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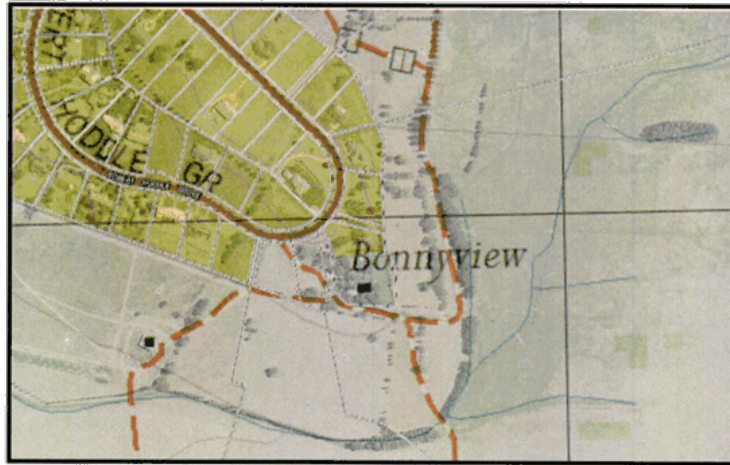
COUNCIL BUSINESS PAPERS

Ordinary Meeting WEDNESDAY 20 APRIL 2016

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Planning Proposal

Amend split zoning-
RU4 Primary Production Small Lot to
R2 Low Density Residential zoned land

Lot 60 DP1181768

Robert Hoddle Grove, Bombira NSW 2850

for

Evaross Pty Ltd

Project Ref. - EVA028_A392

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September 2015



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ISSUE AND AMENDMENT CONTROL HISTORY

ISSUE	REVISION	DATE	DESCRIPTION	AUTHOR	QA/QC
1	0	SEPT 2015	DRAFT FOR CLIENT REVIEW	MINESPEX	MD
	1	SEPT 2015	FINAL	MINESPEX	EY

OVERVIEW OF PROPOSAL

Minespex was commissioned by Mr Mark Dalton of Evaross Pty Ltd to prepare a Planning Proposal under Section 55 of the *Environmental Planning and Assessment Act 1979* to accommodate the future 2 lot residential subdivision of land with a min lot size of 4000m². This report describes the proposed rezoning, objectives and outcomes, explanation of provisions and justification for the planning proposal. Strategic planning merit is apparent with direct synergy to existing development and the R2 zoned land in Robert Hoddle Grove and adopted planning controls. The existing dwelling has been dissociated of any past agricultural land and the dwelling is more appropriately zoned R2 aligned with the land also fronting Robert Hoddle Grove.

The planning proposal intends to:

- Amend the corresponding lot size maps for an existing split zoned parcel, currently zoned RU4 Primary Production Small Lots and R2 Low Density Residential, to zone the total of the lot R2 Low Density Residential.
- Support the zone objectives and apply land use controls which are representative of the existing development and subdivision pattern.

The subject land is owned separately to the adjoining RU4 land. The Robert Hoddle Grove development has been identified for rural residential style development intended for lots on both sides of the loop road. The proposal does not detract from the overall intended strategic development of the locality. This proposal, with one new lot resulting, will not serve to have any significant impact on land availability or address any perceived need for additional land supply. The proposal will align the existing land use with a zone that better suits the site, considering the zone objectives and permitted uses.

The planning proposal can be supported by MWRC with consideration of the issues addressed in this report. The proposal does not present any significant strategic policy implications. The planning proposal will enable one new lot to be created which is at the minimum size for the R2 zone and similar in shape and dimensions to other adjoining land.

Planning Proposal



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ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
CLUS	Mid-Western Regional Comprehensive Land Use Strategy
DP	Deposited Plan
NSW DP&E	NSW Department of Planning and Environment
EDS	Economic Development Strategy
EP&A Act	Environmental Planning and Assessment Act 1979
LGA	Local Government Area
MWRLEP	Mid-Western Regional Local Environmental Plan 2012
RFS	Rural Fire Service
PBP	Planning For Bushfire Protection 2006
SEPP	State Environmental Planning Policy

Purpose and Objectives of this Planning Report

This planning proposal describes the intended effect and justification for a proposed amendment to *Mid-Western Regional Local Environmental Plan 2012 (MWRLEP)* for a site specific amendment to the Lot Size Map. The amendment is proposed to facilitate future residential subdivision with a minimum lot size of 2000m².

