5m with road reserve of 12.5m

Cul-de-sacs will only be considered in commercial/industrial subdivisions where there is no alternative option and should be designed having regard to the size of the lots proposed.

Cycle ways and Footpaths

- (a) Cycle ways and alternative pedestrian networks are encouraged within new subdivisions. Where the site is included in a cycleway plan or pedestrian strategy, the design of the development will need to address this. In other cases, all new residential subdivisions are required to plan and provide

combined pedestrian/cycle ways, which will provide direct, convenient and safe access to major facilities eg schools, playing fields, playgrounds, shops, bus stops, etc.

- (b) Ends of cul-de-sacs may be required to include pedestrian pathways (or share ways) preferably in conjunction with stormwater drainage to provide access to adjacent streets or parks. The minimum width of pathway and/or drainage overland flow outlets is 10 metres.
- (c) The developer will be required to pay council a contribution for the installation of cycle ways and footpaths prior to the release of a subdivision certificate.

Open Space

- (a) Subdivision of Greenfield sites where more than 20 lots are proposed shall ensure that all lots are within 400m of a local park, playground or passive open space
- (b) Where on-site detention basins are proposed to double as open space the basin must include a sizeable raised level area which incorporates playground or fitness equipment or the like and shading landscaping to ensure that it can be activated for active and passive recreation.

Landscaping

A Landscape plan detailing the proposed treatment of the public domain is required to be submitted with the development application. This plan is to include treatment of the nature strip, street furniture, paving materials etc. Land to be dedicated as a public reserve is to be top soiled, levelled and turfed prior to the release of the Subdivision Certificate. The developer will need to maintain this land for a period of two years and therefore the construction of the public reserves at the start of a green field subdivision is encouraged.

Street Trees

All new lots require the establishment of 2 street trees per lot. The developer is required to pay a levy Council to carry out these works in the future. This is the preferred method for street tree planting as Council can plant these trees after much of the construction work (80% of the lots have been built upon) has taken place. The fee associated with this type of arrangement will be provided in Council's Management Plan.

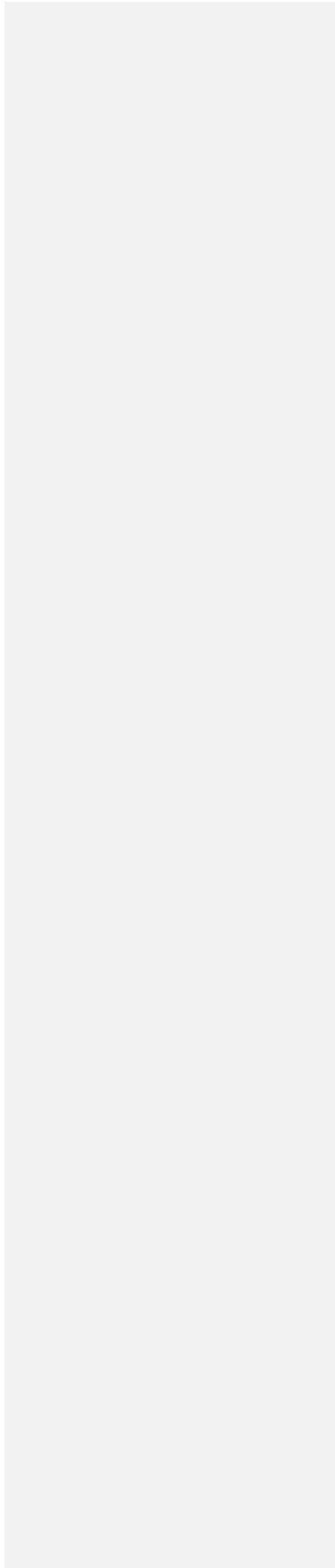
Utility Services

A servicing plan shall be submitted with the development application and include the provisions of underground electricity, [reticulated](#) sewer and water services, drainage and telecommunications to the development.

Evidence of consultation with the relevant authorities is to be submitted with the development application.

Drainage

Refer to section 5.3 Stormwater & Drainage



7 2 RURAL SUBDIVISION

This section of the Plan provides guidelines for the subdivision of land zoned rural [and R5 Large Lot Residential](#).

Site Plan

Applicants are required to submit a site plan which identifies existing vegetation, farm improvements including dwellings, sheds, dams, fences and access roads.

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The application should:

- ❖ Detail the existing use of the land.
- ❖ Address access points and location of proposed lot configuration to public roads.
- ❖ Identify unformed roads and other crown land within and adjoining the subject site.
- ❖ Show any easements for electricity or other services.
- ❖ Clearly mark designated streams or watercourses within the site.

Lot Size

- (a) Lots must be of sufficient area to enable the construction of a dwelling house, associated outbuildings, services, vehicle parking and access, private open space without excessive terracing and allow for maximum retention of existing vegetation.
- (b) The minimum area for subdivision will apply to that area that is considered productive for the agricultural pursuit for which the lot is being created.

Primary Production Small Lots

Subdivision applications on land in the RU4 zone for the purpose of intensive agriculture and a dwelling will need to include:

- ❖ Details of the proposed/existing intensive agricultural activity
- ❖ Business plan prepared by a suitably qualified professional detailing production costs, harvesting potential and conservative market prices.
- ❖ Evidence of water licenses satisfactory for the use
- ❖ Evidence of commencement or intention to commence the activity

Land adjacent to the Mudgee Airport – Subdivision of land zoned RU4 Primary Production Small Lots and having a minimum lots size of 2ha on the Lot Size Map shall only be considered where the subdivision will facilitate the development of hangers in conjunction with a dwelling. Such an application will need to address:

- ❖ The relationship between the airport and the development site in respect to the interface with the airport; and
- ❖ Access to the airport for private aircraft.

Any dwelling component will be ancillary to the use of the lot for a hanger.

Services Where the proposed lot(s) is within 500m of an R1 General Residential or R2 Low Density Residential zone, the new lots must:

- ❖ have sealed road frontage and be connected to the sealed road network;
- ❖ connect to the reticulated water and sewer infrastructure.

Roads [All roads within a rural subdivision are to be sealed or connected to the sealed road network if the proposed lots are less than 500 metres to the sealed road network.](#)

Lot design New lots to be created to minimise environmental impacts including:

- soil disturbance/erosion
- creek/waterway crossings
- tree removal, and
- adequate separation distances for new and existing development and environmental features

Bushfire prone areas Safe siting of lots within Bushfire Prone Areas is essential. Such sites should avoid the need for extensive clearing of native vegetation and must provide for safe access for Bushfire and Emergency Service vehicles where the land is Bush Fire Prone Land. A bushfire risk assessment must be submitted in accordance with Planning for Bushfire Protection 2006, a NSW Rural Fire Service Publication. Council is able to identify if the subject land is Bushfire Prone prior to the lodging of a development application. Please note a referral fee (payable to the NSW Rural Fire Service) is required with all mandatory referrals to the NSW Rural Fire Service.

Heritage A cultural heritage assessment will be required to be submitted along with an application for subdivision where the subdivision will result the creation of a dwelling entitlement and there are overland drainage lines and/or elevated parts of the property (ridgelines and plateaus).

Vegetation/flora The Native Vegetation Act 2003 prohibits the removal of native vegetation without prior permission from the relevant Local Catchment Management Authority. Applicants are advised to discuss any proposed clearing of vegetation with their respective Catchment Management Authorities (CMAs) prior to lodging a development application with Council. The relevant CMAs are:

- Central West CMA
- Upper Hunter CMA

It is also advised to check with OEH for any endangered communities or species that may be on your land. If there is a possibility of any Endangered Communities or species on your land a flora study is to be completed and submitted with the application.

Fauna The OEH should also be consulted to identify any threatened fauna that might be on the development site. If there is a possibility of any threatened fauna species or their habitat on

your land then a fauna study is to be completed and submitted with the application.

Crown Roads

If the development is proposed to open or use a Crown Road, the written consent of the NSW Land and Property Management Authority to the making of the application is required prior to the submission of the development application to Council.

Any crown road relied upon for the subdivision will be required by Council to be acquired from the Crown and upgraded to by the applicant to Councils required standards. Thereafter the road will be designated to Council.

[Council will only be responsible for the maintenance of roads in accordance with Council's Unmaintained and Unformed Roads Policy.](#)

Watercourses

Works on or near waterways Under the Water Management Act (formerly Part 3A of the Rivers and Foreshores Improvements Act 1948) and any crossing of protected waters will require an activity approval from the NSW Office of Water prior to the construction of the crossing.

Rights of Carriageway

Subdivision of land for the purpose of a dwelling house where access is proposed by way of a right of carriageway which serves or is capable of serving any other portion or allotment of land other than that on which the dwelling house is to be erected, is generally not supported by Council. A detailed submission supporting this type of access must be submitted with the development application along with the written approval of all of the owners of the land over which a right of carriage way is proposed or currently exists to be submitted with the development application.

Battle axe handle access

Subdivision of land where access is proposed by a battleaxe handle is generally not supported by Council. A detailed submission supporting this type of access must be submitted with the development application.

No more than two battle axe handles will be permitted. Where more than one battle axe handle is required the access will be redesigned, upgraded and designated as a public road such that all lots created have direct frontage to a road.

Water cycle management report

Council will require a Water Cycle Management Report for each lot in the subdivision which identifies that there is a suitable area capable of the disposal of on-site wastewater. The report must include a plan showing a nominal effluent management area for each proposed lot, in relation to slope, aspect and other site constraints. The plan must indicate all nearby waterways with a buffer of a least 100 metres between effluent management areas and perennial or intermittent creeks or watercourses and 40 metres to drainage depressions.

Telecommunications Telstra Corporation is the Primary Universal Service Provider for

Infrastructure advice

telecommunications infrastructure in Australia. Extensions to the Telstra network are planned in light of the size and pace of each stage of proposed development and the proximity of existing Telstra network. Early notification of any proposed development will enable Telstra to deliver services with minimal disruption and enable coordination of trenching with other infrastructure. To provide early notification, planned property developments can be registered on the Telstra website. Council requires the extension of the Telstra cable network to all new allotments within any subdivision for residential purposes.

Electricity

Council requires that electricity services be provided to each allotment created with a dwelling entitlement. Proposed alternative methods of power supply will be considered by Council for subdivision in RU1 Primary Production Zone, RU4 Primary Production Small Lots Zone and R5 Large Lot Residential Zone where the development is more than 1km from the grid system or the cost to provide electricity exceeds \$30,000 per lot subject to a covenant being imposed on the land title stating that the provision of electricity to the allotment is to be provided by the landowner. The approval of alternative methods of power supply is at the discretion of Council.

Land Use History

Any application on rural land would need to demonstrate the previous use of the land and potential for contaminating land uses.

Community title Subdivision

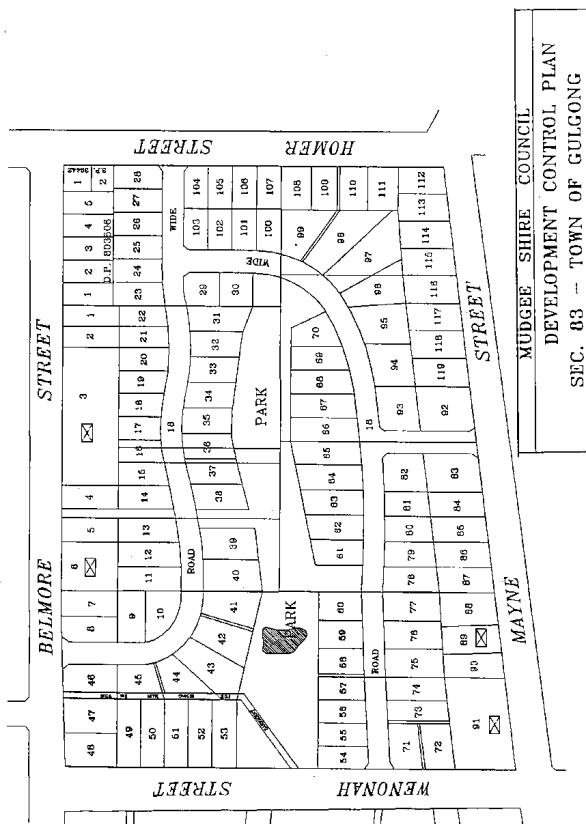
[Any application on Large Lot Residential \(R5\) zoned land cannot create an overall lot density greater than the Minimum lot size prescribed by the LEP.](#)

PART 8 SITE SPECIFIC CONTROLS

8.1 GULGONG

A person shall not subdivide land to which this plan applies (other than by strata subdivision) for the purpose of a dwelling house unless the site area of the lot to be created has an area of not less than 600m² and frontage at the front of the building alignment of not less than 18 metres.

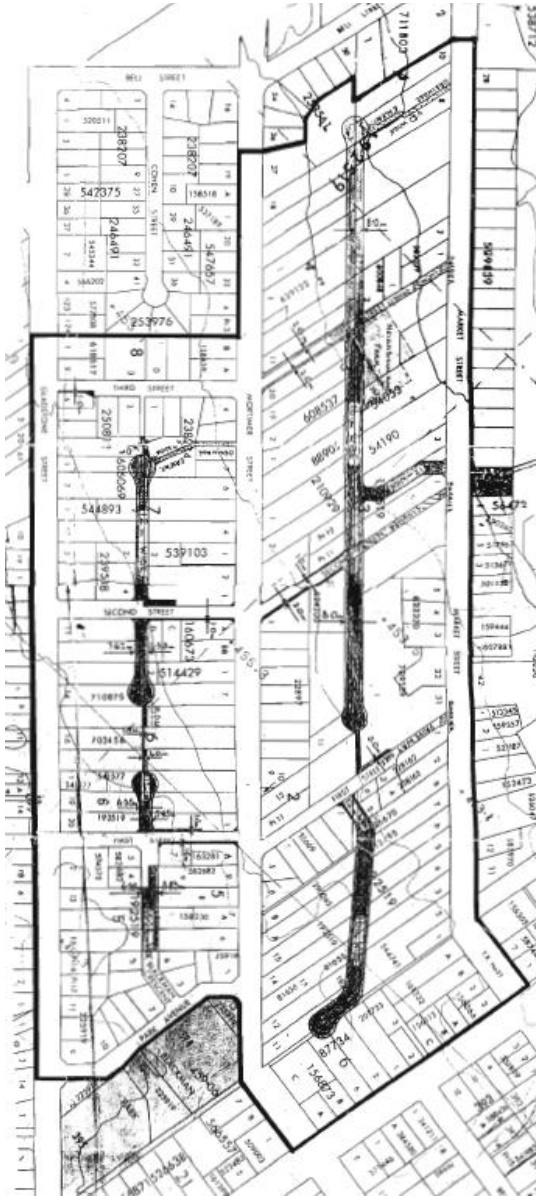
Any subdivision shall occur generally in accordance with the layout in the plan below.



8.2 WEST MUDGEE

A person shall not subdivide land to which this plan applies (other than by strata subdivision) for the purpose of a dwelling house unless the site area of the lot to be created has an area of not less than 600m² and frontage at the front of the building alignment of not less than 15 metres.

Any subdivision shall occur generally in accordance with the layout in the plan below.



8.3 CAERLEON RESIDENTIAL AREA

Site specific controls have been developed for the Caerleon precinct north west of Mudgee. The full detail of these controls is outlined in Appendix C Draft Caerleon Development Control Plan.

[The Caerleon Precinct is to be assessed in accordance with the whole DCP except where specific provision is made for a standard in Appendix C.](#)

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APPENDIX A FLOOD SCHEDULES

FLOOD COMPATIBLE MATERIALS

BUILDING COMPONENT	FLOOD COMPATIBLE MATERIAL
Flooring and Sub-floor Structure	<ul style="list-style-type: none"> concrete slab-on-ground monolith construction suspension reinforced concrete slab.
Doors	<ul style="list-style-type: none"> solid panel with water proof adhesives flush door with marine ply filled with closed cell foam painted metal construction aluminum/aluminium or galvanized steel frame
Floor Covering	<ul style="list-style-type: none"> clay tiles concrete, precast or in situ concrete tiles epoxy, formed-in-place mastic flooring, formed-in-place rubber sheets or tiles with chemical-set adhesives silicone floors formed-in-place vinyl sheets or tiles with chemical-set adhesive ceramic tiles, fixed with mortar or chemical-set adhesive asphalt tiles, fixed with water resistant adhesive
Wall and Ceiling Linings	<ul style="list-style-type: none"> fibro-cement board brick, face or glazed clay tile glazed in waterproof mortar concrete concrete block steel with waterproof applications stone, natural solid or veneer, waterproof grout glass blocks glass plastic sheeting or wall with waterproof adhesive
Insulation	<ul style="list-style-type: none"> foam (closed cell types)
Windows	<ul style="list-style-type: none"> aluminium frame with stainless steel rollers or similar corrosion and water resistant material.
Wall Structure	solid brickwork, blockwork, reinforced, concrete or mass concrete
Roofing Structure (for Situations Where the Relevant Flood Level is Above the Ceiling)	<ul style="list-style-type: none"> reinforced concrete construction galvanised metal construction

<p>Nails, Bolts, Hinges and Fittings</p>	<ul style="list-style-type: none"> • brass, nylon or stainless steel • removable pin hinges • hot dipped galvanised steel wire nails or similar
<p><u>Electrical and Mechanical Equipment</u></p>	<p><u>For dwellings constructed on land to which this Policy applies, the electrical and mechanical materials, equipment and installation should conform to the following requirements.</u></p> <p><u>Main power supply - Subject to the approval of the relevant authority the incoming main commercial power service equipment, including all metering equipment, shall be located above the relevant flood level. Means shall be available to easily disconnect the dwelling from the main power supply.</u></p> <p><u>Wiring - All wiring, power outlets, switches, etc., should, to the maximum extent possible, be located above the relevant flood level. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water and should contain no fibrous components. Earth core linkage systems (or safety switches) are to be installed. Only submersible-type splices should be used below the relevant flood level. All conduits located below the relevant designated flood level should be so installed that they will be self-draining if subjected to flooding.</u></p> <p><u>Equipment - All equipment installed below or partially below the relevant flood level should be capable of disconnection by a single plug and socket assembly.</u></p> <p><u>Reconnection - Should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.</u></p>
<p><u>Heating and Air Conditioning Systems</u></p>	<p><u>Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces of the house above the relevant flood level. When this is not feasible every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.</u></p> <p><u>Fuel - Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.</u></p> <p><u>Installation - The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to an elevation of 600 millimetres above the relevant flood level.</u></p> <p><u>Ducting - All ductwork located below the relevant flood level should be provided with openings for drainage and cleaning. Self draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the relevant flood level, the ductwork should be protected by a closure assembly operated from above relevant flood level.</u></p>

<p>Electrical and Mechanical Equipment</p>	<p>For dwellings constructed on land to which this Policy applies, the electrical and mechanical materials, equipment and installation should conform to the following requirements:</p> <p>Main power supply— Subject to the approval of the relevant authority, the incoming main commercial power service equipment, including all metering equipment, shall be located above the relevant flood level. Means shall be available to easily disconnect the dwelling from the main power supply.</p> <p>Wiring— All wiring, power outlets, switches, etc., should, to the maximum extent possible, be located above the relevant flood level. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water and should contain no fibrous components. Earth core linkage systems (or safety switches) are to be installed. Only submersible type splices should be used below the relevant flood level. All conduits located below the relevant designated flood level should be so installed that they will be self-draining if subjected to flooding.</p> <p>Equipment— All equipment installed below or partially below the relevant flood level should be capable of disconnection by a single plug and socket assembly.</p> <p>Reconnection— Should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.</p>
<p>Heating and Air Conditioning Systems</p>	<p>Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces of the house above the relevant flood level. When this is not feasible every precaution should be taken to minimise the damage caused by submersion according to the following guidelines:</p> <p>Fuel— Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.</p> <p>Installation— The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to an elevation of 600 millimetres above the relevant flood level.</p> <p>Ducting— All ductwork located below the relevant flood level should be provided with openings for drainage and cleaning. Self draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water tight wall or floor below the relevant flood level, the ductwork should be protected by a closure assembly operated from above relevant flood level.</p>

LAND USE CATEGORIES

Essential Community Facilities	Critical Utilities	Subdivision	Residential
Place of assembly, public building or community centre which may provide an important contribution to the notification and evacuation of the community during flood events; Generating works; Hospitals; Institutions; and Educational establishments.	Telecommunication facilities; Public utility undertaking which may cause pollution of waterways during flooding, are essential to evacuation during periods of flood or if affected during flood events would unreasonably affect the ability of the community to return to normal activities after flood events.	Subdivision of land which involves the creation of new allotments.	Bed and breakfast establishment; Boarding houses; Caravan park– long-term sites only; Child care centre; Craftsman’s studio; Dwelling; Dwelling house; General store; Home industry; Home occupation; Housing for aged or disabled persons; Group homes; Professional consulting rooms; Residential flat building; Tourist facilities; and Utility installations (other than critical utilities)
<u>Recreational Uses</u>	<u>Agricultural Uses</u>		
<u>Golf courses</u>	<u>Cultivation</u>		
<u>Playing Fields</u>	<u>Pastures</u>		
<u>Amenity Buildings</u>	<u>Hay sheds</u>		
	<u>Machinery sheds</u>		