This planning proposal has been prepared in accordance with Section 55 of the (NSW) *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the following Department of Planning (DoP) guidelines:

- *A guide to preparing planning proposals* (October 2012)
- *A guide to preparing local environmental plans* (April 2013).

PART 1 - OBJECTIVES AND INTENDED OUTCOMES OF THE PROPOSAL

STATEMENT OF INTENDED OUTCOMES

The planning proposal seeks to facilitate development of a future two (2) lot 'low density residential' subdivision of (min lot size 4000m²) at Lot 60 DP1181768, Robert Hoddle Grove, Bombira.



Figure 1: Concept Layout

PART 2 - EXPLANATION OF PROVISIONS

It is intended that the objectives and intended outcomes described in Part 1 will be achieved by the following:

- The land is split zoned. The proposal would seek an amendment to the Mid-Western Regional LEP 2012 Land Zoning Map - Sheet LZN_006G, whereby the whole of the lot is located within the R2 Low Density Residential zone.
- Amendment to the corresponding Mid-Western Regional LEP 2012 Lot Size Map – Sheet LSZ 006G where this map depicts the subject land to include in its entirety as within "Z" and "Area B".

The approximate boundary of Lot 60 is sketched in red below on the excerpts from the relevant LEP maps (refer to Figure 2 and Figure 3 below). The existing dwelling is located in that part of the lot zoned RU4 Primary Production Small Lots.

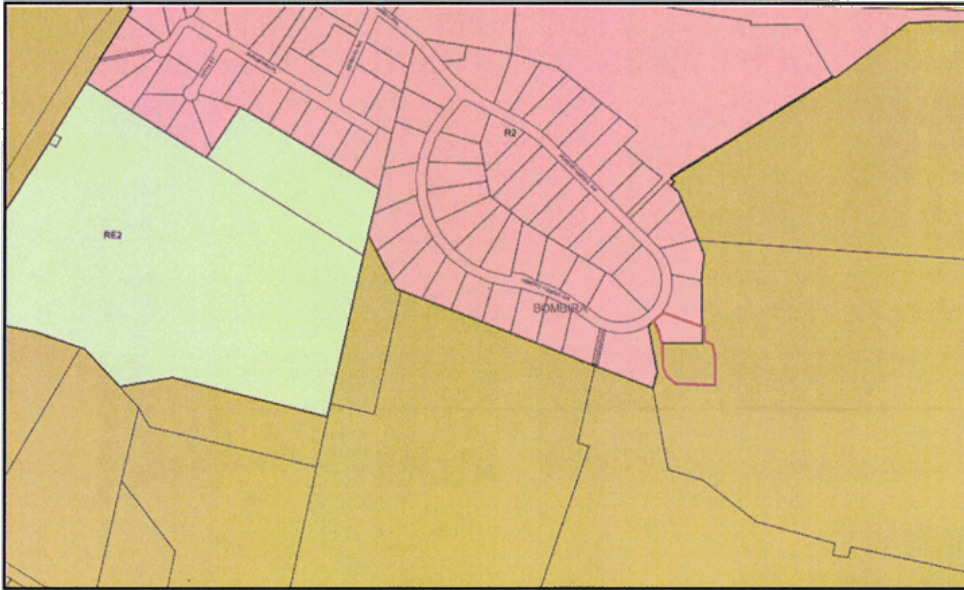


Figure 2: Approx. location of subject land within Zoning Map (Sheet LZN_006G)