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MATRIX 1 URBAN FLOODPLAINS

Urban Floodplains

Planning & Development Controls

Planning Consideration	Flood Risk Precincts (FRP's)																									
	Low Flood Risk						Medium Flood Risk						High Flood Risk													
	Essential Community Facilities	Critical Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Agriculture	Minor Development	Essential Community Facilities	Critical Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Agriculture	Minor Development	Essential Community Facilities	Critical Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Agriculture	Minor Development		
Floor Level		3	2	2	2	2					2	2	2	2	1,2,4									1	2,4	
Building Components		2	1	1	1						1	1	1	1	1										1	1
Structural Soundness		2									2	2	2	2	2										1	1
Flood Affection		2	2		2	2					1	2	2	2	2										1	1
Evacuation		2									1	1	1	1	1	1									1	1
Management & Design	4,5									1		2,3,5	2,3,5	2,3,5	2,3,5										2,3,5	2,3,5

Not Relevant Unsuitable Land Use

Note: reference to freeboard refers to an increased height of 0.5 metres

Floor Level

- 1 All floor levels to be equal to or greater than the 20 year ARI flood (plus freeboard) unless justified by site specific assessment
- 2 Habitable floor levels to be equal to or greater than the 100 year ARI flood (plus freeboard)
- 3 All floor levels to be equal to or greater than the PMF flood (plus freeboard)
- 4 Floor levels to be as close to the design floor level as practical & no lower than the existing floor level when undertaking alterations or additions

Building Components & Method

- 1 All structures to have flood compatible building components below or at the 100 Year ARI flood level (plus freeboard)
- 2 All structures to have flood compatible building components below or at the PMF level (plus freeboard)

Structural Soundness

- 1 Engineers report to certify that any structure can withstand the forces of floodwater, debris & buoyancy up to and including the 100 year AR flood (plus freeboard)
- 2 Applicant to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to and including the 100 year AR flood (plus freeboard)
- 3 Applicant to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to and including a PMF flood (plus freeboard)

Flood Affection

- 1 Engineers report to certify that the development (or potential development in the case of subdivision) will not increase flood affection elsewhere
- 2 The impact of the development on flooding elsewhere to be considered

Evacuation

- 1 Reliable access for pedestrians or vehicles required during a 100 year ARI flood
- 2 Reliable access for vehicles required during a 100 year ARI flood
- 3 Reliable access for pedestrians and vehicles required during a PMF flood

Management and Design

- 1 Applicant to demonstrate that potential development as a consequence of subdivision proposal can be undertaken in accordance with this Plan
- 2 Flood plan required where floor levels are below the design floor level
- 3 Applicant to demonstrate that area is available to store goods above the 100 year ARI flood (plus freeboard)
- 4 Applicant to demonstrate that area is available to store goods above the PMF flood (plus freeboard)
- 5 No external storage of materials below the design floor level which may cause pollution or be potentially hazardous during any flood

MATRIX 2 NON URBAN FLOODPLAINS

Non-Urban Floodplains
Planning & Development Controls

Planning Consideration	Flood Risk Precincts (FRP's)																							
	Low Flood Risk						Medium Flood Risk						High Flood Risk											
	Essential Community Facilities	Critical Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Agriculture	Minor Development	Essential Community Facilities	Critical Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Agriculture	Minor Development	Essential Community Facilities	Critical Facilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Agriculture	Minor Development
Floor Level	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Building Components	2	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Structural Soundness	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flood Affection	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Evacuation	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Management & Design	4,5	4,5	4,5	4,5	4,5	4,5	4,5	1	1	1	1	1	1	1	1	2,3,5	2,3,5	2,3,5	2,3,5	2,3,5	2,3,5	2,3,5	2,3,5	2,3,5

Not Relevant Unsuitable Land Use

Note: reference to freeboard refers to an increased height of 0.5 metres

Floor Level

- 1 All floor levels to be equal to or greater than the 20 year ARI flood (plus freeboard) unless justified by site specific assessment
- 2 Habitable floor levels to be equal to or greater than the 100 year ARI flood (plus freeboard)
- 3 All floor levels to be equal to or greater than the PMF flood (plus freeboard)
- 4 Floor levels to be as close to the design floor level as practical & no lower than the existing floor level when undertaking alterations or additions

Building Components & Method

- 1 All structures to have flood compatible building components below or at the 100 Year ARI flood level (plus freeboard)
- 2 All structures to have flood compatible building components below or at the PMF level (plus freeboard)

Structural Soundness

- 1 Engineers report to certify that any structure can withstand the forces of floodwater, debris & buoyancy up to and including the 100 year AR flood (plus freeboard)
- 2 Applicant to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to and including the 100 year AR flood (plus freeboard)
- 3 Applicant to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to and including a PMF flood (plus freeboard)

Flood Affection

- 1 Engineers report to certify that the development (or potential development in the case of subdivision) will not increase flood affection elsewhere
- 2 The impact of the development on flooding elsewhere to be considered

Evacuation

- 1 Reliable access for pedestrians or vehicles required during a 100 year ARI flood
- 2 Reliable access for vehicles required during a 100 year ARI flood
- 3 Reliable access for pedestrians and vehicles required during a PMF flood

Management and Design

- 1 Applicant to demonstrate that potential development as a consequence of subdivision proposal can be undertaken in accordance with this Plan
- 2 Flood plan required where floor levels are below the design floor level
- 3 Applicant to demonstrate that area is available to store goods above the 100 year ARI flood (plus freeboard)
- 4 Applicant to demonstrate that area is available to store goods above the PMF flood (plus freeboard)
- 5 No external storage of materials below the design floor level which may cause pollution or be potentially hazardous during any flood

APPENDIX B1 MWRC AUSPEC STORMWATER DRAINAGE DESIGN

APPENDIX B2 STORMWATER TO SMARTWATER

APPENDIX C CAERLEON DEVELOPMENT CONTROL PLAN

APPENDIX D IMPLEMENTING A SUBDIVISION CONSENT

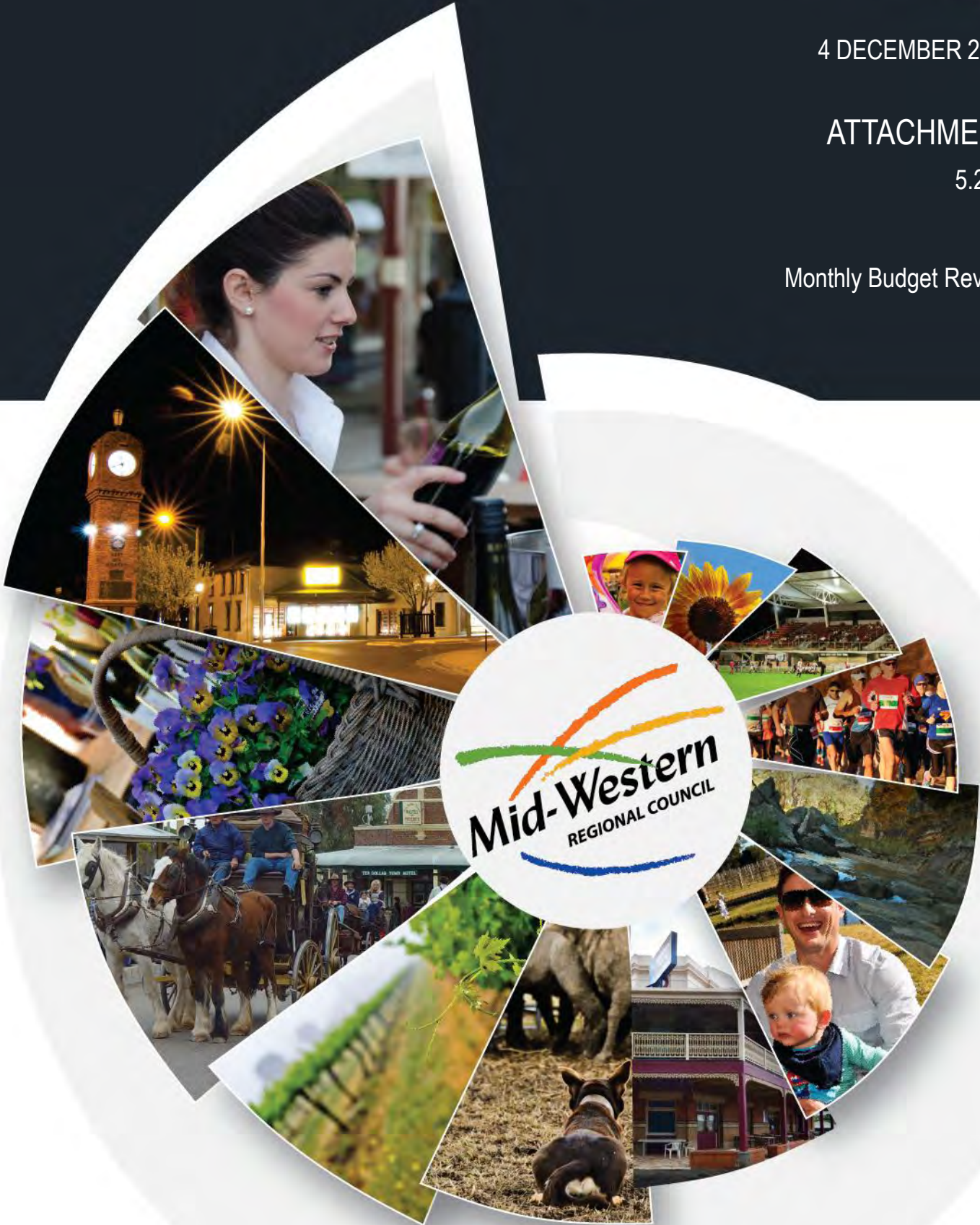


4 DECEMBER 2013

ATTACHMENT

5.2.12

Monthly Budget Review



Mid-Western
REGIONAL COUNCIL

*Good
Government*

MONTHLY BUDGET
REVIEW –
OPERATIONAL
PLAN/DELIVERY
PROGRAM - 2013/14

OCTOBER 2013



MID-WESTERN REGIONAL COUNCIL
FINANCE & ADMINISTRATION

■ ■ ■ ■ ■ TOWARDS 2030



Budget Variations

Community Plan Theme	Variation	Amount
GENERAL FUND		
Contra Variations		
Looking after our Community	Cahill Park Irrigation Repairs expenditure	24,000 C
Looking after our Community	Reduce expenditure on Lawson Park Landscape/Irrigation to fund Cahill Park Irrigation Repairs	(20,000) C
Looking after our Community	Transfer expenditure from Parks and Gardens Operations to specific project	(4,000) C
Total Contra Variations		
		0
TOTAL GENERAL FUND		
		0
SEWER FUND		
Contra Variations		
Protecting our Natural Environment	Sewer Mains Relining program expenditure	200,000 C
Protecting our Natural Environment	Transfer expenditure from Sewer Mains Budget Only	(200,000) C
Protecting our Natural Environment	Sewer Mains Realignment Industrial Ave Mudgee	15,000 C
Protecting our Natural Environment	Transfer expenditure from Sewer Mains Budget Only	(15,000) C
Total Contra Variations		
		0
TOTAL SEWER FUND		
		0
Code		
U - Unfavourable		
F - Favourable		
C - Contra		

Capital Works Program

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
Looking after our Community								
RURAL FIRE SERVICE - MULLAMUDDY FIRE STATION EXTENSIONS	0	73	73	0	73	2	2%	Mullamuddy works have been completed and are now waiting on the approved RFS budget to allocate remaining funds to brigade buildings upgrades.
HM&M VEHICLE PURCHASE	27	0	27	0	27	0	0%	Scheduled for replacement in early 2014, the need for this is under consideration.
COMM. TRANSPORT-VEHICLE PURCHASE	48	0	48	0	48	0	0%	Ongoing program of vehicle changeovers continues in line with policy.
MUDGEES CEMETERY CAP IMPV	70	0	70	0	70	0	0%	Extension of the lawn cemetery works will not commence until February 2014.
CEMETERY LANDSCAPING - ROADSIDE	0	40	40	0	40	0	0%	Hedging along Mudgee and Gulgong Cemeteries, work is to commence in December.
PUBLIC TOILETS - CAPITAL UPGRADES	4	0	4	0	4	0	0%	Budget only
PUBLIC TOILETS - MUDGEES CEMETERY	50	(50)	0	0	0	0	0%	This budget has been transferred to the Public Toilets at Percy Nott Park.
PUBLIC TOILETS - PERCY NOTT PARK	100	25	125	0	125	3	2%	Design has been completed and now waiting on structural drawings to advertise for quotations.
PUBLIC TOILETS - RYLSTONE SHOWGROUND	0	0	0	0	0	1	0%	Construction of new toilets completed.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
PUBLIC TOILETS - ROTARY PARK KANDOS	4	0	4	0	4	2	46%	Painting and repairs completed.
PUBLIC TOILETS - APEX PARK GULGONG	3	0	3	0	3	2	68%	Painting and repairs completed.
PUBLIC TOILETS - BILLY DUNN PARK GULGONG	2	0	2	0	2	2	101%	Painting and repairs completed.
PUBLIC TOILETS - VICTORIA PARK GULGONG	2	0	2	0	2	2	101%	Painting and repairs completed.
PUBLIC TOILETS - WHITE CRES KANDOS	15	0	15	0	15	3	19%	Tiling and painting are completed, now waiting on invoices.
LIBRARY BOOKS	80	0	80	0	80	40	50%	Ongoing program of book purchases to continue throughout the financial year.
MUDGE LIBRARY BUILDING IMPROVEMENTS	0	53	53	0	53	65	121%	Works completed.
LIBRARY EQUIPMENT	26	0	26	0	26	0	0%	Negotiations continuing with eBook suppliers. Vision impaired equipment has been ordered.
KANDOS MUSEUM - CAPITAL	20	0	20	0	20	1	4%	Report being prepared for 4 December Council meeting.
CULTURAL CENTRE INVESTIGATION	20	0	20	0	20	0	0%	Programmed to start next calendar year.
CAPITAL UPGRADE - GULGONG MEMORIAL	0	45	45	0	45	0	0%	Order has been placed for replacement of stage curtains and tracks. The instalment is to occur during November.
CAPITAL UPGRADE -	0	12	12	0	12	9	78%	Accessible path completed.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
RYLSTONE HALL								
CAPITAL UPGRADE - KANDOS HALL	4	0	4	0	4	2	60%	Completed replacement of internal lights.
CAP UPGRD-CLANDULLA FACILITIES	5	0	5	0	5	5	94%	Painting, repairs and absorption trench completed.
CAPITAL UPGRADE - HARGRAVES COURTHOUSE								
CAPITAL UPGRADE - BYLONG COMMUNITY HALL	0	5	5	0	5	0	0%	Grant funded works.
CAP UPGRD-COMMUNITY BLD-BUDGET ONLY								
MUDGEES POOL TRICLUB SHED	0	17	17	0	17	16	95%	Completed.
MUDGEES SHOWGROUNDS - REDEVELOPMENT	0	37	37	0	37	18	49%	Insurance claim works to be completed on the Showground Cottage and the remaining \$9K budget is insufficient to upgrade the pavilion electricity that has been quoted at \$18K.
GLENWILLOW SPORTS GROUND UPGRADES								
GLENWILLOW SPORTS GROUND UPGRADES	20	0	20	0	20	0	1%	Completed safety screens and fly screens. Car park drainage sump and pump to be installed during November.
KANDOS WARATAH PARK - CAPITAL								
KANDOS WARATAH PARK - CAPITAL	45	11	56	0	56	9	16%	Works commenced to upgrade canteen. This is to be completed by the end of December.
BILLY DUNN OVAL UPGRADE								
BILLY DUNN OVAL UPGRADE	15	(15)	0	0	0	0	0%	Budget transferred to Victoria Park Gulgong

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
RYLSTONE SHOWGROUND UPGRADE	280	0	280	0	280	0	0%	Plans have been finalised and the DA is to be lodged early November for a new canteen building. Site fencing, new water lines, re-roofing of bar area are all included in the project to be completed this financial year.
SAMMY'S FLAT SYNTHETIC CRICKET PITCH	6	0	6	0	6	3	44%	Completed.
GLEN WILLOW SOCCER AMENITIES REBUILD	0	100	100	0	100	81	81%	Design documentation is being finalised.
GULGONG SHOWGROUND UPGRADE	50	0	50	0	50	0	0%	No work undertaken yet, payment will be made upon completion of the identified works.
MUDGEESKATE PARK	0	55	55	0	55	47	86%	Completed.
MUDGEESKATE SHOWGROUNDS - AMENITIES	20	(10)	10	0	10	10	102%	Completed
VICTORIA PARK GULGONG STORAGE SHED	0	15	15	0	15	0	0%	Staff are organising this with the Gulgong Sports Council.
PASSIVE PARKS - LANDSCAPING IMPROVEMENTS	5	0	5	0	5	1	21%	Works commenced to increase planting and remove old tree stock in passive parks.
RED HILL RESERVE - TOURISM DEVELOPMENT INVESTIGATION	50	0	50	0	50	0	0%	Grant applications have been lodged and are awaiting outcomes in mid December.
PLAYGROUND EQUIPMENT - SHADE	0	15	15	0	15	0	0%	To be completed in December.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
SAILS								
SCULPTURES ACROSS THE REGION	30	5	35	0	35	5	13%	Two sculptures have been purchased to the value of \$11 300.
AVISFORD RESERVE - CAPITAL	40	0	40	0	40	0	0%	Project has commenced with MTB Club. Car park is to be installed once the cultural assessments have been completed.
PLAYGROUND EQUIPMENT - REDBANK PARK MUDGEE								
PLAYGROUND EQUIPMENT - APEX PARK MUDGEE	30	0	30	0	30	26	87%	Completed
PLAYGROUND EQUIPMENT - PEARL PARK GULGONG								
PLAYGROUND EQUIPMENT - VICTORIA PARK MUDGEE	20	0	20	0	20	19	95%	Completed
PLAYGROUND EQUIPMENT - VICTORIA PARK MUDGEE	20	0	20	0	20	21	106%	Completed
PLAYGROUND EQUIPMENT - VICTORIA PARK MUDGEE	10	0	10	0	10	2	21%	Old equipment has been removed thus far.
LAWSON PARK BBQ SHELTER - RE-BUILD								
BELLEVUE PLAYGROUND REPLACEMENT	0	0	0	0	0	6	0%	Design documentation prepared.
SAM BATEMAN RESERVE LANDSCAPING UPGRADE	0	40	40	0	40	28	71%	To be completed during December. Delays are due to importing components.
SAM BATEMAN RESERVE LANDSCAPING UPGRADE	0	10	10	0	10	11	110%	Completed

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
PASSIVE PARKS - LAND MATTERS	0	185	185	0	185	0	0%	Fairydale Lane Railway Line buffer zone - acquisition. Reported to Council 3/10/2013 - Purchase progressing as planned.
STREET SCAPE CAPITAL IMPROVEMENTS	15	0	15	0	15	3	18%	Replacement of street trees and treatment of tree related pests to occur throughout the year.
STREETSCAPE - BIN REPLACEMENT PROGRAM	13	0	13	0	13	9	69%	Bins arrived and will be installed October 2013
STREETSCAPE - RECYCLING BIN PROGRAM	10	9	19	0	19	0	0%	This is a grant funded program to introduce street recycling bins, with Mudgee and Gulgong to be done this year. Bins are ordered for Mudgee and staff are researching appropriate timber slatted bins for Gulgong.
Total	1,167	673	1,840	0	1,840	460	25%	
Protecting our Natural Environment								
RURAL WASTE DEPOT UPGRADES	53	(40)	13	0	13	0	0%	Fencing works required at Wollar, Goolma and Lue. Quotes are being obtained.
MUDGEE WASTE DEPOT UPGRADES	30	0	30	0	30	14	46%	Bin lifter purchased, weather station ordered, litter fencing installed and quotes being obtained for leachate pump.
WASTE - LAND MATTERS	5	0	5	0	5	0	2%	Queens Pinch Waste Transfer Station - documents forwarded to LPI in order to complete matter.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
WTS - GOOLMA UPGRADES	0	10	10	0	10	0	0%	Fencing repairs and additional fencing to rear of site to minimise illegal dumping
WASTE SITE REHAB - MUDGEES	0	60	60	0	60	0	0%	Site survey works completed. Strategic waste plan forms part of this expenditure. Consultants for Hydrological studies have been to site to prepare tender return.
WASTE SITE REHAB - GOOLMA	0	20	20	0	20	0	0%	Capping of old landfill areas to be completed in February.
DRAINAGE CAPITAL IMPROVEMENTS	555	117	672	0	672	53	8%	No changes.
CULVERT INSTALLATIONS	53	0	53	0	53	2	3%	Works ongoing throughout the year.
CAUSEWAY IMPROVEMENTS	60	(60)	0	0	0	1	0%	Budget only item.
CAUSEWAY IMPROVEMENT - IRON BARKS ROAD	0	30	30	0	30	20	67%	Complete
CAUSEWAY IMPROVEMENT - NORLEMBAH ROAD	0	30	30	0	30	21	68%	Complete
DRAINAGE WORKS - LAND MATTERS	0	4	4	0	4	0	0%	Formalisation of Right of Carriageway over land in Short Street to commence November 13.
ENV - PUTTA BUCCA WETLANDS CAPITAL	15	0	15	0	15	0	0%	Contact has been made with Management of Boral for access to their well. Waiting on a response.
WATER NEW CONNECTIONS	128	0	128	0	128	20	15%	Provision of new connections to subdivisions and other new developments as required.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
WATER AUGMENTATION - MUDGEE	3,510	0	3,510	0	3,510	0	0%	Upgrades required for Mudgee WTP associated with Caerleon growth.
WATER AUGMENTATION - RYLSTONE & KANDOS	0	5	5	0	5	7	134%	Works completed.
WATER REDBANK DAM UPGRADE	750	21	771	0	771	346	45%	The existing dam wall has now been cut and is currently being removed. The Dam Safety Committee will inspect the works during mid November 2013.
WATER TELEMETRY - BUDGET ONLY	20	(20)	0	0	0	0	0%	Budget only item has been reallocated as per below.
WATER TELEMETRY - MUDGEE LINK	0	20	20	0	20	0	0%	Upgrade of analogue telemetry system to digital in Mudgee. Works to commence following completion of Mudgee Sewerage Augmentation.
WATER LOSS MANAGEMENT WORKS	26	0	26	0	26	0	0%	Installation of flow meters and associated telemetry monitoring equipment within the water distribution system. Construction works will commence after the summer period.
WATER MAINS - CAPITAL BUDGET ONLY	280	(234)	46	0	46	0	0%	Budget only.
WATER MAINS - LAWSON STREET	0	40	40	0	40	0	0%	Water main replacement scheduled for commencement in November 2013.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
WATER MAINS - DECOMMISSION	0	18	18	0	18	0	0%	Decommissioning of water mains no longer required in East Mudgee area. Multiple decommissions will be scheduled progressively throughout the year.
WATER MAINS - CHURCH ST	0	70	70	0	70	0	0%	Water main replacement in conjunction with road works scheduled for early 2014.
WATER MAINS - GLADSTONE ST	0	10	10	0	10	9	92%	Works completed July 2013.
WATER MAINS - LOVEJOY ST	0	30	30	0	30	21	69%	Works completed November 2013
WATER MAINS - PERRY ST (GLADSTONE TO DENISON)	0	45	45	0	45	31	69%	Water main replacement adjacent to Mudgee Public School. Construction is approximately 70% complete. Works have been put on-hold until next School Holidays.
WATER MAINS - LOUEE ST	0	8	8	0	8	2	27%	Water main replacement commenced in October and is scheduled for completion during November 2013.
WATER MAINS - DABEE ST	0	9	9	0	9	4	48%	Water main replacement completed in October 2013
WATER PUMP STATION - CAPITAL BUDGET ONLY	62	(45)	17	0	17	0	0%	Budget only.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
WATER PUMP STATION - RYLSTONE CLEARWATER	0	35	35	0	35	0	0%	Refurbishment of pump at Clear Water Pump Station, Rylstone Water Treatment Plant. Final installation delayed due to bushfires in Blue Mountains. Works completed in November 2013.
WATER RESERVOIR - FLIRTATION HILL MUDGEE	70	0	70	0	70	0	0%	Reservoir refurbishment planning underway. Diving works to be scheduled based on specialised contractor availability.
RESERVOIRS - PALERMO RD MUDGEE	50	0	50	0	50	0	0%	Reservoir refurbishment planning underway. Diving works to be scheduled based on specialised contractor availability.
WATER METERS - BULK VALVE INSTALLATION - MEARES ST	90	0	90	0	90	15	17%	Program to replace water meters greater than 15 years old.
MAG FLOW METER INSTALLATION - MUDGEE BORE	0	5	5	0	5	2	32%	Works scheduled for completion in November 2013.
SEWER NEW CONNECTIONS	45	0	45	0	45	12	27%	Works will be scheduled after the summer period during 2014.
SLUDGE DEWATERING MOBILE UNIT	350	0	350	0	350	1	0%	Provision of new connections associated with new development. Purchase of mobile sludge dewatering unit to process STP sludge and potentially, lime sludge at WTPs. Tenders are currently under assessment.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
SEWER AUGMENTATION - RYLSTONE & KANDOS	500	60	560	0	560	0	0%	Power supply design and land matters are currently on-hold until further investigation of staging options are prepared by January 2014.
SEWER AUGMENTATION - MUDGEES	1,950	204	2,154	0	2,154	1,532	71%	STP and Pump Station have been successfully commissioned, with both construction contracts to be completed in November 2013.
SEWER TELEMETRY	20	0	20	0	20	0	0%	Upgrade of analogue telemetry system to digital in Mudgee. Work is to commence in early 2014
SEWER MAINS - CAPITAL BUDGET ONLY	350	(45)	305	(215)	90	0	0%	Budget only.
SEWER MAINS - BURRUNDULLA AVE	0	25	25	0	25	15	61%	Work is to be completed in October 2013
SEWER MAINS RELINING	12	38	50	200	250	0	0%	Sewer main relining Request for Tender has been advertised during October and November. Tenders have been received and are currently being assessed.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
SEWER MAINS - MUDGEE INDUSTRIAL AREA	0	42	42	0	42	37	88%	Construction of new sewer gravity main and rising main to service South Mudgee area. 2013 remaining project budget revoked due to wet weather preventing project completion in June. Remaining work was delayed to allow industrial area property owners to clear easements to allow connections to proceed. Work to be completed in November 2013.
SEWER MAINS - BELLEVUE TO RIFLE RANGE ROAD	0	47	47	0	47	1	2%	Work is being completed by developer, with funding contribution by Council. Scheduling is not within Council's control.
SEWER MAINS - RISING MAIN CAERLEON	0	850	850	0	850	0	0%	Construction of new rising main from Caerleon to new STP. Timing will be in association with approval timing of Caerleon Construction Certificate. Tender documentation for design work is currently being prepared.
SEWER MAINS - REALIGNMENT INDUSTRIAL AVE MUDGEE	0	0	0	15	15	1	5%	Realignment of inaccessible sewer main. Work commenced and scheduled for completion by end November 2013.
SEWER PUMP STATION - CAPITAL BUDGET ONLY	417	(415)	2	0	2	0	0%	Budget only.
SEWER PUMP STATION -	0	52	52	0	52	28	55%	Final connection of new pump station is to be completed in

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
INDUSTRIAL								November 2013.
SEWER PUMP STATION - FLOW METERING	50	0	50	0	50	0	0%	Installations of flow meters at Mudgee sewer pump stations to better monitor and control sewerage system.
SEWER PUMP STATION - CAERLEON	0	350	350	0	350	0	0%	Construction of a new pump station within Caerleon. Timing will be in association with approval timing of Caerleon Construction Certificate. Tender documentation for design work is currently being prepared.
DECOMMISSION OLD MUDGE INDUSTRIAL SPS	0	15	15	0	15	0	0%	Decommissioning will commence following final connection of the new Industrial area pump station. Scheduled to be completed by the end of November 2013.
SEWER TREATMENT WORKS - MUDGE	45	0	45	0	45	1	2%	For emergency or major maintenance works across the course of the year.
DECOMMISSION MUDGE STP PUTTA BUCCA	150	0	150	0	150	0	0%	Decommissioning works at old Mudgee Industrial STP will commence after commissioning of the new STP.
SEWER EASEMENT & LAND MATTERS	5	0	5	0	5	0	0%	Ongoing throughout the year.
Total	9,650	1,421	11,071	0	11,071	2,196	20%	

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
Building a Strong Local Economy								
RIVERSIDE CARAVAN PARK - POWER POLES	0	10	10	0	10	0	0%	Replacement of caravan park poles. An order has been placed for replacement poles, with negotiations to occur with leasee prior to works commencing.
RYLSTONE CARAVAN PARK - CAPITAL	15	0	15	0	15	0	2%	Tiling works and new partitions are being installed during November.
ENTRANCE SIGNAGE	0	0	0	0	0	0	0%	Not proceeding.
KANDOS TOURIST BAY - BVW	0	0	0	0	0	1	0%	Completed 2012/13. Costs associated with additional signage requested by the Kandos Business Community.
TECHNOLOGY PARK	5	0	5	0	5	0	0%	Investigating similar parks in other locations.
SALEYARDS - CAPITAL BUDGET ONLY	20	(20)	0	0	0	0	0%	This budget transferred to electrical switchboard, posts and rails replacements.
SALEYARDS - ELECTRICAL SWITCH UPGRADE	0	10	10	0	10	0	0%	Purchase order has been raised for these works to be completed.
SALEYARDS - POST AND RAIL REPLACEMENT	0	10	10	0	10	1	9%	Ongoing work program to repair the 50 centre posts has commenced.
PROPERTY - MUDGEE AIRPORT SUBDIVISION	0	180	180	0	180	187	104%	Settlement occurred 30/9/2013 - Purchase completed.
PROPERTY - KANDOS SURPLUS LAND BLOCKS	6	0	6	0	6	0	5%	Awaiting appraisal - sale process to progress November 13.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
PROPERTY - EX SALEYARDS STAGE I	50	0	50	0	50	6	12%	Review of Draft Concept Review in order to progress DA.
Total	96	190	286	0	286	196	69%	

Connecting our Region

URBAN RESEALS - BUDGET ONLY	366	(366)	0	0	0	0	0%	Budget Only Item.
URBAN RESEALS - DENISON STREET	0	11	11	0	11	0	0%	Reseal planned for February 2014.
URBAN RESEALS - CHURCH ST	0	115	115	0	115	1	1%	Reseal planned for February 2014.
URBAN RESEALS - HENBURY AVE	0	29	29	0	29	0	0%	Reseal planned for February 2014.
URBAN RESEALS - BURRUNDULLA AVENUE	0	46	46	0	46	0	0%	Reseal planned for February 2014.
URBAN RESEALS - GLADSTONE STREET	0	36	36	0	36	0	0%	Reseal planned for February 2014.
URBAN RESEALS - LITTLE BAYLY STREET	0	4	4	0	4	0	0%	Reseal planned for February 2014.
URBAN RESEALS - MADEIRA ROAD	0	42	42	0	42	0	0%	Reseal planned for February 2014.
URBAN RESEALS - MAYNE STREET	0	16	16	0	16	0	0%	Reseal planned for February 2014.
URBAN RESEALS - MULGOA WAY	0	4	4	0	4	2	41%	Reseal planned for February 2014. Preliminary works completed.
URBAN RESEALS -	0	29	29	0	29	0	0%	Reseal planned for February

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
PERRY STREET								2014.
URBAN RESEALS - ROBERTSON STREET	0	36	36	0	36	0	1%	Reseal planned for February 2014.
REHAB - CHURCH ST (GLADSTONE TO MORTIMER)	0	0	0	0	0	1	0%	Works completed 2012/13
REHAB - PERRY ST MUDGEE (MORTIMER TO GLADSTONE)	350	0	350	0	350	0	0%	Works are planned to commence in January 2014.
REHAB - MORTIMER ST MUDGEE (CHURCH TO LEWIS)	550	0	550	0	550	175	32%	Works are completed with the exception of the asphalt. This will be laid week commencing 25 November 2013.
REHAB - CHURCH ST MUDGEE (GLADSTONE TO DENISON)	750	0	750	0	750	3	0%	Work is planned to commence in January 2014.
RESHEETING - URBAN ROADS	13	0	13	0	13	0	0%	Works planned between March and May 2014.
URBAN ROADS LAND MATTERS CAPITAL	14	4	19	0	19	0	0%	Library Lane matter almost complete with LPI for registration.
RURAL SEALED ROADS RESEALS BUDGET	749	(699)	50	0	50	37	74%	Budget Only Item. The budgets for reseal projects cancelled at September QBR will be reallocated and presented to Council for resolution.
RURAL RESEAL - HENRY LAWSON DR FROM DREWS LANE	0	65	65	0	65	1	1%	Completed, waiting for invoices.
RURAL RESEAL - CRUDINE ROAD	0	68	68	0	68	9	14%	Completed.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
RURAL RESEALS - LUE ROAD (EX RYLSTONE)	0	64	64	0	64	0	0%	Seg 90 Completed, Seg 100 planned for January 2014.
RURAL RESEAL - KAINS FLAT RD	0	24	24	0	24	0	0%	Completed, waiting for invoices.
RURAL RESEAL - GLEN ALICE RD	0	71	71	0	71	11	15%	Seg 90 Completed, Seg 100 planned for December 2013
RURAL RESEAL - WINDEYER RD	0	63	63	0	63	0	0%	Preparation works completed, reseal planned for December 2013.
RURAL RESEAL - QUEENS PINCH RD	0	53	53	0	53	6	12%	Preparation works completed, reseal planned for late November.
RURAL RESEAL - PYRAMUL RD	0	77	77	0	77	12	15%	Completed, waiting for invoices.
RURAL RESEALS - BOCOBLE ROAD	0	96	96	0	96	18	19%	Completed, waiting for invoices.
RURAL RESEALS - COOPER DRIVE	0	40	40	0	40	42	106%	Completed
RURAL RESEALS - DABEE ROAD - RYLSTONE	0	0	0	0	0	0	0%	Reseal cancelled as condition of pavement requires rehab.
RURAL RESEALS - HENBURY AVENUE	0	15	15	0	15	0	0%	Reseal planned for February 2014.
RURAL RESEALS - MCMURRAYS LANE	0	3	3	0	3	1	47%	Completed, waiting for invoices.
RURAL RESEALS - UPPER BYLONG ROAD	0	31	31	0	31	6	20%	Reseal planned for February 2014.
RURAL REHAB - LUE RD (OLIVE FARM)	254	32	286	0	286	288	101%	Complete

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
LAHEYS CK INTERSECTION UPGRADE (COBBORA)	0	71	71	0	71	15	21%	Council's involvement with the design of this project is completed. Final invoices have been submitted. It is unlikely that this physical works will occur this year following the uncertainty of the mine project.
REHAB - ROBERTSON RD	200	0	200	0	200	11	5%	REF completed, works planned to commence in November, starting with drainage works.
REHAB - BROGANS CREEK	200	0	200	0	200	20	10%	Completed, waiting for invoices.
HEAVY PATCHING BUDGET	150	0	150	0	150	23	15%	Works planned for January 2014.
BLACKSPOT YARRAWONGA RD SHOULDER WIDENING	0	580	580	0	580	0	0%	RMS Road Safety has agreed to spend this Blackspot funding in the widening of the single lane bridge at Home Rule. The works have been put to a design and construct tender, which closes on 28th November. Tender will be awarded before Christmas with a start early in the new year.
RURAL SEALED ROAD LAND MATTERS	11	0	11	0	11	4	36%	Lue Road (Havilah) plan signed and Crown contacted regarding progressing crown land component. Cox's Crown Road - nearing finalisation.
RURAL SEALED REGIONAL ROAD RESEALS	623	(600)	23	0	23	15	66%	Budget Only Item. The budgets for reseal projects cancelled at September QBR will be reallocated and presented to Council for resolution.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
RURAL SEALED REGIONAL ROAD REPAIR PROGRAM	800	(700)	100	0	100	0	0%	This funding was Council's 50% contribution to the rehab and widening project on Gollen Road. Unfortunately the project was not successful in the REPAIR application and will not go ahead this year.
BLACKSPOT BYLONG VALLEY WAY - GROWEE GULPH	0	73	73	0	73	11	15%	Reseal planned for February 2014.
BLACKSPOT COPE RD SHOULDER WIDENING	550	0	550	0	550	54	10%	Pavement widening works are well underway with the concrete drain to be completed mid-November and sealing mid-December.
BLACKSPOT COPE RD SHOULDER WIDENING	430	0	430	0	430	37	9%	Drainage works have started with the extension of the bridge sized culvert. Widening works and overlay to commence in November 2013.
BLACKSPOT YARRAWONGA RD SHOULDER WIDENING	580	(580)	0	0	0	0	0%	Project moved to Rural Local Sealed function
BLACKSPOT ULAN RD - MUDHUT CREEK ROAD	880	(280)	600	0	600	117	20%	Intersection works are completed. Widening works to the north of the intersection will be carried out concurrently with upgrade works when they commence in March 2014.

	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
BLACKSPOT ULAN RD - RIDGE ROAD INTERSECTION	0	220	220	0	220	0	0%	Works are planned to commence in November 2013 and will be undertaken in conjunction with the REPAIR project.
REHAB COPE ROAD UPGRADE BUDGET ONLY	0	400	400	0	400	0	0%	These works will be carried out in conjunction with the Blackspot projects and will be used to increase the pavement works.
REPAIR - ULAN RD MR214	0	645	645	0	645	48	7%	Works are planned to commence in November 2013 with tree clearing and drainage and will be completed in February 2014.
ULAN & COPE ROAD UPGRADES	72	0	72	0	72	0	0%	Works to be undertaken across course of year, as required. Likely to be heavy patching.
REHAB - WOLLAR RD CUMBO CREEK	0	30	30	0	30	0	0%	Final Seal completed, waiting for invoices.
REHAB - ROUSE STREET MR598	0	118	118	0	118	0	0%	Works are planned for March 2014.
WOLLAR ROAD HEAVY PATCHING	0	128	128	0	128	0	0%	Works are planned for January 2014.
REG RESEAL - WOLLAR RD MR208	0	32	32	0	32	0	1%	Reseal planned for February 2014.
REG RESEAL - HILL END RD	0	24	24	0	24	0	0%	Reseal planned for January 2014
REG RESEAL - GOLLAN RD	0	67	67	0	67	34	51%	Segment 30 completed, Seg 40 to be resealed in January 2014.
REG RESEAL - ULAN RD	0	0	0	0	0	0	0%	This budget was moved to project A61621. The budget for the reseal carried over from last year under agreement from RMS was in project A61621

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
REG RESEALS & HP - COX STREET- RYLSTONE	0	39	39	0	39	0	0%	Works are planned for January 2014.
REG RESEALS - BYLONG VALLEY WAY MR215	0	122	122	0	122	4	4%	Completed, waiting for invoices.
REG RESEALS - COPE ROAD MR598	0	0	0	0	0	0	0%	Reseal cancelled as condition of pavement requires rehab.
REG RESEALS - ROUSE STREET MR598	0	0	0	0	0	0	0%	Reseal project cancelled, funding reallocated to Rouse Street Rehab.
RURAL SEALED REGIONAL ROAD LAND MATTERS CAPITAL	4	0	4	0	4	0	0%	Black Spot Program - Ulan Road, Budgee Budgee - progressing as planned.
SEAL EXTENSION - ULAN-WOLLAR RD	0	169	169	0	169	124	73%	Seal extension completed. Remaining budget to be used to carry out resheeting and culvert extension works in anticipation for the next seal extension section.
SEAL EXTENSION - BERAGOO ROAD	16	0	16	0	16	0	2%	Completed, waiting for invoices.
RESHEETING - BUDGET ONLY	921	431	1,352	0	1,352	558	41%	Works are ongoing; however, these have slowed down due to the dry conditions.
UNSEALED ROADS LAND MATTERS CAPITAL	6	0	6	0	6	1	13%	Whitehouse/Cope Road realignment - progressing as planned.
RURAL UNSEALED REGIONAL ROAD RESHEETING	50	0	50	0	50	0	0%	Works have been delayed due to dry conditions.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
SEAL EXTENSION - WOLLAR ROAD	220	26	246	0	246	0	0%	Works will commence in November 2013 with tree clearing activities. The works are planned to be completed by February 2014.
FOOTWAYS - CAPITAL BUDGET ONLY	115	0	115	0	115	8	7%	Works ongoing.
PEDESTRIAN - KANDOS TO CLANDULLA	20	60	80	0	80	0	0%	This project will be planned once approvals from ARTC / John Holland are received.
PEDESTRIAN - CHARBON PEDESTRIAN BRIDGE	0	99	99	0	99	0	0%	This project will be planned once approvals from ARTC / John Holland are received.
CBD TAXI RANK SHELTER	0	18	18	0	18	1	7%	Works to be completed by end of November.
PEDESTRIAN - GLEN WILLOW WALKWAY	300	200	500	0	500	2	0%	Waiting for report to go to Council in early November to award Tender
CYCLEWAY BELLEVUE	0	0	0	0	0	(0)	0%	Works completed 2012/13.
GULGONG WALKWAY	40	0	40	0	40	34	84%	The majority of this project is complete. The final section at the cemetery entrance will be undertaken in conjunction with the intersection works for the Springfield widening project.
AIRPORT EXTEND TAXIWAY	0	0	0	0	0	(18)	0%	The amount is Council's contribution to the apron for the new airport hanger development. The negative balance is an accrual from 2013, which will

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
AIRPORT - APPROACH LIGHTS	10	0	10	0	10	4	43%	The LED lights have been ordered and it is anticipated they will be installed in November/December.
Total	9,244	1,397	10,641	0	10,641	1,720	16%	reverse once payment is made.