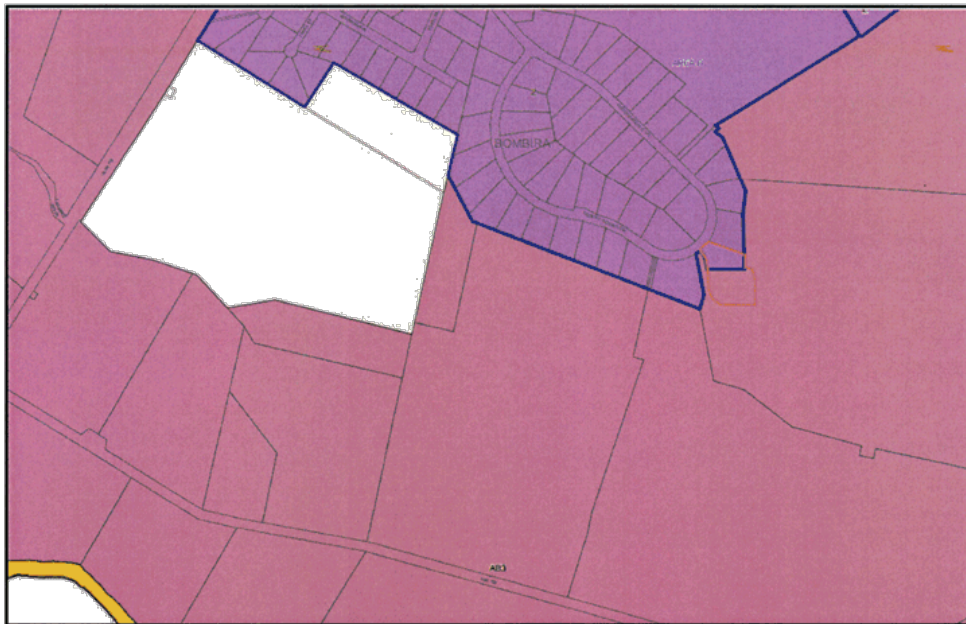


Figure 3: Approx. location of subject land within Lot Size Map (Sheet LSZ_006G)

PART 3 - JUSTIFICATION

This section sets out the reasoning for the proposed change to the MWRLEP 2012, taking into consideration the intended outcomes and objectives outlined. The following questions are based on requirements contained in NSW Planning and Infrastructure's *A guide to preparing planning proposals* (October 2012) and address the need for the planning proposal, relationship to strategic planning framework, environmental, social and economic impacts and its effect on State and Commonwealth interests.

SECTION A - NEED FOR THE PLANNING PROPOSAL

Q.1. Is the planning proposal the result of any strategic study or report?

No. The proposal has not been identified in a strategic study.

- Relationship to the Comprehensive Land Use Strategy (CLUS)

The Mudgee Town Structure Plan within the CLUS identifies development opportunities.

Part of the land is identified as Large Lot Residential (former rural residential). Robert Huddle Grove is a loop road. The Mudgee Town Structure Plan depicts 'Large Lot Residential' lots on both sides of this loop road.

The site is located below in **Figure 4: Mudgee Town Structure Plan from the CLUS**.

- Relationship to the Urban Release Strategy (URS)

The subject land is not identified in the recommendations for Mudgee's Urban Release areas as identified within "*Mudgee and Gulgong Urban Release Strategy*", prepared for Mid-Western Regional Council by HillPDA Consulting December 2014 (URS). The land is to the south of Urban Release Area 17.

The site is located below in **Figure 5: Mudgee Urban Release Areas and LEP Zoning 2012 from the URS**.

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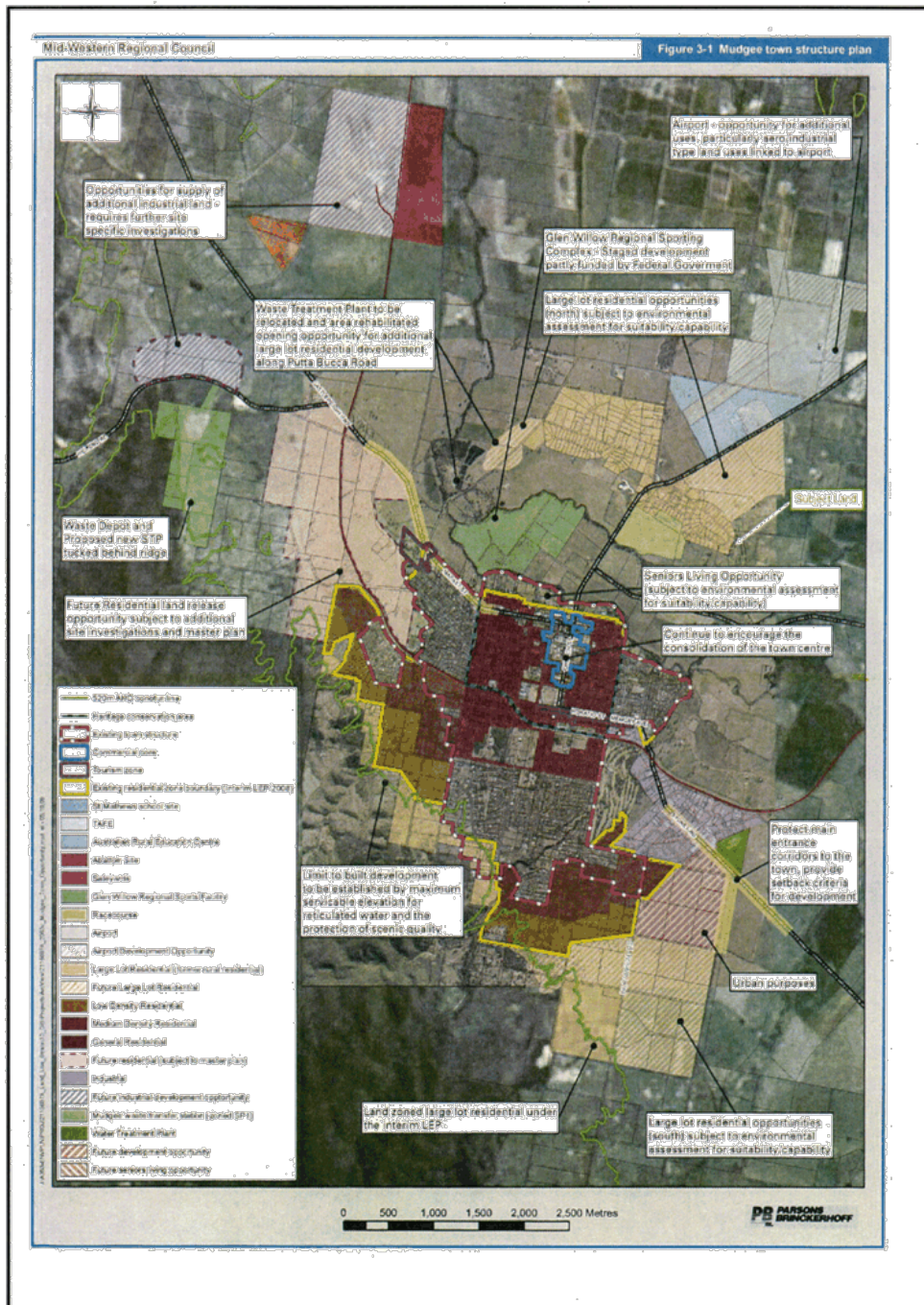