Good Government

RYLSTONE ADMINISTRATION BUILDING UPGRADE	0	6	6	0	6	0	0%	Replacement of A/C compressor.
KANDOS MUSEUM	0	8	8	0	8	3	37%	Report is being prepared for 4 December Council meeting.
CAPITAL UPGRADE - MWRC DEPOT	270	0	270	0	270	66	24%	Internal fit out commenced. Due for completion during January 2014.
STABLES COMPLEX	15	0	15	0	15	0	1%	Aquapol rising damp system to be installed in November.
IT CORPORATE SOFTWARE	51	15	66	0	66	0	0%	Planning underway with Tech One for ePlanning modules.
IT RECORDS MANAGEMENT IMPLEMENTATION	0	70	70	0	70	37	53%	Project continues with system improvements and enhancements as requested.
SMART PHONE APPLICATION	5	0	5	0	5	0	0%	Investigations continuing.

\$'000	Original Annual Budget	Approved Variations	Revised Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	% Proposed Annual Budget	Comment
PLANT PURCHASES	1,747	23	1,770	0	1,770	175	10%	Tenders for heavy plant will be advertised in December and January with all major plan deliveries to be made in April/May.
WORKS DEPOT - OHS CAPITAL IMPROVEMENTS	0	7	7	0	7	8	116%	Smart Oil Meters installed, project completed.
COMMUNICATIONS - MT MISERY HUT	5	0	5	0	5	7	139%	Works for sewer works completed.
Total	2,093	129	2,222	0	2,222	296	13%	
Total Capital Works Program	22,251	3,809	26,060	0	26,060	4,868	19%	



4 DECEMBER 2013

ATTACHMENT

5.2.13

Kandos Museum
(Attachments 1-5)



Kandos Industrial Museum

Significance Assessment 2013



margot jolly consulting with Kandos Industrial Museum

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Acknowledgements

During this project I received great assistance from Leanne Wicks. Leanne has worked hard to assist the Museum with its review process. Leanne's work on the Coal Industry Collection as part of the 2013 Movable Heritage Fellowship has been essential to the completion of this report.

I would like to thank Peg, Marie, Colleen, Denise, Ann, Esme, Bob, Pam and the two Christines for their participation in conversations about the collection and in the workshops held at the Museum and in Rylstone.

I would also like to acknowledge the support of the Mid Western Council and especially Kate Power.

1. Executive summary

This Significance Assessment has been produced for the Kandos Industrial Museum to assist them with structural changes needed to secure its future as a community museum. Like many museums looking after their community's heritage the Kandos Industrial Museum has reached a stage in its growth where its original enthusiastic volunteers are less able to manage the resourcing and opening of the museum and the museum must look to new ways of remaining sustainable.

Kandos Industrial Museum is managed by a S355 committee of the Mid-Western Regional Council.

Margot Jolly Consulting was contracted by the Council, through Leanne Wicks, to work with the volunteers to review and update the Museum Collection Policy and ensure the use of good museum standards, as well as prepare a Significance Assessment of the Collection.

This document contains reviews of the some of the most important objects and groups of objects in the collection.

As part of the process of working with the collection, the consultant spent 3 days with the volunteers, discussing stories about objects in the collection, listening to their perception of the Museum and its collection. A workshop on Collection Management and the importance of clear goals, good policy and ethical management of collection and museums was held at the Museum involving the new committee and members from museums in Gulgong and Rylstone.

2. Project Aim

The Kandos Industrial Museum (Museum) is at an interesting point in its history. Since its inception in 1988 the collection has grown through the generosity of local residents and groups and through the enormous work done by a dedicated team of volunteers.

The aim of this Significance Assessment has been to assist the volunteers, which includes a new committee, with the reviewing of the collection in light of a new collection policy, the reconstruction of some of the display areas and the new entry. Also, in the last few years the closing down of the cement works, that has defined Kandos for all of its urban history, has caused a reflection of the town's industrial past.

As part of the Significance Assessment the volunteers have taken part in Collection Management Training, through a one day workshop on policy and procedure, and cataloguing with the consultant. It is hoped with a stronger sense of the significant stories in the collection that the Museum can rationalise some of the objects currently on display. Many of these objects have little or no specific connection to the history of Kandos and have accrued over the years through active collection without any strategic direction - the sort of strategic direction that can be gained by having good plans and policies, to guide activities.

3. Collection Review

a. A brief history of the development of the collection

The collection was started as part of a commemoration in the bicentennial year 1988. The community was asked to bring in objects that reflected the past of Kandos. A committee was formed as a S355 committee of the local Rylstone Shire Council. The acquisition of the old Methodist Church building gave the collection a permanent home. Over the years the collection has grown to include the industrial, military and social history of the area. There is also a substantial collection of rural objects called the Nicholson Collection.

The Museum has a strong focus on the cement industry, which defined Kandos up until 2012. It is possibly the only Museum in New South Wales to collect record and present the history and development of a company town. There are also large collections relating to the domestic, agricultural, leisure, communications and transport history of the area. An extensive photograph collection together, with written records relating to the development of Kandos in particular and of the Mid Western Shire in general has been gathered since the Museum's inception in 1988 as the major Bicentennial project, or then Rylstone Shire. Currently the Museum is working on its Collections Policy and Collection Management Procedures.

There is a collection of rural memorabilia. In the recent review of the collection and the Collection Policy it has been decided that the Museum will focus largely on the community's development as an industrial town. The larger objects in the rural collection are likely to be offered to another local museum which focuses more strongly on rural life.

As an important part of looking at the Collection Policy for the Museum, the Committee has been investigating the state of existing records and procedures. It is also reviewing the collection through the prism of the now well defined themes. A careful process of identifying objects, their ownership, provenance and condition has been progressing over the last 6 months and is ongoing. As a consequence there will be a considered and gentle return of some long term loans and the deaccessioning of objects that have been catalogued, but which now do not fit with the Museum's accepted themes.

b. The Collection Aim / Mission Statement

The following is taken from the draft Collections Policy, waiting for endorsement from the Mid-Western Regional Council.

OBJECTIVE

The objective of this policy is to assist in the development of a community-based Museum that celebrates the history and character of the Kandos area.

MISSION STATEMENT

To develop as a centre of progress and innovation in museum activities, conserving and interpreting the unique and related aspects of Kandos' industrial and social history.

c. The location of the collection

The Museum and collection is situated in a unique building which was formerly the Kandos Methodist Church. The church is built to a distinctive Spanish Mission/Californian plan, brought to the town by the company manager of NSW Cement, Lime and Coal Co., Floyd Richards, in 1915.



The vast majority of the collection is on display, very little being in storage. There are larger pieces in the grounds surrounding the Church. Some of the objects outside relate to mining industry.

The building that houses the Museum is also of significance to the town. It was built from a design that reflected the background of the first Company Manager. It stands out as different from the usual design of churches built at that time and reflects the nature of Kandos as different from other Australian small towns of the early 20th century.

d. The Collection Themes

The following is a description of the collection from the CAN website.

The collection reflects the Shire's development and social/cultural history. Displays include domestic, industrial, agriculture, leisure, geological, commercial and communications (railway and phone). There is a growing collection of historical documents, postcards and photographs, together with many old books magazines and newspapers. These are available for visitors to browse through. The museum has a strong focus on the cement industry based in this Shire. As far as is known, it is the only museum to feature the history and development of cement.

Kandos as a town came into existence in 1919 with the development of the cement industry.

The following is the new draft of the Collection Policy as prepared by the Museum Committee after discussion with the consultant and participation in a Collection Management workshop.

'The underlying principle for selection is that the item has provenance and relevance to the history of the Kandos region, with particular reference to the industrial history of the

area. Items of exceptional uniqueness may be collected if they have state or national significance.

Objects the museum may collect must relate to the following themes:

- **Industrial Kandos:** the cement works encompassing the ways the works influenced the community, the local coal mines and quarries, the local railway network, the Kandos Weir and other local industries.
- **Kandos Modernism:** the local vernacular expression of 20th century living, architecture, fashion, communication, design and lifestyle, including catalogues and magazines. Examples include items relating to Henbury Golf Course and the gazetting and town-planning of Kandos.
- **Kandos Indigenous communities:** For the potential acquisition of indigenous objects, laws are to be followed and indigenous community consultation is to take place. Refer Museums Australia Indigenous Heritage Policy.
- **Kandos War service:** War records, documents, photographs, objects and information about local servicemen and women.
- **Social history:** Domestic life, local technologies and histories of Kandos businesses, health, community, schools, scouts, Apex, sporting groups, festivals, migrant community, Fraternal associations.'

e. An inventory of Significant Collection items

As part of the process of research for the Significance Assessment the current records have been viewed. It is gratifying to see a very well organised set of registers for the collection. Unfortunately this system was not used when the volunteer responsible had to leave off the work for a period. There is also the issue that objects on loan have been assigned a registration number. This is relatively easy to rectify once it has been established that the object is a loan item. The database InMagic has been used by one data-entry volunteer over the last few years. There are less than 1000 objects currently on the system with very little provenance included and very little descriptive information.

The main issue with the current database is the fact that at present there are only two people who feel confident using the system. It is in need of up-dating to allow more information to be entered and accessed. The museum needs to decide whether it is a better option to start afresh with the entry of records of objects that are definitely owned by the museum and to invest in a new system that better meets current museum standards.

In trying to research the collection it was difficult to find provenance information at the museum unless the donor or volunteers with personal knowledge were contactable. Access to the database was difficult and the information meagre and no object files exist except for the coal mine collection.

The museum needs to use their new Collection policy to establish the collection they wish to keep and actively deaccession the large amount of items that do not fit with the stronger stories they can tell. As many of these objects are on loan or have not been accessioned into the collection the process would be somewhat easier, although the Museum needs to take care that the public perception of the changes at the museum are positive.

Cement Works Collection

This collection includes signage, scientific instruments, machinery, office records, and photographs. Much of the collection needs comprehensive documentation. Very few objects have been catalogued or assigned a registration /accession number.

This collection is very significant to Kandos and to the region and to the state. There are other sites of cement works around Australia where the story can be told, but not with the collection of objects and company records that the Museum holds. The collection at the Museum has been supported by Cement Australia, the last owner of the works and the company continues to recognise its heritage on its website, www.cementaustralia.com.au
› Home › About us .

The town of Kandos was gazetted due to its formation around the NSW Cement, lime and Coal Co.. The significant lime deposits of the land around Kandos led to the town being established in 1913 by the New South Wales Cement Lime and Coal Company and possibly the town name is actually an acronym of the initials of the company's directors. There was also a local politician with the name Chandos who possibly provided the inspiration for the name. What is certain is the town of Kandos came into being because of the cement industries needs for particular circumstances, namely a good source of limestone and energy source, coal.

Part of the Cement Works Collection is the story and the objects related to the colliery that supplied the coal that provided the energy for the Cement Works.

Leanne Wicks local resident and museum studies graduate, is in the process of assessing the collection of objects and archives related to the Kandos coal mines. Ms Wicks has support for this project from the Powerhouse Museum and the Mid Western Council.

Below is the Leanne's work-in-progress on the objects held at the Museum. As work progresses objects are being numbered and researched. Leanne is also looking at their significance in relation to other collections in Australia and the world.

Colliery Objects






An initial glance over the collection of colliery items revealed 30 objects. Since my project has become known, many others have been found in storage areas and the number has risen to over 200. Most of these objects are paper based: books, brochures, parts journals, safety charts, manuals, magazines, Acts of Parliament and maps. Small machinery and personal safety items make up the rest and there are 3 very large objects in the yard. Over all, only two have been accessioned. Not all objects are identifiable to a particular mine.







from Leanne Wicks' Report






Ms Wicks' research highlights the importance of the industrial history of Kandos. Through her in-depth research of the Colliery objects and the background history of the personalities and the mine/ coal industry she has been able to establish that the work that was happening at the Kandos colliery was at the edge of innovation in that industry.


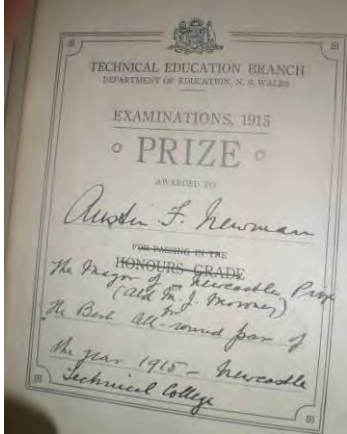


The Kandos Cement works themselves supplied cement for some of the icons of engineering and architecture in New South Wales and Australia, most famously, the Sydney Harbour Bridge.






Below is an inventory of the most significant colliery objects

1	<p>Miner's Cap 13:0005 Cloth and metal Hard hats were introduced in the 1940's. This represents the pick, shovel and pit pony days.</p>	
2	<p>L-400 Jeffrey Coal Loader 13:0028 Steel Kandos No.2 was Australia's first coal mine intended for mechanization. This loader represents advances in technology, safety and output.</p>	
3	<p>Historical Review of Mining, Book 13:0006 Paper and card Owned and inscribed by the Senior Inspector of Collieries, P. W. Hay, this book tells the history of coal mining.</p>	
4	<p>Mercury Arc Rectifier 13:0027 Glass, metal Once plentiful, this rare instrument converted AC current to DC to power the locomotive which hauled coal from the mine.</p>	
5	<p>W-65 Self Rescuer 13:0007a & b Metal, paper A crucial piece of equipment in the history of safety for coal miners, it converts carbon monoxide into carbon dioxide. The W-95 is currently used.</p>	

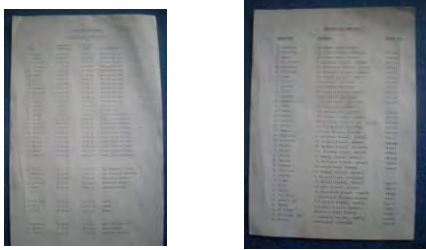

6	<p>Jeffrey Battery Loco 13:0031 Steel Powered by mercury arc rectifiers, these locos hauled coal from the mine.</p>	
7	<p>Automatic Fire-damp Detector Fire-damp is methane gas that can be found in the coal seam. It is highly flammable and used to be detected by the naked flame on a miner's hat burning brighter or by explosion.</p>	
8	<p>Detonator 92:1871 Metal Sets off the blast in the coal face.</p>	
9	<p>Map 13:0021 Paper These maps provide a great deal of information about the facilities of the mines: ventilation, progress into the mountain, rock falls.</p>	
10	<p>Photometer 92:1872 Metal, glass Used in Kandos Coomber colliery pre 1956. It tests the strength of light. Seems to be the only one in Australia.</p>	
11	<p>Duperite Helmet 02:0047 Plastic, copper mesh Australian made.</p>	 <p data-bbox="1029 1667 1154 1696">First hard hat issued for miners in 1911. It is made of plastic and copper mesh. It replaced the 'dug' hats.</p>

12	<p>Hard Hat 13:0008</p> <p>Plastic</p> <p>This completes the development of headwear to the present day. Many miners do not like to wear ear muffs as they prefer to be able to listen for creaks in the roof and ribs of the tunnel.</p>	
13	<p>Water Container 91:1440</p> <p>Tin</p> <p>Made from tin, this water container used to have a cork in the neck.</p>	
14	<p>Crib Tin</p> <p>A tin to contain a miners lunch. Pit ponies were so valuable to the coal mines that the miner's lunch box was called the same as the ponies'.</p>	
15	<p>Plaque 13:0011</p> <p>"Kandos No 3 colliery 12 months accident free June 1993 to June 1994."</p> <p>Kandos mine has been referred to as one of the safest mines in Australia.</p>	
16	<p>Anemometer 13:0014a - b</p> <p>This device was hand held by the miner and operated in a doorway to measure the amount of ventilation in the mine. A certain amount of cubic feet per minute was to be flowing through the mine per man and per machine.</p>	

17	<p>Chart of gases 13:0019</p> <p>Paper</p> <p>There are many kinds of “damp” gases which can be dangerous to coal miners. This chart explains them all.</p>	
18	<p>Austin F Newman’s book 13:0022</p> <p>Paper</p> <p>‘The Mayor of Newcastle Prize’ 1915</p> <p>Austin Fred Newman was manager of the Kandos Collieries for many years. He has signed most of the colliery maps, written many reports.</p> <p>This certificate inside a very plain looking book shows his pride in his job.</p>	
19	<p>Brochures 13:0023 a-k</p> <p>Safety and Procedures paper</p> <p>These brochures contain information about dust in the mine, roof bolting and noxious gases.</p>	
20	<p>Loader manuals 13:0025 a-c</p> <p>paper</p> <p>There are two L-400 manuals and one L-600 manual.</p> <p>The L-400 manual corresponds to the Loader in the grounds of the Museum.</p>	

21	<p>Plan – Kandos Colliery No 1 Surface</p> <p>A/2850 signed by Austin Fred Newman, Colliery Manager. Paper</p>	
22	<p>Photograph – Kandos No 2 Colliery. KC01857</p> <p>Known in the industry as one of the leading coal mines for innovation and safety</p>	
23	<p>Photograph – Kandos No 1 Colliery KC01196</p> <p>Established behind the cement works, the availability of coal on site for industry was most convenient. An endless rope system was used to haul the skips containing the coal.</p>	
24	<p>Photograph – Kandos Colliery - Picking Stone. KC01541</p> <p>This photograph's significance lies in the men pictured in it: Jack Hindmarsh and Bob Sullivan.</p>	
25	<p>Map. 13:0012 Paper Western Coalfields 1923</p>	

26	<p>Condenser Exploder 13:0017</p> <p>The first mechanised collieries used explosives to blast the coal face instead of using a pick.</p>	
27	<p>Velometer 13:0016a -e</p>	
28	<p>Miners Leather Belt 13:0013</p> <p>Leather, metal</p> <p>Crucial to a coal miner, this belt carries life-saving equipment. The lamp and battery, self rescuer, crib and water can attach to the belt. This belt was owned by Neil Wallis.</p>	
29	<p>Methanometer 13:0015 a-c</p> <p>The next step up from the Fire-damp detector, this instrument detects methane.</p>	
30	<p>Kandos Colliery Cost Sheets Book 13:0010</p> <p>Paper, card</p> <p>Detailing costs from 1922 until the 1960's.</p>	
31	<p>Six Shot Exploder 13:0018</p>	

<p>32</p>	<p>Address and Seniority List 13:0020 paper This object is significant because it mentions the names of colliery workers. Many people in Kandos are linked directly to the mines.</p>	
<p>33</p>	<p>Bath-house basket Made from heavy gauge wire Used to hang either dirty or clean clothes while showering at the end of shift This basket will be officially handed back to Kandos 28 September 2013 by Ray Christison of the Lithgow State Mine.</p>	

Quarry and Mine Collection

Leg Splints - Metal and timber c 1900



These interesting objects were part of the first aid kit at the quarry where limestone was cut for use in the Cement Works.

The risk of breaks and crush injuries was great. These metal splints proved support for an injured leg during transport to medical treatment.

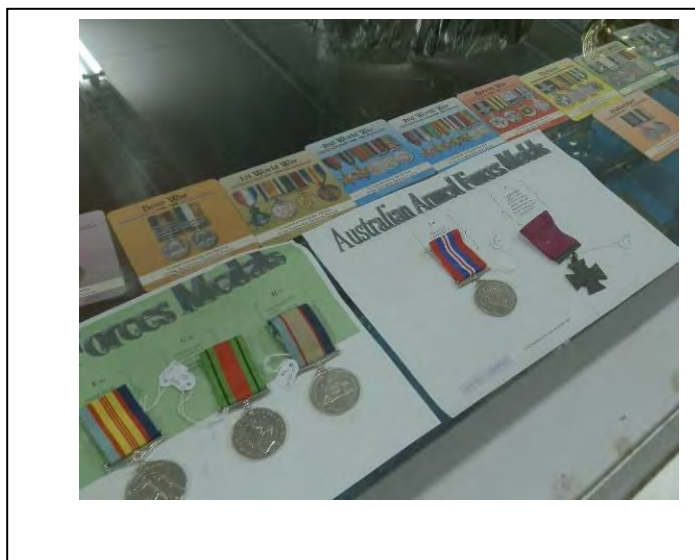
The objects carry a manufacturer's mark. They are in very good condition.

Images M Jolly

There are other objects in the collection that fit into the category of safety and first aid such as helmets, gas indicators, respirators etc.

For example: Helmets 02:0044, 13:0008, Fire-Damp Detector unnumbered, W-65 Self Rescuer 13:0007a-b, Methane Detector 13:0015a-c, and the Miners Belt 13:0013.

Military Collection



Like all community museums, Kandos has an extensive and strong commitment to its collection of objects about Australia's military history. They have a good collection of albums containing images of men and women from the Kandos area, who served their country in all the wars. There is also a collection of medals some from locals. There are also a number of more generic objects that relate to each of the wars. There are framed images of locals and non locals, posters and descriptions of particular battles,



Like many museums the Kandos Museum has examples of the type of medals that are awarded to out service people. These objects often do not have a local province.

Unfortunately this display takes up space that could be used to better tell a local story like the Japanese Flag - an object that has a local connection to a major global event.

Images M Jolly

This image shows the wall above a bench which holds the albums. The images on the wall

are a mix of objects with a provenance to Kandos or more generic war memorabilia.

Above the framed Great War poster is another framed portrait but it is far above a visitors comfortable sight line.

Japanese Flag

Fabric, red and white, with signatures written in ink onto the fabric.



The flag has come into the collection from a former resident, Mr Des Odgers. According to Des Odgers' service record he was on HMAS Warrnambool in Timor.

This image is a detail of Des Odgers, taken from a photo taken in Sydney. The photo includes another young man, Don Pusell. It appears that Des is on shore leave, possibly before embarking to join the war in the Pacific.

In a letter sent to the Museum in 2012, Mr Odgers recounts the gathering of the Flag from an abandoned Japanese compound that the sailors could see from their position in the harbour, on board *HMAS Warrnambool*. A motor launch was sent to the compound to retrieve the Flag. Des Odgers won the flag in a draw from a hat once

they were back on board the *Warrnambool*.

Detail taken from Kandos Album, image M Jolly



The formal surrender between the Allies, represented by Douglas MacArthur, occurred on September 2, 1945 when representatives from the Empire of Japan signed the Japanese Instrument of Surrender in Tokyo Bay aboard the USS Missouri.

The surrender of the Japanese in Timor occurred on 11 September 1945.

Japanese flag image L Wicks

This object is now owned by the Kandos Museum and is one of the significant objects because it relates to a local boy and tells a wonderful story about one aspect of the WWII story. There have already been moves to have the flag conserved and have a purpose made storage box. Quotes have been collected for the work and it is hoped that a grant will provide funding to have the work undertaken.

Also in the collection is a WWI soldiers' water, bottle reportedly taken to Gallipoli. It is in very good condition and is a great object to tell a very significant story in Australia's wartime history.

Jessie Hickman

Jessie Hickman is known as the Lady Bushranger.



Image M Jolly

In the image is an old enameled teapot. There is an image in the collection showing the teapot in the cave that is known locally as Hickman's cave. This is displayed alongside the teapot and includes the author of a book on Hickman, Pat Studdy-Clift.

Hickman lived in this cave on a makeshift bed with shelves made from packing cases. The museum has a full sized facsimile of the cave in the new entry area.

Hickman has become a somewhat romantic figure eschewing the usual life of a woman for one of rustling and living alone in the bush.

Social History Collection

Taxi Cab Stand



This taxi cab stand belonged to the first taxi cab business in Kandos.

It was started by a 'new Australian' in a town that had a migrant camp after the war.

The Kandos area also had a local soldier settlers scheme.

This object and the following object tell the migrant story in Kandos after World War II. It is a story common to many towns, though many moved to Kandos because of the employment at the Kandos Cement Works

Wall Hanging

Black and coloured wool on Hessian, 1950, made by Eva Anklewicz



Image M Jolly

This wall hanging was made by a war refugee on her way from Europe after a terrible experience in a Displaced Persons camp in Germany.

Mrs Eva Anklewicz came to Australia aboard the *Blatchford* in 1950. On board she collected scraps of wall to create the wall hanging. Once in Sydney the family was sent to the Cowra Migrant Camp then in 1952 the family moved to Kandos.

The wall hanging was donated by Eva's daughter, who still lives in Kandos. Eva died in 1995.

Costume

Thick paper, recycled from cement bags.



This costume is made from Kandos Cement Bags and was worn in a parade by a young girl.

This object relates to the social history of a small community celebrating a local business and to the industrial history of the town.

Image M Jolly

Making-do Baby Bed



The image on the left is one of the long term contributors and volunteers in the Museum Marie Ford. In Marie's hands is a wicker storage basket with lid. This is a fairly common object that was used as storage or as luggage as the contents could expand with the lid being strapped on with leather straps.

What makes this basket significant is that it is the first bed that Marie slept in as a baby. It is a lovely story of making-do that has a direct connection to a long term Kandos resident. The Museum holds other objects that fall into the making do category. These objects can be used to tell stories about the more difficult times, like the Great Depression, but also of small towns whose connections to the cities and the type of stores that were carrying mid 20th C ready made objects.

Image M Jolly

4. Comparative Analysis

Japanese Flag

This object has been considered one of the most significant objects in the collection for many years. It was given to the Museum via one of the original volunteers of the Museum. Official ownership of the object was received from the family only recently, as the Museum works to establish the collection on a better footing for its ongoing sustainability.

There is a letter from Mr Odgers, the original owner of the signed flag which outlines the circumstances of its removal from Japanese ownership. The letter has been written by Desmond Odgers' son as Mr Odgers could not write legibly.

This can be verified by the Naval Personnel records held at the National Archives of Australia (NAA) in Canberra. The records show that Odgers, an able seaman at the time was aboard the HMAS Warrnambool (J202).

Navy records show that the *Warrnambool* was in Timor at the time of the signing of the Instrument of Surrender in Tokyo Harbour on the USS Missouri.

'Following the cessation of hostilities, *Warrnambool* (I) was present at the Japanese surrender at Koepang, Timor, on 11 September 1945' www.navy.gov.au/hmas-warrnambool/.

Koepang is also known as Kupang. It was the Dutch administrative centre for Timor and the site of a large Japanese compound from 1943 to September 1945.

There were two *HMAS Warrnambools*. The first was a Bathurst class corvette minesweeper. She was sunk by a mine during clean up operations in 1947. Able Seaman Des Odgers had demobbed in 1946.

The flag itself is in good condition considering its age and that it was stored in a cupboard for many years. It is made of a very light material. The inked names are those of other sailors, at least one an officer, on board the *Warrnambool* at the time in Timor. Mr Odgers states that the reason that there are not more signatures is that the pen may have run out of ink.

A search of the collections at the Australian War Memorial (AWM) shows that there are numerous flags in that collection under Heraldry. The Kandos flag is unique in its relationship to *HMAS Warrnambool* and its role in the surrender at Koepang, Timor on 11 September 1945.

Comparative Objects

There is a flag (Accession ID number REL34400) in the AWM collection which was signed by the crew of the ship HMAS Bataan, which was in Tokyo Harbour on 2 September 1945. This flag still has the fixing to allow it to be flown.

Cement Works and Colliery Collection

Leanne Wicks has done a lot of the work looking into this collection. The Museum is in the process of putting in a new display area which will outline the beginnings of Kandos and the Cement Works.

In the late 19th C a cement works needed to have limestone and coal in close proximity to make the works viable. Kandos met these requirements. Once the water supply was secured by the building of the dam at Dunns swamp the Company went from strength to strength.

The content of the collection covers the cement manufacture, the quarry and the colliery. It is able to give a very full picture of the industry through a collection that covers scientific equipment, everyday work paraphernalia, archives and photographs.

Ms Wicks' research has identified the rareness of some of the machinery and scientific equipment from the early years of mechanised coal mining in Australia. Through the ongoing work of Ms Wicks the part of the collection associated with the coal mining enterprise, it has been established that the mines, mainly the Kandos No. 2 mine, was a mine known for and used as an innovative example of coal mining in the mid-20th century.

The collection's significance is historical and scientific. Many of the objects tell a story from the workers' point and are also great examples of changing technologies in a dangerous industry.

Kandos Industrial Museum Collection

As a whole, the Kandos Industrial Museum collection contains all that is needed to tell the story of a town born out of a company in the early years of the 20th century. The collection covers the aspects that make the town unique. It also contains many of the objects and stories that show Kandos to be in many ways typical of a small town in a country area dealing with world wars and economic hard times.

There is a great opportunity to continue the work begun with the new displays, entry and the reviewing of the Museum's Collection Policy and Collection Management procedures.

5. Kandos Industrial Museum Statement of Significance

The Collection has great historical and scientific significance to the local area and the state because of its excellent records of the Kandos Cement Works. The collection contains a great cross section of all the parts of the industry that defines the town of Kandos. There are objects in the Collection that do not exist elsewhere in state or national collections.

As a whole the Kandos Industrial Museum collection contains all that is needed to tell the story of a town born through the development of a company in the early years of the 20th century. The collection covers the aspects that make the town unique. It also contains many of the objects and stories that show Kandos to be, in many ways, typical of a small town in a country area dealing with world wars and economic hard times.

Research has established that the mines, mainly the Kandos No. 2 mine, was a mine known for and used as an innovative example of coal mining in the mid-20th century.

There is also great local significance in the military stories of the collection, especially the Des Odgers' Flag, directly tying a local lad to important global events. Almost all community museums look at the military history of their town. Kandos Industrial Museum is fortunate to have a well provenanced object that links a young local man to momentous events in Pacific and world history.

Overall the Kandos Industrial Museum Collection is an important community collection reflecting very strongly historical and scientific significance through its strong representation of objects from its industrial past. The collection holds very significant objects in the social history elements of the collection, reflecting the community's migrant, military and urban past.

6. Bibliography/References

Naval Personnel Records, National Archives of Australia website, www.naa.gov.au

Collection records, Australian War Memorial, www.awm.gov.au

History of HMAS Warrnambool, Wikipedia, www.wikipedia.org and www.navy.org.au

7. Appendices

- a. A copy of notes supplied by Leanne Wicks on the Kandos collieries
- b. Letter from Des Odgers
- c. Des Odgers' Naval Records from NAA

Appendix a

A copy of notes supplied by Leanne Wicks, which forms a section of Wicks' continuing research into the Colliery Collection at the Kandos Industrial Museum.

In 1891, the *Bathurst Free Press and Mining Journal* boldly proclaimed “It has been stated, by a competent authority, that the Mudgee district contains more mineral wealth than South Africa.”¹ There are deposits of gold, silver, limestone, cinnebar², marble, iron ore and large quantities of coal. It is a ready supply of coal which enabled the planning of industries such as the cement works, copper smelting, and steel production³.

The Tong Bong Colliery a few miles from Rylstone was already “in full swing” in October 1888 and supplied NSW Railways with coal during the Great Maritime Strike of May to November 1890.⁴ The Coomber Melon Mountain, in which there have been four coal mines so far (Coomber, Kandos No 1, No 2 and No 3), is very conveniently located less than a kilometre from the railway line. At the turn of the 20th century, Mr E.L. Pittman of the Mines Department, assayed Coomber coal to be “almost identical with that of Newcastle-Wallsend coal”⁵ and 100 tons per week was conveyed to Rylstone Railway station by traction engine.⁶ 1913 saw leases given to the NSW Cement, Lime and Coal Company and the town of Kandos was created to house labourers for the cement works, with its first land sale in 1914.⁷

The Kandos cement works supplied the flourishing city of Sydney with superior quality cement to construct the underground railway, many major buildings and the Sydney Harbour Bridge. In its heyday Kandos was the largest cement works in the southern hemisphere. It's recent closure in 2012 has left the town eager to preserve its industrial heritage. This project goes some way to making the desire a reality.

Kandos No.2 mine, especially, has significance to the Australian coal industry. It is referred to as a ‘model mine’ and was the first mine in Australia to be built purposely for mechanisation. It also used the first Australian made continuous miner, was the only coal mine to have its own library and was forward thinking enough to have thousands of Tasmanian Blue Gums planted to supply its own need for roofing supports.

Colliery Objects

An initial glance over the collection of colliery items revealed 30 objects. Since my project has become known, many others have been found in storage areas and the number has risen to over 200. Most of these objects are paper based: books, brochures, parts journals, safety charts, manuals, magazines, Acts of Parliament and maps. Small machinery and personal safety items make up the rest and there are 3 very large objects in the yard. Over all, only two have been accessioned. Not all objects are identifiable to a particular mine.

¹ BFPMJ 19 January 1891.

² Mercury/vermillion being mined 5 miles west of Rylstone on a bend in the Cudgegong River. SMH 22 November 1875, 1 December 1875, 3 February 1885.

³ Australian Town and Country Journal Wednesday 21 August 1907. The anticipated steel works was expected to be “capable of turning out 1000 tons per week of finished iron or steel.”

⁴ SMH 8 Dec 1909

⁵ SMH 2 Nov 1903

⁶ SMH 8 Dec 1909.

⁷ Fleming, B. A History of Kandos.

13:0005 Miner's Cap

Statement of significance



Photo: Leanne Wicks 16.3.2013

The Rylstone/Kandos region has been known for its mineral-rich treasure since the mid-19th century. High quality coal has been mined from Tong Bong, Rylstone, Clandulla, Charbon and Kandos, the focus being in Coomber Melon Mountain immediately behind the purpose built town of Kandos. Three of these mines fuelled the cement works which provided cement for the Sydney Harbour Bridge. Located on the Lithgow Seam of the Western Coalfield, this area shares a history with the Lithgow State Mine and numerous collieries inbetween.

The story of coal mining from earliest times of hand picking to current long wall mining technologies is most effectively told through the safety equipment that now resides in museum collections. Most of the colliery objects in the Kandos collection were brought to the museum after the closure of the Kandos No 3 mine in 2001 and cover both corporate resources and personal equipment. Kandos Collieries were at the forefront of machinery innovation, being the first Australian colliery to be built for mechanisation, establishing a safe underground working environment and the extensive collection provides a comprehensive overview of the history of coal winning in the Kandos district.

The cloth miner's cap is representative of the era of picks, shovels and pit ponies. Used mainly before the introduction of hard hats in the 1940's, this cap has some re-inforcing in the crown. It is able to hold a candle or carbide lamp (both with naked flame) on the metal plate above the peak.

Production notes

Unknown manufacturer. Date of manufacture unknown. Probably before the introduction of hard hats in the 1940's.

History notes

The cap is reported to have been worn in a Kandos district colliery.

Description

This cap is made from black cloth with a peak at the front. A metal plate is attached to the front for the insertion of either a candle or carbide lamp. Leather head band, red material liner and square black patch on the inside top of head.

Dimensions in cm: H 15 W 17 D 24

Photo: [Geoffrey Powell Coal miner at Crib, Kandos, NSW, 1947](#)

<http://nla.gov.au/nla.pic-vn3305744>



b. Letter from Des Odgers to the Museum

DES ODGERS
50 STUDBOLME ST
BURNIE TAS 7320
1ST MARCH 2012

MISS LEANNE WICKS
P.O. BOX 90
KANDOS NSW 2848

DEAR LEANNE,

MY MEMORY AT 86 YRS IS RATHER SHOT BUT I'LL ENDEAVOUR TO HELP IN YOUR PROJECT. I WAS A MEMBER OF THE CORVETTE HMAS WARNABCOOL WITH A COMPLIMENT OF SOME 120 CREW WHEN IN COMPANY WITH SEVERAL OTHER R.A.N. SHIPS WE ENTERED THE HARBOUR OF KUPANG IN TIMOR TO TAKE THE SURRENDER OF THE JAPANESE FORCES OCCUPYING THE ISLAND. THIS OCCURRED A DAY OR SO BEFORE THE DATE ON FLAG IN QUESTION. WHEN WE OBSERVED THE CEREMONY ON THE QUARTERDECK OF THE LEADER OF OUR GROUP.

THE INCIDENT OF THE FLAG WAS ONE AMONG MANY EXPERIENCES OVER THE TIME WE WERE ASHORE BUT BEFORE THOSE OCCURED MEMBERS OF THE CREW TOOK EXCEPTION TO THE FLAG STILL AT MAST HEIGHT ON THE JAP COMPOUND VISIBLE FROM OUR POSITION IN THE HARBOUR. WITH THE PERMISSION OF OUR SKIPPER A FEW OF US WENT ASHORE IN OUR MOTOR LAUNCH TO THE UNOCCUPIED COMPOUND AND A COUPLE OF OUR LADS ~~RE~~ REMOVED THE OFFENDING ARTICLE. NO BIG DEAL. LATER ON BOARD ALL CREW NAMES WERE PLACED IN A HAT AND THE FLAG WINNER WAS DRAWN. FORTUNATLY IT WAS ME. ICANT REMEMBER WHY SO FEW NAMES WERE SCRAWLED ON THE FLAG. MAYBE WE RAN OUT OF INK. THAT FLAG, TOGETHER WITH THE WHITE ENSIGN FROM OUR SHIP LAY IN A CUPBOARD UNTIL I SENT IT TO MARIE.

I HAVE HAD MY SON WRITE THIS AS I CAN NO LONGER HOLD A PEN. TAKE WHAT YOU WANT FROM THIS MISSIVE + THANK YOU FOR YOUR INTEREST

YOURS FAITHFULLY,

Des Odgers

c. Des Odgers Naval Record from NAA

1926 TO 1930 INC. **ROYAL AUSTRALIAN NAVAL RESERVE.**
RECORD OF MOBILIZED SERVICE.

NAME (in full) ODGERS, Desmond Harold OFFICIAL NUMBER 16948
 Date of Birth 15 July 1903 Place of Birth Wardens Head Religion C of E
 Next of Kin (relationship and address) Father: Harold James Odgers, 24 Kensington St, Wardens Head

The above-named member has been mobilized for service by proclamation. He reported for duty on 15 July 1943
 Rank or Rating Ord Surgeon Seniority 15 July 43
 Specialist Qualifications or Non-substantive Rating
 Service to which allocated on Mobilization H.M.A.S. 'Gerberus' N.E.S.
 Date 19 JUL 1943 *[Signature]*
Lieut. - Commander, R.A.N. - Surgeon - Reserve

The above-named member has been medically examined and is fit for service.

DESCRIPTION OF MEMBER.

Height.		Colour of			Marks, Wounds, and Sores.
Ft.	In.	Hair.	Eyes.	Complexion.	
5	8	Dark Brown	Blue	Med.	

Date 16 JUL 1943 *[Signature]*
BURGEON COMMANDER, R.A.N. - N.R.M.O. Signature and Rank of Medical Officer.

Signature of Member D. Odgers Date 16 JUL 1943

EXAMINATIONS AND NOTATIONS SUBSEQUENT TO MOBILIZATION.

Date.	Particulars.	Date.	Particulars.
<u>9 Aug 43</u>	<u>Q. A/G. 1 day, Gerberus 161-2. 112.8 BW</u> <u>Qual Surgeon (15) 26857. H.</u> <u>Qual Surgeon (15) 26857. H.</u>	<u>6 JUN 1946</u>	<u>Deferred Pay Paid</u>
			WAR GRATUITY CLAIM NO: <u>16948</u> AMOUNT <u>£123.15.0</u> INITIALS <u>S.P.H.</u>

[Handwritten notes: W.G. Urgent] *[Handwritten notes: Paid £26, S. Lea, No N.S.]*

C.11482/42. ✓



MID-WESTERN REGIONAL COUNCIL

RISK ASSESSMENT FORM

RA No.

K 001

File No: A0250004

REF: HS-5.3-F1

REV: 1.0.22042008

RISK ASSESSMENT TITLE		Kandos Museum		DEPARTMENT		OHS			
ACTIVITY DESCRIPTION		Site inspection on external and internal areas of Museum site							
ASSESSMENT COMPLETED BY		NAME (PRINT)	POSITION	SIGNATURE	NAME (PRINT)	POSITION	SIGNATURE		
		Alan Talbot	OHS Coordinator						
APPROVAL MANAGER				APPROVAL DATE		Inspection Date: 5/09/13			
STEP	STEP / AREA	HAZARD	CONSEQUENCE	RISK SCORE		CONTROLS	RESPONSIBILITY		
	<i>Break down into job steps or site areas.</i>	<i>What can cause harm?</i>	<i>What could go wrong?</i>	C	L	R	<i>What can we do to reduce the risk further?</i>	<i>Who is to ensure this is completed?</i>	
1	EXTERNALLY: Outside surrounds Multiple items of Historical equipment (refer pics)	with sharp protrusions, fall sites, trip areas	Slip Trip and Falls	5	C	C	Nil	Place high mesh security fencing around two main areas of large equipment (The large gantry/Bucket item and then another fenced area around the large equipment down the side of the building) Bring other smaller pieces of history into these areas removing risks to public from areas adjacent to building and from side block. Use existing brick edging curves for fencing to follow and include garden area around trees. Displayed equipment should have a plaque displaying equipment use/previous picture of item in use etc, this will avert over curious public from trying to get a better look at item Block off access steps from footpath with access area by driveway only.	Council
		Moveable sections eg gears, brackets, arms	Entrapment of hands/fingers or limbs	4	C	H	Nil		
			Impalement on equipment spikes	5	C	C	Nil		
2	EXTERNALLY: Access points into and around the grounds	Steep steps to property	Slip trip and falls	3	C	M	Nil	Block off access steps from footpath with access area by driveway only. Cleanup garden pathways and remove historical equipment from garden bed and sunken rest areas. (place in fenced area as above) Remove steps and block off access by enclosing within fenced area.	
		Rough pathways edged with old sleepers	Slip Trip and falls Injury from splintered timber sleeper - infection	3	C	M	Nil		
		Steep steps leading to existing entry	Slip trip and falls	3	C	M	Nil		

ATTACHMENT 2

STEP	STEP / AREA <i>Break down into job steps or site areas.</i>	HAZARD <i>What can cause harm?</i>	CONSEQUENCE <i>What could go wrong?</i>	RISK SCORE		CONTROLS <i>What control measures already exist?</i>	RISK SCORE		CONTROLS <i>What can we do to reduce the risk further?</i>	RESPONSIBILITY <i>Who is to ensure this is completed?</i>		
				C	L		R	C			L	R
3	INTERNALLY: Old front section with sloped ramp and stepped floor (refer pics in attachment 1)	Multiple floor levels	Slip trip and falls	3	C	M	Yellow tape to identify steps	2	C	M	Reconstruct the flooring of this area in timber if to be used as part of the Museum, this will allow for access by disabled as well as safe access by general public. Flooring level to be as per the new side building floor level to allow for a swept entry path from one area to the other, increase door entry height and with one ramp up to the old rear section which currently contains toilet/office and kitchen. Cover flooring in no slip covering. This would involve 60% of the existing stepped area, leaving 40% as Museum storage.	Council
		Sloped access ramp	Slip trip and falls	3	C	M	Carpet on ramp to avoid slip	2	C	M	This would be contained in the remain 40% storage area this ramped area would be less in length and leads down to the existing entry area.	Council
		Un protected edges of existing floor and Parapet area	Slip trip and falls	3	C	M	Nil					These will be removed with the introduction of wooden flooring in newly incorporated 60% area of museum. In the remaining 40% of area to be used as storage, any edges of the floor next to the ramp will require safety railing or barrier to avoid stored equipment or personnel from falling/tripping over areas.
4	Old Entry area below parapet	Low entry doorway to rear old section	Slip trip and falls	3	C	M	Nil				This will be removed due to realigning of floor heights	Council
		Cramped and low lighting	Slip trip and falls	3	C	M	Nil				This area is being changed from entry to kitchenette / storage office area, new entry off the side of new area up top of building. If cleared and used as office and kitchenette for volunteers risks will be LOW	Council

STEP	STEP / AREA <i>Break down into job steps or site areas.</i>	HAZARD <i>What can cause harm?</i>	CONSEQUENCE <i>What could go wrong?</i>	RISK SCORE		CONTROLS <i>What control measures already exist?</i>	RISK SCORE		CONTROLS <i>What can we do to reduce the risk further?</i>	RESPONSIBILITY <i>Who is to ensure this is completed?</i>	
				C	L		R	C			L
5	Old Rear section (currently houses Kitchen, Toilet and Office) Refer to pics in attachment 2	Uneven flooring and damaged floor covering	Slip trip and Fall	3	C	M	3	B	Remove covering and repair flooring as required to maintain a smooth under surface and repair as required.	Council	
		Multiple display cabinets in various stages of condition (damaged)	Trip and fall, causing injury and laceration	3	C	M			When using existing cabinets, similar height cabinets to be selected and repairs to timber or glass to be carried out.. Avoid using cabinets with feet that stick out into walkway	Volunteers	
		Old Kitchen items, not test and tagged	Electrical risk of electrocution / fire	4	C	H	Nil			Remove kitchen area and just use as Museum display area	Council
		Restricted emergency exit areas	Possible fatality due to entrapment	5	C	C	Nil			Old blocked doorway to be resurected and made into emergency exit with illuminated signage, external area to be made for disabled exiting & cleaned up so safe exit to muster point near driveway	Council
		Low head height doorway leading into old front section of Museum	Trip and fall, head injury	3	C	M	Nil			This is to be eliminated with realigning of floor levels between new room floor area and old front room with single ramp to this old rear floor area.	Council
	Ceiling Construction, holes in ceiling?	Lung Disease – Asbestosis if panels are ACM	5	C	C	Nil			Have building placed in next round of Asbestos Register buildings to determine construction materials used within building	Julian Geddes	
	Toilet access	Adequate facilities	2	C	M	Nil			Repairs to toilet facility and improve hygiene or room (cleanout). Provide appropriate hand drying facility, soap dispenser, Sanitary container (with appropriate servicing) Disabled access	Council	

STEP	STEP / AREA <i>Break down into job steps or site areas.</i>	HAZARD <i>What can cause harm?</i>	CONSEQUENCE <i>What could go wrong?</i>	RISK SCORE		CONTROLS <i>What control measures already exist?</i>	RISK SCORE		CONTROLS <i>What can we do to reduce the risk further?</i>	RESPONSIBILITY <i>Who is to ensure this is completed?</i>
				C	L		R	C		
6	INTERNALLY: Electrical	Insufficient Emergency exit lighting	Patrons would not know the correct pathway during an emergency/Fire	5	C	Minimum number of exit lights	5	C	Additional exit lights to direct patrons to existing and newly built exit door providing two exits in Museum and two out of storage area (one through Museum)	Electrician
		Electrical control panel area cluttered	Restricted access to panel could restrict isolating power in an emergency	4	C	Wall space is clear, although shelves and floor area around have equipment	4	B	Restrict storage/display in the area of board by 1m x 1m. Possible place Extinguisher in this area which also requires easy access	Council
7	New Museum section/Entry area	Automatic entry door	Power loss due to electrical failure/Fire restricting door opening resulting in personnel injury	5	C	Unknown			Provide manual override opening procedure, with process on wall next to door	Council
		Cluttered walkway and low trip hazards due to edging material	Slip Trip and Fall Muscle / facial injury from fall	3	C	Nil			Ensure walkways and display access corridors have access width of 1m minimum as required by AS1428 and Australian Building Code	Volunteers
8		Sharp edges on existing Display equipment	Slip Trip and Falls Injury to limbs	3	C	Nil			Ensure walkways and display access corridors have access width of 1m minimum as required by AS1428 and Australian Building Code Place exhibits behind Perspex or within handrail barriers to restrict patron access to exhibits	Council / Volunteers
		Glass covered pictures in frames and large suspended articles above doorways	Personal injury from falling object	4	B	Nil			Remove these items from above doorways to remove possible injury to patrons/staff if items fall due to earthquake/loss of security	Volunteers

	<h1>MID-WESTERN REGIONAL COUNCIL</h1>
	<h2>RISK MATRIX</h2>
<p>REF: HS-5-T1 REV: 1.0.14012008</p>	<p>Comments on Risk Assessment: There are multiple risks to both Patrons and staff in the Museum being in summary:</p> <ul style="list-style-type: none"> - Multiple levels causing Slip Trip & Fall issues, restricted access and exits, sharp/dangerous/fall issue exhibits both inside and out not secured/fenced, insufficient emergency lighting, narrow pathways inside (non compliant to AS 1428 and Aust Building code) , potential issues with Asbestos for Patrons and workers modifying building, electrical panel access restricted, Doorway height between rooms. - All these issues are discussed in the Risk assessment, once they are addressed a final Risk Assessment would be recommended prior to opening to the public

External pictures highlighting Risks



1) Small equipment to be moved Large Tower and Buckets to be enclosed

2) Large items to be enclosed by fencing following brick boarder with smaller items placed around them

3) Other equipment to be moved to fenced areas

4) New emergency exit door to be made disable friendly

Internal Risks



1) Multiple levels to be removed with one level Timber floor allowing for an Area of 60% for Museum and 40% of floor for storage

2) Damaged cabinets to be repaired or removed

3) Multiple ramps to be replaced with one sweeping access pathway from two floors with one ramp up to Old rear area containing toilet

4) Narrow walkways are to be a minimum of 1m wide

LIKELIHOOD				
A	B	C	D	E
Rare	Unlikely	Possible	Likely	Almost Certain
Requires unusual chain of events	Not expected to occur	May Occur	Will occur occasionally	Expected to occur
Moderate 13	High 19	Critical 22	Critical 24	Critical 25
Moderate 10	Moderate 12	High 18	Critical 21	Critical 23
Low 6	Moderate 9	Moderate 11	High 17	Critical 20
Low 4	Low 5	Moderate 8	High 15	High 16
Low 1	Low 2	Low 3	Moderate 7	High 14

POTENTIAL CONSEQUENCE					
No.	Key Word	Health & Safety	Environmental	Financial	Public Image
5	Catastrophic	Fatality or work related fatal disease	Detrimental impact to environment or community. High level prosecution.	Greater than \$500,000	International media coverage
4	Severe	Serious Permanent injury or illness	Long term negative impact. Low level prosecution.	No more than \$500,000	National media coverage
3	Serious	Lost time injury or illness	Serious but reversible impact. Media enquiry.	No more than \$100,000	State media coverage
2	Significant	Medically treated injury or illness	On-site incident promptly contained requiring external clean up aid.	No more than \$25,000	Local media coverage.
1	Minor	First Aid treated injury or illness	On-site incident immediately contained & cleaned up.	No more than \$5,000	Public complaint.

STATUS	ACTION REQUIRED	NOTIFY	MONITOR
Critical	Do not commence activity. Immediate senior management action required.	General Manager (Notified by Group Mgr)	N.A.
High	Immediate action required to reduce risk. Authorisation required before commencing activity.	Group Manager (Notified by Operational Mgr)	Weekly
Moderate	Risk reduction required to as low as reasonable practicable before commencing task	Operational Manager	Monthly
Low	Follow routine procedures and monitor risk.	Team Leader	Annually



This is a cost of works needed to be carried to make Museum comply.

Internal:

- Remove kitchen and build a kitchenette in the old entry
- Install two new emergency doors with panic bars and exit lights
- Concrete slab on outside to eliminate step and form level platform
- Upgrade of bathroom to disabled standard e.g. tile floor and paint walls. Fit new basin and grab rails
- Modify floor levels by putting a new level floor from doorway out to front of stage. Build a wall to block off
- Fit two doors, one to the back of the stage and the other to kitchenette
- New carpet to be laid in back room and on the new floor
- Floor from new room to new floor room will be level and a ramp with a 1 in 14 gradient up to back room

External:

- Provide a disabled car space and path to existing ramp
- Erect a fence around external displays

Costs:

• Car space and path	4,500.00
• Fence	3,000.00
• Build new floor and wall	16,000.00
• Carpet	9,683.00
• Painting	3,542.00
• New ramp	6,000.00
• Electrical	2,500.00
• Relocate kitchen	4,000.00
• Bathroom renovations	10,000.00
• Carpenter / Supervision	15,000.00
TOTAL	\$74,225.00

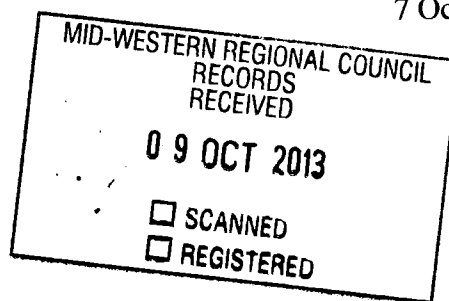
Pamela O'Connor
28 Russell Road
KANDOS NSW 2848

Ph: 02 63794613
Email: kayandos@hotmail.com



7 October 2013

Mayor Des Kennedy,
c/- Mid-Western Regional Council
PO Box 156
MUDGEE NSW 2850



G'Day Mayor Kennedy,

Please find enclosed 580 names from a petition held in Kandos over a week, concerning the museum closure.

Not once, was there a 'No, sorry I'm not signing that' from the people asked to sign it.

I am sending the names on to you to make you aware of the need and want of the residents of Kandos, for our museum to open again. We are expecting many visitors to Kandos during 2014 for the centenary celebrations and we were intending that the museum be one of the main attractions.

As the Accession Officer of the museum for the last ten years, I have a lot of the items recorded and am aware of many of the donors of items.

If I can help in any way, please let me know.

A concerned resident,

Pamela O'Connor

Save the Kandos Museum

580.

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
M. PENNELL	290 Pyangle Rd Rylstone	63796050
Mary Munn	6 Buchanan St Kandos	0488691782
Tanya Pennell	290 Pyangle Rd Rylstone	63796050
Demelza Pershouse	4 Short St Kandos	63796050
Bo Harris	5 Oxley St Kandos	0458794211
R. Murray	Pomary St Kandos	0429705702
M. Pennell	6 Buchanan St Kandos	63796050
A. Ryan	820 Nawang Rd Rylstone	0481150200
N Blain	65 Buchanan St	63794006
C SOU SON	109 LOVE ST RYLSOME	63791420
R. Hook	4 Bent St Kandos	63794186
G Hook	4 Bent St Kandos	63794186
H Hofman	2 Angus Av	63794559
J Dooney	46 Davies Rd.	63794474
T. Dooney	46 Davies Rd.	63794474
E. Robbins	8 Margaret St	63794399
R. Cahill	61 Angus St	63794315
F Skropeta	28 Dunn St	63794002
D. Pruett	25 Oxley St	0421624450
B DOCHERTY	6 BUCHANAN ST	0477022140
J. Pennell	290 Pyangle Rd Rylstone	63791319
J. McDougall	93 Cox's Creek Rd Rylstone	0448283058

22

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Donna Alexander	1 Bellfrog St Fletcher	d-alex@bigpond.net.au
Ron Alexander	"	r-alex@bigpond.net.au
CHRIS GALE	17 Russell Rd Kandos	63796909
LUCY GALE	" "	"
JENNY GLEESON	" "	"
Shawn Morgan	18 Elizabeth St Merina	65482844
WICKI Taylor	49 McMahon Rd Yagoona	0408744681
Rich Taylor	49 McMahon Yagoona	0402517748
Gaven Napier	13 Comandacit	0410600880
BETTY ELKINS	47 Buchanan St	63 796055
Cheryl Roberts	2442 Mackellar St Emu Plains	0425315015
Sharon Murray	10 Parny St Kandos	0419794015
Jill Karotam	12 Tulloch Pl Flynn ACT	0416084252
Margaret Karotam	48 Brewster St. Canberra Macgregor Act	02546984
Callum Thomas	12 Tulloch Pl Flynn ACT	0416084252
Russell Codling	15 EDMONDSON CRES KINCUMBER	codlingr@hotmail.com
DANIEL YAGER	90 Fiddlers Rd Emerald Beach	yagsi2also@hotmail.com
ERNEST BOYD	26 YOLONG ST DUBBO	0428230861
Jake Mortimer	52 Malong RD Orange	0432516267
Shane Olliver	34 Springfield Way Dubbo	0418239680
Dilan Olliver	34 Springfield Way Dubbo	0457872157

22

Jan 63794613

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
MARIE WARRY	3 HENBURY AVE KANDOS	
F R POLLEY	49 Angus Ave KANDOS	
Kerry Wolfe	1624 Glenalico Rd. Rylstone.	
John MADOLEY	16 Angus Rd KANDOS	
ALAN JACKSON	Clarehulla	
Tony Schneider	Rylstone.	
B. Gale	CHARBON.	
D. Oldfield	Rylstone	
D. Vensley	Kandos.	
COL. FATHERS.	26 NEWELL ST CLAREHULLA	
Terry Stahl	8 Oxley St KANDOS	
Colleen Yates	9 Parnall St KANDOS	
Jenny Gleeson	17 Russell Rd KANDOS.	
Robyn Buddish	Kandos.	
Sharon Taylor	Kandos.	
REVAE	1 Russell Rd KANDOS.	
Craig Robinson	31 Dunn St KANDOS	
ANNE ROBINSON	31 DUNN ST KANDOS	
DEBKE WARREN	RODGER ST KANDOS	
RAM ODGERS	4 Angus Ave KANDOS.	
Julie Odgers	4 Angus Ave KANDOS	
TERRY POLLEY	90 ANGUS AVE	

22

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Brad Cornwell	77 Lyon Ave Wallace	63551059
Sarah Jones	47604 FRANCES HWY KIRRAWEE	48176789
Carl and Bron Gordon	7 Reservoir Rd Dungog 2420	02 49923646
Moni & Keli Melni	6 Boronia Rd Rylstone 2849	63791734
M Bennett	1464 Bulongkallong Rd	63794155
C Wayne	290 Peet St Baulkham Hills	0427640527
Catherine Watkin	Nullo Mt Rd Nullo Mt	0439 208 204
Michael Farrelly	Thompson St Drummoyne	0414 85 78 79
Patricia Junor	Thompson St 2047	9181-2506
Auro Arns	Drummoyne 2047	0431192955
Debbie & Greg Blackwell	Greystanes	3882 9480
Mendy Rodda	Rylstone	0487444719

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Sandra Anderson	1/29 ^{Sunshine Blvd} Kennedy Rd.	0402725044
J. De Palmer	" "	0902725044
Wes Humphries	Glass House Mans.	040275044.
John McKay	5 Mason St	63796478
Alice Fisher	12 Mountain St	53564000.
Dianne Richardson	6 Rodgers St, Kandos ^{KANDOS}	63796362
E GARDNER	48 DABEE RD KANDOS	63794071
GARRY GARDNER	48 DABEE RD KANDOS	"
Monica Schell	35 Wisteria Cottage Lane Veg Grove	0400308291.
Michael DeBart	35 Wisteria Cottage Lane Veg Grove	0400308291.
Mary Fuller	645 Mopas Rd Kurrajong	0245732550
D. FULLER	" "	" "
M. MCCARTHY	4 Short St, Kandos.	0434980538
T. McBEAN	22 Rodgers St, KANDOS	63794198.
R. Kellam	Ben Bullen	63590748
T. Roberts	Kandos	
S. Lobley	Rylstone	63791673
R. SMITH	31 Rodgers St Kandos	—
D MARSH	137 Gollan Rd Goolma	63740315.
BOB COLEMAN	KANDOS	0409278308
Margaret Moore	Elford.	63588441.
ANNA MANTO	8 CHATHAM RD	62794595

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
M Bucam	Rylstone	
HELEN SHUMACK	RYLSTONE	
Kylie Wilson	8 Baronia Rd Rylstone NSW 2849	
Matt Cornwell	Tamworth	0437060278
MICHAEL PARWORTH	KANDOS	
Tom Campbell	Kandos	63796668
Wynne Pearson	65 Denagh St Kandos	
GARRY KALLACK	55 Short St Kandos	63796364
COL TEAGUE	KANDOS	
LEN RILEY	KANDOS	63794694
ELLIE RILEY	"	"
Bob Tomblin	KANDOS	63794380
Peter Anderson	15 DONOGHUE ST	63796365
LORNA ANDERSON	15 DONOGHUE ST, KANDOS	63796365
Demario MUDRIS	Thorp Rd Kandos	63794727
Kathy Butler	17 Thirroul Ave ^{Blackheath}	0427717073
KEITH SMILL	8 LAFORD Val KANDOS	0263794780
JULIE SACK	5 DARWIN DRIVE BATHURST	63317473
RYAN SACK	5 Darwin Drive Bathurst	63317473
Camron Sack	5 Darwin Drive Bathurst	63317473
Ann Marie Flanigan	5 Darwin Dr Bathurst	0423952676
Kate Lobley	19 Mudgee St, Rylstone	0463791673

22

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
P. O'Connor	28 Russell Rd K.	63794618
CAROL HAYWARD	10 MELLON ST. RYLSTONE	63791096.
SANDRA WARNE	4 DONOGH+VEST ^{KANDOS}	63994577
Histy Stegwazi	Buchanan St, Kandos	63791184
Bruce Hannam	MT Vincent Rd, Ilford	63588403
ROD GLASSCOCK	261 MT VINCENT RD ILFORD	63588515
P. Berlumb.	44 Perry St, Mudgee.	63723028.
J. McLaughlan	S Junction WANG	0448257548
B. DALY	1963 OPHIR ROAD ^{ROCK FOREST}	6237.4805
D. M. BERT.	W. ALANG.	.
Janelle Cole	66 Angus Ave Kandos	63794743
Andrew Wills	704 Glen Alice Rd	63791450.
Chantelle Williams	93 Lovee St Rylstone	63791502
Malcolm Jones	48 Fleming St K.	63794349.
GORDON MILLS	28 BENT ST. KANDOS	63794322
Melissa Shumack	2 Lovee St Rylstone	63791220
MARY KAVANAGH	16 BOCHANAN ST KANDOS	0425 275 749
TERRY O'SULLIVAN	17 RODEANS ST KANDOS	6379 6902
Chris Hunt	White Post Farm Rylstone	63790730
Ali King	Buchanan St.	0404202390
Clairie Andrie	Bellnock Pyl.	63791472.
Pat James	Mudgee St, Rylstone	(02) 63791128

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
IAN Celliway	2 DENHAM PL. BATHURST	0499 774275
Randall Kathner	13 Bokhai Rd Wyea	0703901605
Volkhard Feige	34 Jabberup Road Wyea	0458969876
Lian Kathner	13 Bokhai Rd Wyea	0437601903
Carol Feige	34 Jabberup Rd Wyea	0458474109
B.C. Pulgarone	2 Noala Rd Bogee	0263797778
IAN HONEMAN	146 Victoria St Newcastle	2409 922 487
P Dwyer	53 KITCHENER ST	0418631066
D Gao	53 KITCHENER ST HUGHES MCT	0403685333
Erneville	FORMORE	0455045834
P. Petersen	Muscovado Ave Katoomba	0428638733
m. Jackson	Muscovado Ave Katoomba	0478003419
MARREN PHILLIPS	11 Debee Road Kandos	0263796174
P. P. Hensley	3 ELTARD Rd Kandos	63794297
B Hensley	3 ELTARD Rd Kandos	63794297
A. Rully	60 Acacia Dr	63790833
L. Jenkins	334 Ridge Road	0407228663
DAVID HONEYSETT	63 DAVIES RD KANDOS	63794337
RON MOLLIS	2476 ST JOHNS RD GLEBE ²⁰⁹⁷	0419451362
D. Wallace	5. Short St Kandos	63796364.
g. Wallace	5 Short St Kandos	63796364
R. Borden.	150 Cooper Mile Clandulla.	63796311.

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
GAY RYAN	14 Buchanan St	<i>[Signature]</i>
Lyn Baker	19 Buchanan St	<i>[Signature]</i>
Ashley Furner	13 McDonald St	<i>[Signature]</i>
Robyn REID	16 Russell Road	R. Reid
Shane Gokal	15 COX ST Rylstone	<i>[Signature]</i>
Kate Austin	5 ^{myddley} michelson St	<i>[Signature]</i>
NATHAN SMITH	293 - N.E. Hwy GRETA	<i>[Signature]</i>
Haren Norris	Capertee	<i>[Signature]</i>
Carey Smith	Kandos	<i>[Signature]</i>
P Bennett	Capertee	<i>[Signature]</i>
Pat Amos	Rylstone	P. Amos.
Benton	1588 Bylong Valley Way, Kandos	Benton
BARRY TANTON	18 " " "	<i>[Signature]</i>
MAX MOSHER	LIVE RD CAMBROON	<i>[Signature]</i>
ALLAN WILLS	'ROCKDALE' RYLSTONE	<i>[Signature]</i>
MERILYN MOSHER.	LIVE RY. CAMBROON	<i>[Signature]</i>
Wanda Wills	Glen Alice Rd Rylstone	<i>[Signature]</i>
Megan Rayner	20 pomany st Kandos	Meg
Madee Whitfield	Running Stream	Mads
Georgie Whitfield	Running Stream	Whitfield.
Scott Cornwell	Wallerawang	S. C. Cornwell
WORM BARKS.	WALLERAWANG	W. Barks

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Greg Hood	Kandos	—
Steph Hood	Kandos	—
Riley Hood	Kandos	—
Len Cafe.	KANDOS	—
S. Tunnicliff	RyLSTONE	
K. Schattler	Kandos	
B. Reynolds	KANDOS	
Ken Beviatt	Kandos.	
NORMA BAXTER.	21 STATION ST CHARBON.	63794693
Kayla Steel	maitland	—
Daniel Steel	Kandos	63796300
GEORGE GIBBS	RYLSTONE	
MICK ADLOCK	KANDOS	
DAPH GALE	KANDOS	
RAY AGNEW	MOYES ST. KANDOS	0428794564
SHARON BURGESS	RYLSTONE	0427667395 <i>Sharon</i>
Kieran SNEED	CUNYON ST Goodna	042615412
Galen Cole	Kandos	0427328000
Hiedi O'Neill	Kandos	0407461896.
JB de Wood	57 Fleming STR	—
Rebecca Rayner	6 Roxburgh st	
Judith Reilly	Mason St Kandos	

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
J Mennel	BULONG VALLEY ROAD Rippon.	
S HOOD	15A DICKINSON ST HADFIELD(VIC)	
M. Masen	22 Donoghue St	Kandos.
P. BESANT		XANDOS
M. PALK	75 Fleming St, Kandon	
M Robinson	511 Cooper de Landulle	c landulle
Margaret BUTLER MG Buttr	29 CROWN ST	KANDOS
Ken Gallagher	23 Campbell ST Kandos	63794482
Reynolds	"Blue Haven" Ryestone	
J. Walsh	8 Buchanan st Kandos	
J Garland	68 Dabe Rd Kandos.	63794748
JOYCE DOBLE	51 DANGAR ST	63794133
DEBBIE USHER	18 STANDARD AVE, CHARBON	63794881.
SAMUEL HEALD	GREAT YINCOONKA ROAD RUNNERS G TRENDS	
GREGORY McGrade	62 Dangar St Kandos	63794462
K Daniel	15 Coomber St	63796775
A. Roach	5 McDonald St Kandos	63794319
Rebecca Hood	Kandos	_____
Sarah Hood	Kandos	_____
Shannon Hood	Kandos	_____
Jesse Hood	Kandos	_____
muriel Hood	Kandos	_____

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Annette Sutton	16 DAVIES Rd Kandos	63794829
CAROLE ORR	3 M'DONAGH ST KANDOS.	63794214
Joanne Sheely	1000 Bylong Valley Way Clandulla	6379 4455.
Vicki Ford	18 Donoghue St Kandos	63794886
MORRIE LINGURS	484 COOPERDUE CLANDULLA CLANDULLA	63796977.
P. RASMUSSEN	20 FURNIS ST	63794586
J. Holswich	17 Dunn St Kandos	0427206557
C O'Sullivan	17 RODGERS ST Kandos	0428518380
S Zawolnowski	83 Angus Ave Kandos	
A Attwood	89 Nevells Rd Clandulla	0400363378
Daina Sander	11 Anzac Avenue Kandos.	0488.245.660.
Wayne Pearson	65 Dangar St Mandos	
NORMA CUBIS	14 Station St Charbon	6379 6355
SALLY MARTIN	410 Dabee St Kandos	63791417
JANET SHEPHERD	5 Station St Charbon	63796061
Michael NORRIS.	1817 BYLONG VALLEY way	63794643.
Drew Simmet	48 Boronia Rd Rylstone	0417228205.
STUART MOORE	"WATERDALE" CLANDULLA	63588478
PETER MONAGHAN	"KAYJAY" VAPER GROWER	6379 0981
JUNE SMITH	3 SAVILLE ROW, KANDOS	63794229
Justine Long	41 Dunn St, Kandos	6379 4677
Dianna Richardson	6 Rodgers St, Kandos	6379 6362

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Kelly West	13 Nevell St Clandulla	0421329612
GORDON MILLS	28 BENT ST. KANDOS	0263794322
Yvonne Taylor	70 Babe Rd. Kandos	63794946
Emma Ashford	190 Cooper drive	63794522
Mathew Ashford	"	"
Kylie Fuller	30 Cox St	637910873
D Sullivan	Arby St Clandulla	63794454
Leila TURNER	60 Dabee Rd Kandos	63794722
ARTHUR TURNER	60 Dabee Rd Kandos	63794722
MARGARET STOUT	19 McLACHLAN ST KANDOS	63796316
RAY STOUT	19 McLACHLAN ST. KANDOS	63796316
BEV. Williams	1726 Byron Valley Way Kandos	63794882
A. WHITE	4 DANIGAR KANDOS	63796086
K. Shereb	161 Mt Uncet Rd Ilford	0478798113
JILL GALE	6 George St Kandos	63796020
Liz Burlington	2088 Glen Alice Rd RYLSTONE	63797742
F. KWIM	23 DABEE RD	NO
VIVIANNE NOTLEY	14 McLACHLAN ST KANDOS	
ALLEN NOTLEY	14 McLachlan ST Kandos	
BETTY CLARKSON	54 FLEMING KANDOS	'
ROY CLARKSON	54 FLEMING ST KANDOS.	
IRAD VIDLER	68 DANIGAR ST KANDOS	63794711

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Letittia Wassall	11 Dangar St. Kandos	63794200
Antonia Spedalieri	72 Angus Ave Kandos	63794851
ALLAN JENKINS	PO Box 73. KANDOS	63794358
Simone Norbat	59 Fleming St Kandos	63796450
John Norbat	59 Fleming St Kandos	63796450
Kliza Norbat	59 Fleming St Kandos	63796450
Shannen Norbat	59 Fleming St Kandos	63796450
Jake Norbat	59 Fleming St Kandos	63796450
Luz Popovich	74 Angus Ave	63796995
Janine Welsh	' '	63796995
Silvester Kovac	29 Accia Drive	63790752
Sherie, Eade	25 Bent St Kandos	0423364750
PAUL VRISAKIS	ROCKWORTH RYLSTONE	0418173703
Julie SARGENT	2922 Glen Alice ¹⁶ Rylstone	6379-7629
Glenn SARGENT	2922 Glen Alice Rd Rylstone	6379-7629
STASIA ROZENBLATT	14. MASSEL ST. KANDOS	—
KIM LUGARD	40 DABEE RD	K.L. L
LEANNE ROSS.	13 POMANY ST.	—
S. Boskocovic	32 Duan & L	0427219743
J. Peterson	32 Duan St.	—
H.J. MUNDAY	14 Standard Ave. Kandos	—
Tess Warry	3 Dabee Rd Kandos	0413577378

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
A. Furner	mcdonald st	0488386208
Kylie Dann	Kandos	_____
S. Glaw	Glen Alice	_____
S. BYRNE S	KANDOS	_____
C. JOHNSON	KANDOS	
M.A. MACHOOD	22 ROXBURGH ST Kandos	bigpond.com pegmacheod6@
M. JAMES	12 ARMSTRONG ST RYK.	63790814
Margaret Minnie	17 McCulloch St Kandos	63794365
Donna Power	9 Ferris st Clandulla	63796067
Gwen. McBRATH	9. Stuart St.	63794216
S. Pennell	PO Box 24 Kandos	63196932
R. FRETCHER	302 Cox's Creek Rd Ryk	0401951179
MAUREEN PHILLIPS	11 Pabce Rd Kandos	08263794174
MARY PERROTT	28 DANCAR ST, KANDOS	63794121
E. Butler S	26 DUNN ST R.	63796637
E. WILKINSON	14 STURT ST KANDOS	63794616
S. Romeike	myalla RD	63797245
m. Romeike	Glen Alice RD	63797733
M. HOGAN	CROWN ST	0425217953
R Johnston	Ryestone	_____
m. Besant	Clandulla	
M. CAUCHI	Kandos	63794823

Save the Kandos Museum

34/6

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
A TAYLOR	101 Cox ^s CR RYALSTONE	63791595
LYN TAYLOR	" " "	63791595
Barbara O'May	12 Jacques St KANDOS	6379 6494
Robert Dennis	87 Ang Chels	
STEPHEN Williams	15 ILFORD RD KANDOS	63796300
SHARON Williams	15 ILFORD RD KANDOS	/ /
B. Raynes	20 Pomany St Kandos	63794145
S. Hoy	77 BROGAN SCR CLANDULLA	
F. Muscat	18 Pomany St Kandos	0488182222
M. Jensen	ADA	63796323
John Jensen	ADA	63796322
D Keech	65 RODGERS'	63794061
Nicole Moloney	1 ^{mc} Donald Street Kandos	63794627
Donna Moloney	1 McDonald Street Kandos	63794627
RR O'May	12 Jacques St KANDOS	0263796494
Lyn Keech	65 RODGERS St Kandos	02-63794061
RAY STOUT	19 McLAHLAN St KANDOS	63796316
MARGARET STOUT	19 McLAHLAN St KANDOS	63796316
Pam Staines	46 Fleming St Kandos	0428282049
Charlene Gear	3 Dunn St Kandos	0407609095
ED. RISTAU	"EDMA" ILFORD	63588429
ARMA. RISTAU	EDMA. ILFORD	63588429

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
LINDA REID	Coenamble	<i>[Signature]</i>
<i>[Signature]</i>	Lynelane	<i>[Signature]</i>
Leanne Besant	Rylstone	<i>[Signature]</i>
Yvonne Besant	Rylstone	79520008
John Hunter	Kandos	
A. MACKENZIE	KANDOS	
Jill Rowling	Thornleigh & Rylstone	5981 0979
Mike Lake	Thornleigh & Rylstone	
Scott Byrnes	Buchanan St	0439 852400
K. A. & S. Munday	Dabee Rd Kandos	
MENANIC RYAN	DABEE Rd Kandos	jagous.lady@bigpond.com
Denny Oldfield	Danger St Kandos	
Roderick Sam Muthu	Start St. Kandos	6379 4802
Faith Kashematin	"Maraden Forest"	6337 2650
J. Denton	P.O. Box 6, Kandos	6379 4632
HEATHER LEWIS	24 PIPER ST RYLSTONE	6579 1373
Tracy Edward	21 Noyes St Kandos	
Christine Samitt	8 WILFORD RD KANDOS	6379 4780
Jeanne D. Males	12 charbon St charbon	6379 6384
Peter Hillier	12 Buchanan St	0439 852400
Jessica Bourke	5 DUM ST	0423 4678
Fay Wall	16 standard AVE	6379 6875

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
PENCE FORD	33 COOMBER ST RILLSTONE	0458413877
BETTY MASON	57 RODGER ST KANDOS	63794543
JENNY SMITH.	17 A DR BEE RD.	65796755
Jayne Eastburn	11 Stewart St Kandos	0488 791309
Sue Honeysett	89 Angus Ave Kandos	0431-930960
Joyce Oldwell	79 Rodger St, Kunda	
Natasha Saliba	26 Mountain St, Charbon	
JULIAN BARRATT	2122 Cox's Ct Rd	0429 064 840
JACKAS MUSSEN	20 FERRIS ST. CLANDULLA	6379 4556
Dianne Munday	61 Fleming St Kandos	02 63794505
Janet Rearden	3 Mullon St Rillstone	0263 7811092
JULIE ALI	48 DANGAN ST KANDOS.	0263794070
ROBIN SCHNEIDER	ADA.	
Paul FERGUSON	45 Dabee Rd Kanda	0428141402
Jo Ferguson	45 Dabee Rd Kanda	" "
Kim Vico	88 Rodger St	63794420
K. Luchith	80 Fleming St	63794699
J. BATTY	19A DABEE RD	0423233920
J. Craig	63 IIFord Rd	63794751
Colleen Fuller	3 George St Kandos	63794470
Kim Rogers	9 O'Leary Street Kandos	63794537
CYNTHIA KOCHTA	69 FLEMING ST	63796563

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
R Phillips	11 Dabee Rd Kandos	63794574
Jay Muntz	64 Dargy St Kandos	63796097
W Marshall	2977 Macquarie Rd	63797726
B JENIK	LOT 9 ACACIA ^{Beebe} DEVELOPMENT	
B. Williams	1726 Blyth St Weymouth K.	63794862
Ellen Brand	5 Dunn St Kandos	
Anthony Stemm	5 DUNN ST Kandos	
Joel Tresidder	5 roxburgh st Kandos	
Angie Usner	4 Jacque street Kandos	
Rosemary Webb	1/1 Stanley St Kandos	0488034526
MAUREEN BROWN	5 BENT ST KANDOS	63796079
Helen Cole	30 Stewart st, Kandos	0263794545
Anthony McDonald	8 Nevell St Clonwilla	63796356
Sandra Hyslop	12 Borenia Rd Rybars	
Rebecca HOOD	Kandos	
Carolyn Williams	The Willow ILFORD	
Robin Schultz	"Robmar" Rybars (Ryd)	63791127
Ross Tito	37 Rodgers st Kandos	63796754
Chris Moul	19 Bent St Kandos	63794256
Zeanne Falzon	91 Angus AV	0447746519
Helen Vankes	71 Rodgers St kandos	
Melissa Cope	27 Station St Clonwilla	63794980

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Donna Munday	8 Donoghue St Kandos	
RT MURPHY	15 Rodgers Road	63 49 41 09
J. Nairne	Narrangunnah TRESSES	
R. Hellegers	Roxburgh Street	
A. Ferner	McDonald St	
T. Richards	Clondulla.	
D. Finner	Clondulla.	
T. MCVILLE	2057 Bylong Valley	
A. MCVILLE	2057 Bylong Valley WAH.	
John YATES	3 BUCHANAN ST	
Grantam Joss	1 McLachlan St.	
A. Murray	3 Campbell st, Kandos	
Joel Tresider	5 Roxburgh St	
M. Jones	Dabee rd Kandos	
B. Downer	58 Davies Rd Kandos	
Robin Reddish	Kandos	
Loise M. Theobald	Bylong	
Charlene	Kandos	
Brook Mackenzie	Illford	02 63 588 560
Peter MW	Rylston	63791922
Maureen D'Amico	KANDOS	0263796456
Shannon Wood	Clondulla.	

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Noel Hager	15 RICH ST SULLIVAN	@408678292
DAVID BURGESS	3 Foulburn St Dudley	0416 237276
CRAIG Wilson	20 LEXINGTON PT A/TOW	0411047373
Michael Colville	50 Middle Pitt Rd, Pittwater	0401 348648
Karl Hopp	18 Birchgrove Ave	0421089956
Peter Hutchison	3 Kingston Rd	0412694370
Bogdan Chyz	10 AUGUST ST KANDOS	0482404701
Peter Crowe	26 Brillat St, Annandale	0401924246
Jonathan Ridgway	34 Queen St LORN	0439885392
Lynne Nelson	1 Cudgong St Rylstone	0407510093
John Elrington	1 Cudgong St Rylstone	0428678830
Kath Brennan	10 Bent St Kandos	0438617922
Les Brennan	10 Bent St Kandos	0438989451
Joanna Vomvells	83 William St Wood	0418489206
BEVE Vomvells	" " "	0418487521
CHRISTOPHER Cole	24 Lawson St, Lawson.	0406892314
ROSS JACKSON	19 FLEURS ST MINDENBURY	
Melissa Wilson	7 Callaghan St Clarendulla	0429408124
JONN STORRY	67 COOK ST B MILLS	0417272536
CINDY RUSSELL	12 GORTON PH. PITTWATER	
Daleen Tibbles	24 Wolsley St Milton	
Jan Tibbles	" " "	144540401

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
K. A. WAHL.	16 STANDARD AVE ^{CHAMBERSON}	63796875
A. M. FORD	15 DUM ST KANDOS	0438050982
M. DUNN	"KENDUN" RYLSTONE	0427003012
J. RHODES	29 GEORGE ST KANDOS	Julie Rhodes
M. CURTIS	Kath Downey Rylstone	0427909950
G. CAMPBELL	986 GREAT HILL RD RYLSTONE	
R. LILLEY	5989 castle reagh HWY	02 63588361
S. LILLEY	5989 Castle Reagh Hwy	02 63588361
B. SKINNER	443 BROWN LEE ST WAIAWA	
Lesley McAllan	93 Rowena St Rylstone	63791502
Demo Pascoe	60 Dangan St	63794469 Kandos
Sharie Turner	12 Canary St	63794750
T. McDIARMID	19 CALLAGHAN ST CLANDULA	63794532
D. McDIARMID	17 CALLAGHAN ST CLANDULA	63794532
N. Cunningham	1018 Mt Vincent Rd ILKAD	0418697647
J. Kerr Van Lock	446 Seward Hall Rd	63 588448
J. ROGERS	"DARLEYGAN" RYLSTONE	63791749
I. CAMPBELL	2146 Dunville Loop ^{Boyer}	0429018564
J. Imille	60 Fleming St Kandos	0427435924
S. Faulkner	7 Campbell St Kandos	0488985668
M. Hawkins	100B Mudgee St Rylstone	63791562
K. Wootton	100B Mudgee St Rylstone	63791562

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
W. Norris	Rodgers ST	0467889881
M. FLOOD	FERRIS ST, KANDOS	63796006
R. Norris	74 Buchanan ST	
S. BYRDS	12 Buchanan St	0439852400
Y. Fenton	Rodgers ST	—
C. BRIDZIL	12 HONEY ME	04107095911
R. BROOKS	5 Mellor St	—
D. SMITH	42 DANGLER ST	63794230
M. P. WALES	KELCOOLAK KANDOS CERICKLEY Rd. RYLSTONE	63796261
S. vallis	22 Coomber st Rylstone	
Vella Smith	18 Stuart St, Kandos	63746550.
Linda Berwell	27 McLachlan St Kandos	63796016
Linda Berwell	27 McLachlan St Kandos	63796016
Greenwood	10 Sheil St Kandos	63794191
PROFESSOR CLARKSON	15 DANGLER ST, KANDOS	63796053
Norton Smith	18 Stuart Street, Kandos	63796550
R Johnston	PO Box 18 Rylstone	63-791494
Liam Kennedy	74 Buchanan St	—
Rosa Beattie	21 Elm St Kandos	0405991834
Zoe Gibson	68 Buchanan St Kandos	—
Michael Norris	68 Buchanan St Kandos	—
L. Popovich	29 Acacia Drive	—

J James

10 Coomber St Charbon

J. Rickerly

7 STEWART ST KANDOS

W maso

57 Rodger St Kandos

25

8

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
H. McGUINNESS	52 DAVIES RD.	63 79 66 30.
C. Hurd-1	17 Dorogoue	63 79 63 49
P. Mulheron	68 Fleming St	63 79 63 54.
M. Hart	2095 Donville loop Bogee	63 76 76 02
M. Sander	11 ANZAC AVE, Kandos	63 79 69 25
A. Holere	10 Angus Ave Kandos	0434035295
P. Gazzoli	4 Mantain St Clackan	63 79 67 97
E. Hograles	1/44 Dabee rd Kandos	63 79 45 88
J. Jenkins	1/44 Dabee road	63 79 45 8
Max Hunter	Redswee Rd, Rydalm	63 79 09 46
R. J. J. J.	Rydalm	63 79 09 46
Julie Parsons	18 Russell Rd Kandos	02 63 79 47 64.
NOEL LUCKIE	10 NOYES ST KANDOS	0426 209 206
Ross Tito	37 Rodgers st	63 79 67 54
Lisa HOGGIN	16 ROXBURGH ST	63 79 64 79.
REG TAYLOR	70 DABEE RD KANDOS	63 79 49 76.
NORM LARGE	LARGE'S LANE	—
LEANNE MCGUINNESS	16 DANCAR ST Kandos	63 79 47 24
Melissa Cole	10 Mason St Kandos	63 79 46 19.
Deb Cole	10 Mason St Kandos	63 79 46 19.
Noel Babbage	142 Fleming Kando	63 79 18 1
Petra Hillier	12 Buchanan St Kandos	0430852400

M-M. KW.

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Kathy Grimshaw	23 Canobla Ave Glen Davis	63797318
Jason Grimshaw	23 CANOBLA AVE GLEN DAVIS 2846	63-797-318
Zoe Doye	1195 mullb mt Road Rugstone	
Peter Jackson	Lot 5 mudge Rd capertee	
Dylan lilley	46500 St Hereaghly	0438388881
Ken Hopkwi	71 ANSON AVE KANDOS	63794575
Alex McDonnell	16 STEWART ST Kandos	
Kim Mackay	14 Stewart st Kandos	
CHRISTINE LORENZO	2/114 Kings Rd Fivedeck	
LISA LORENZO	163 Burwood RD Burwood	
Marty Charlton	9 CATHLEEN CREMANT	63727193
Brett Robinson	18 LANG ST mudgee	63723669
Steve Beevens	7 Roath PL Prospect	0400 929 463
GEOFF ENNIS	33 BRISTOL CIRCUIT BLACKTOWN	0400391493
NOEL BAKER	51 SHEPPARD RD EMU PLAINS	CANT YOU BE A CRATIC JUST LEAVE THINGS BE? 0247353129
JUNE AND BRIAN KEECH	23 RODGERS ST KANDOS	OR 63796137 A GREAT LITTLE MUSEUM
JAN SELLERS	281A Main St. Lithgow	ONE OF A KIND.
SHAUN SELLERS	281A MAIN ST LITHGOW	WE NEED ALL THE ATTRACTIONS WE CAN GET!
Renate Yates	21 Donoghue St. Kandos	
Shannon Keach	Kandos.	
Bruce Neal	7 AVALON DR TATHORNDEN	RS Neal RING me?? 0408694012
Stephen Reddish	39 Virginia St Denman	

①

Save the Kandos Museum

Please sign this petition below

Ryan & Mark	410 DABEE RD KANDOS	63791417
Jasen Reddish	17 Ilford Rd Kandos	63794779

B. Norman 58 DAVIS RD KANDOS 0409988765

Joel Tresidder 5 roxburgh St kandos.

SCOTT BECKWALE 9 DUNN ST KANDOS 63794813

NICOLA WITCHER 424 Newells Rd clondulla 63794137

ROBYN CAFE 5 COOMBER ST CHARBON 0488934195

Jenny Franks 253 Coricudgy Rel. Olinda

D Sichelare 8 cement Ave. 0253564000

M. BLACKBURN 18 COOMBER ST RYSTONE 63790883.

W. Williams 2511 GLEN AVE RD BOGATE 63797730

Donna Feilly 20 xley st kandos. 63794293

Red Fitzstock RAILWAY ST TERALBA 49584423

PHIL CROWTHER 22 MTN ST, CHARBON 63794218.

Mary 223 DAVIS RD KANDOS

Teena Palmer 46 Buchanan St. kandos 63796133.

Pam O'Leary
63794613

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Pam Innes	4 Short st Rylstone	63791849.
Belinda Innes	1133 Glen Alice Rd.	63791849.
WARREN CARBEARY	26 M'LEACHLAN ST, KANDOS	63794127
GARY SINAN	6 Ilford Rd, KANDOS	63794004
Colin Shereb.	47 Rogers St Kandos	63794948.
Tarakyan	5 Roxburgh	0455854199
Mark Field	46/1040 Ave	0427796188
ARTHUR CATHAN	33 DABEE RD	63796725
M. HOGGIN	34 CROWN ST	0425 277 953
K. Fuller.	30 Cox St Rylstone	0400747521
P. Bower	48 Brocas Cr Rd, CLANDULLA	63796441
Joel Tresidder	5 roxburgst kandos	0455854199
Carolyn Ryan	5 Roxburgh st	0455854199
Beck Sullivan	Bathurst	-
Renee Murray	Kandos.	-
Gaven McDonald	Hall Rd Ilford	0428 635885
PAUL DESCH	CLANDULLA	63794455
Tracey Evans	Charbon	63796393
CAROL ANDERSON	KANDOS	63794355
Therese Morrison	Clandulla.	0 -
Renee Perry	Kandos	0439296899.
MALCOLM ATHOY	KANDOS	63794820

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Donna Griffin	Hayes gap rd Mudgee	63736582
HELEN MANSELL	49 RODGERS ST KANDOS	6379-6033
J MUNNS	21 McDONALD ST	63796319
M. CHAPMAN	LOT 19 MUDGEE RD CAPERTEE	63590000
P. Fraser	788 MT Vincent Rd LUDLOW	63588411
H PALMER	74 Rodger St KANDOS	63796895
J. SHIPMAN	24 DONOGHUE ST. KANDOS	63796591
RON GILLARD	49 RODGERS ST KANDOS	63796033
Jean Bell	2127 Hunter St Balgownie	42444033
Pat Stewart	2/1 Seaview Ave Newport 2106	94467586
Joy Thomson	73 Redgum Ave	63769558
LORRAINE MILLS	29 DABER RD KANDOS	63794631
Penny Mills	11 11	11 11
TRUDY COPE	15 M'LAACHLAN ST.	
MARY CLOUT	9/1 SchREGEN ST NAWA	
HAYNE MILLER	15 M'LAACHLAN ST.	
L. Pennell	579 Clowdulla, Bragans Creek	63794644
J. Pennell	579 Bragan Creek Clowdulla	63794644
Daniel Fatzon	91 Angus AV	63796122
BADEN BROWN	NEW OLIVERS RD RUNNING STREAM.	63888295
Margie Hardy	17 Donoghue Kards	63796349
WARRY O'CONNOR	28 Russell Rd KANDOS	63794613

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
S. Buckley	1/29 ^{Sunshine Coast} Kennedy Rd	040275044
KEVIN STUNDEN	7 DUNN ST	0497330195
PETER R. HOWE	29 GORRARD ST	0488794754
John McEwen	22 Rodgers Rd	63794198
John McEwen	22 Rodgers	63794198
Dan Hill	15 ANGLUS AVE	0428393019
Maria Babbage	60 Rodgers St Kandos	63794811
Josh Beer	3 Calderwood Rd Aylstone	0427798620
JOHN MOZER	19 BENT ST	0263794250
CORAL IESTERNING	38 RODGERS ST.	63794243
LISA Behan	11 LLOYD AVE KANDOS	63796041
Mornie Kelly	11 LLOYD AVE KANDOS	63796041
Shanya Hughes	127 LOUIE ST AYLSTONE	63791400
E. Hayes	82 Angus Ave	63794083
J. PALMER	74 RODGERS ST	0478246088
N Carberry	26 ^{Kandos} McHaddon St	63794127
Sheryl Teepe	3 Crown St Kandos	
Devin	8 Rodgers St	0425332174
Adrian Johnson	_____	_____
Rebecca Lillis	24 Woreley St. Multon	
_____	_____	_____

20 15

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Lindsay Kidd	781 Buchanan St Kandos	63794054
Rachel Noelene Webster	27 Farrelly St Chandulla	0429132407
Dorothy Sprugett	6 Dangers St Kandos	0402075741
Christine Tregenza	16 Rodgers St Kandos	0427365153
Bob Stone	69 Dunne Loop Rylance	63797661
Rebun Kormanitz	12/4 Northsleys Wood RD	0419126035
Fay Burchell	350 Cooper Drive	63796111
Kathy Suttan	PO Box 56 Kandos	63796501
ANDREW KEMENY	425 BUCHANAN	0427833799
BRENDA BREVAN	25 BUCHANAN	0427833793
DMiller	24 Farnelly CHANDULLA	0429011069
JENNIFER MILLER	11 POMANY ST KANDOS	63794027
JEAN DAY	9 STATION ST CHARBON	63794755
Narelle Eade	73 Buchanan St Kandos	0423364750
COL BURCHELL	350 Cooper Drive Chandulla	63796111
Deb Wallace	5 Short St Kandos	63796364
JOY S I		
ED MCEGAN	21 RUSSELL RD	63796197
Gemma Braiding	8 Brennan St Yagooona	0415566616
Row Gillard	49 RODGERS S. KANDOS	63796033
JANE MORRIS	3 Dangers Way	63799656
Lynette Edwards	58 Rodgers St Kandos	63794832

Save the Kandos Museum

Please sign this petition below

NAME	ADDRESS	PHONE/EMAIL
Jo MISKLE	17 Short St	63791419
Joy Murray	Penny St.	
B ELKINS	47 Buchanan St	63796055
Wendy Curran	55 Rodgers St Kandos	63794968
Marty Hayes	1/25 Dabber Rd Kandos	63796406
Armando Galtner	Mason St Kandos	
Robert Peckish	Kandos	
Joel Tredder	Kandos	
R. R. R.	Russell Rd	
K SHARP	PENNY STREET KANDOS	
S BYRNE	KANDOS	
C. Howland	Kandos.	
M. Rowe 119.	Clandulla 119.	0407039631
K. DALE	Charbon.	63794218.
L REVELL	Rylstone	63790798
ERIK ERIKSSON	Reedy Creek	63790798 (E)

Flynns

SOLICITORS

Stephen Flynn, B.Comm.,LL.B.(U.N.S.W.)

Associates:

Emma McDonnell, B.A.,LL.B.(Macquarie)

Deahne Heath, LL.B.(U.N.E.)

Tom Flynn, B.A.,B.Comm.,LL.B.(U.N.E.)

Consultant:

Richard Flynn, LL.B.(Syd.)

Paralegals:

Emma Best, AdvDipPL, JP

Tracey Coffee, AdvDipPL, JP

Our Ref: SPF:ELB:20130504

Your Ref:

Lovejoy House
Cnr Perry & Lovejoy Streets
MUDGEE NSW 2850

Telephone: (02) 6372 6500

Facsimile: (02) 6372 2883

DX 6504, Mudgee

PO Box 1014, Mudgee

Also at Cnr Herbert & Mayne Streets

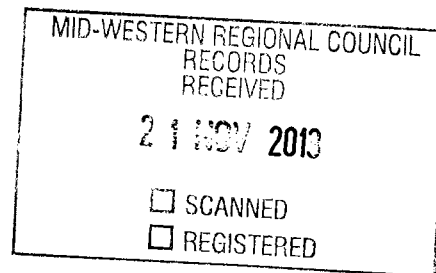
GULGONG NSW 2852

By appointment only

ABN 78 927 611 846

20 November 2013

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



Attention: Kate Power

Dear Kate

RE: KANDOS MUSEUM

We refer to the recent conference between yourself and the writer and note our advice was sought in relation to the proposed sale of Kandos Museum.

This involves two questions:

1. Whether there is any impediment to Council selling the property known as "Kandos Museum"? and
2. If Council so decides, how does this affect the moneys held in Trust by Council subsequent to the bequest of the late Phyllis Leeton Simpkins?

We advise as follows:

1. Sale of Kandos Museum

We have obtained up to date searches and it appears the Museum is located on land comprised in Lots 9, 10 and 11 of Section 1 in Deposited Plan 8161 Parish of Rylstone.

We **enclose** those up to date searches and you will see that Lot 9 was acquired on 24 March 1993.

This acquisition was just prior to the commencement of the Local Government Act 1993, which by virtue of Section 31 requires Council to resolve whether land is operational or community land.

We understand from your enquiries you are satisfied that the land is operational land and accordingly there does not appear any impediment to Council resolving to proceed with the sale of the property.

In our advice of 12 August 2013, we recommended that the property be leased rather than Council being involved in any Incorporated Association or Trust which may operate the Museum.

We should stress that the advice given on that occasion was in the context of the ongoing operation of the Museum without a sale of the land by Council.

Nothing in that advice should be construed as indicating that the property could not be sold, rather the advice should be construed as indicating that if Council sought to have a continuing involvement in the Museum it would be more appropriate that this be done by way of Lease to another entity rather than Council being involved in the operation of that identity.

Were Council to resolve that the land be sold, we confirm it may be appropriate for expressions of interest to be sought.

2. Will of the late Phyllis Leeton Simpkins

We understand Council in 2007 received bequest from the Estate of the late Phyllis Leeton Simpkins.

We are in receipt of letter of Hannaford Cox Connellan and McFarland dated 1 February 2007 together with associated correspondence from Lovett & Green Solicitors and a copy of the Will of the late Phyllis Leeton Simpkins dated 4 February 2000 which was admitted to Probate on 16 August 2006.

We understand that Council has invested the proceeds of that bequest in trust pursuant to Section 411 of the Local Government Act 1993 in interest bearing account.

We understand the capital component that would be applicable to the Kandos Museum is approximately \$28,000.00.

We are asked to advise how any sale of the Kandos Museum may be effected by this bequest.

We believe Council is bound by the terms of the Trust unless the Trustees agree otherwise.

To that end, we have written to Lovett & Green asking them to advise if they could obtain instructions from the Trustees as to whether there would be any objection to the portion of the amount held in Trust being applied for repairs and renovations and releasing Council from the ongoing obligation to apply the interest to the Kandos Museum.

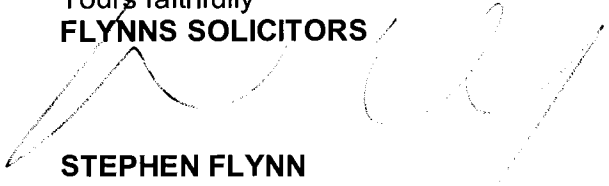
We **enclose** copy of letter we have forwarded on instant date and will let you know once that reply is received.

In summary however at this stage we see no difficulty with a proposed sale of the Museum progressing.

It would be necessary to incorporate a condition in any Sale Contract dealing with what will happen with the bequest pending the Trustees instructions.

Please do not hesitate to contact the writer if you have any further queries and we would suggest that you double check with your property department that the land is classified operational.

Yours faithfully
FLYNNS SOLICITORS



STEPHEN FLYNN

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 9/1/8161

SEARCH DATE	TIME	EDITION NO	DATE
20/11/2013	10:58 AM	1	24/3/1993

LAND

LOT 9 OF SECTION 1 IN DEPOSITED PLAN 8161
AT KANDOS
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF RYLSTONE COUNTY OF ROXBURGH
TITLE DIAGRAM DP8161

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF RYLSTONE (TS I200529)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS RESERVED BY THE CROWN GRANT OF PORTION 137
- 3 A247483 COVENANT

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 20/11/2013

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH
-----FOLIO: AUTO CONSOL 2647-51

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/11/2013	10:58 AM	-	-

VOL 2647 FOL 51 IS THE CURRENT CERTIFICATE OF TITLE

LAND
-----LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF RYLSTONE COUNTY OF ROXBURGH
TITLE DIAGRAM DP8161FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF RYLSTONE (T X460285)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS IN CROWN GRANT OF PORTIONS 137
- 3 A228020 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOTS 10-11 SEC. 1 IN DP8161.

*** END OF SEARCH ***

PRINTED ON 20/11/2013

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Flynns

S O L I C I T O R S

Stephen Flynn, B.Comm.,LL.B.(U.N.S.W.)

Associates:

Emma McDonnell, B.A.,LL.B.(Macquarie)

Deahne Heath, LL.B.(U.N.E.)

Tom Flynn, B.A.,B.Comm.,LL.B.(U.N.E.)

Consultant:

Richard Flynn, LL.B.(Syd.)

Paralegals:

Emma Best, AdvDipPL, JP

Tracey Coffee, AdvDipPL, JP

Our Ref: SPF:ELB:20130504

Your Ref: FRG:CDS:2060006

Lovejoy House
Cnr Perry & Lovejoy Streets
MUDGEES NSW 2850

Telephone: (02) 6372 6500

Facsimile: (02) 6372 2883

DX 6504, Mudgee

PO Box 1014, Mudgee

Also at Cnr Herbert & Mayne Streets
GULGONG NSW 2852
By appointment only

ABN 78 927 611 846

20 November 2013

Lovett & Green
Solicitors
PO Box 2
BOURKE NSW 2840



Dear Sirs

RE: ESTATE OF THE LATE PHYLLIS LEETON SIMPKINS

We advise we act for Mid-Western Regional Council who are giving consideration to selling the property known as the Kandos Museum.

We understand you acted for the Estate of the late Phyllis Leeton Simpkins and we **enclose** copy of your letter dated 22 January 2007 to Hannaford Cox Connellan and McFarland together with annexures.

Subsequent to the transfer to our client, the property located at 15 and 17 Angus Avenue Kandos was sold and the moneys invested pursuant to Section 411 of the Local Government Act in interest bearing account.

You will note from the terms of the Will that three quarters of the rent or interest obtained is to be applied to Simpkins Park Kandos and one quarter to be paid to the Kandos Museum.

We advise the amount held in Trust to be applied towards the Kandos Museum total approximately \$28,000.00.

Our client would ask that you obtain instructions from the Trustees of the Estate as to whether they would be prepared to authorise our client to apply this amount to repairs and renovations of the Museum rather than continuing to invest the money on interest bearing account and apply any interest towards that.

Our client would not be seeking to utilise any of the funds that related to the Park.

We are of the view that Section 411 of the Local Government Act requires our client to strictly apply the proceeds of the gift as authorised by the Trust.

We thank you for your anticipated assistance or in the event that you would rather us correspond with the Trustees direct, your advice in that regard.

We look forward to hearing from you.

Yours faithfully
FLYNNS SOLICITORS

STEPHEN FLYNN