Figure 4: Mudgee Town Structure Plan from the CLUS

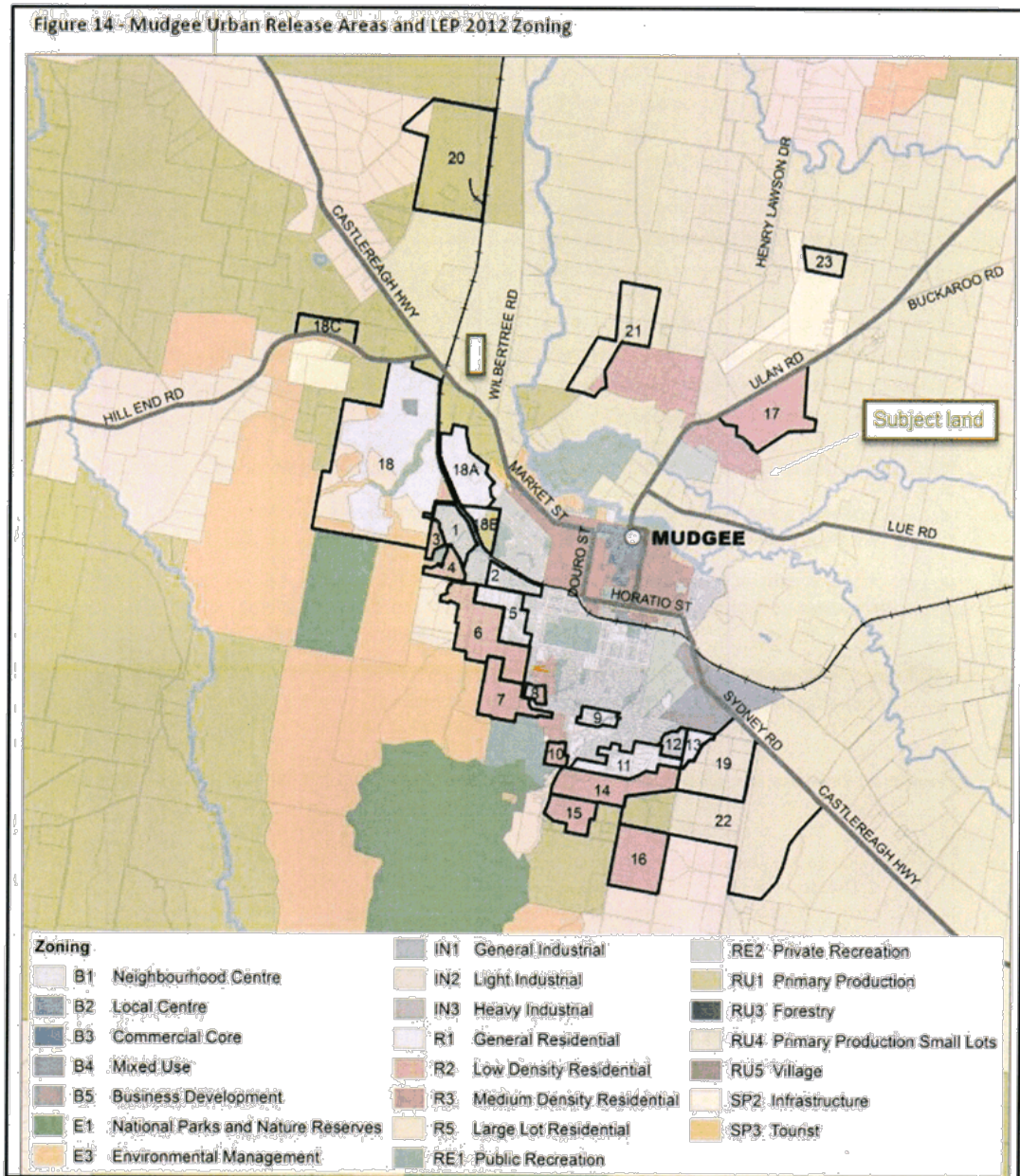


Figure 5: Mudgee Urban Release Areas and LEP Zoning 2012 from the URS

Q.2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes.

It is considered that the Planning Proposal is the best means of achieving the intended outcomes. The current residential development controls through the LEP zoning and lot size map require the planning proposal process for amendment.

The planning proposal will not set a precedent that is inconsistent with current strategic documents and will apply relevant zoning. Expectations of the landowner and surrounding land holders will be equitably met with the implementation of the proposal. The proposed vacant land will meet the minimum lot size and the existing RU4 zoned land is developed with a dwelling already.

The planning proposal is considered the best means of achieving the intended outcomes as:

- A rezoning will align the existing rural residential development with the most appropriate zone & objectives of the MWR LEP 2012;
- The existing adjoining minimum lot size ('Area B' – with reference to Clause 4.1(3A)) is extended without confusion and marries with the existing developed land in Robert Huddle Grove;
- The objectives of the R2 Low Density Residential zone and clause 4.1 are able to be upheld with future subdivision and residential development.

The objectives of the R2 zone are the most appropriate for the land, when compared to the existing RU4 zone.

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that land is available for intensive plant agriculture.
- To encourage diversity and promote employment opportunities related to primary industry enterprises, particularly those that require smaller holdings or are more intensive in nature.

SECTION B - RELATIONSHIP TO THE STRATEGIC PLANNING FRAMEWORK

Q.3. Is the planning proposal consistent with the applicable regional or sub-regional strategy?

In June 2014 the NSW Government released new draft regional boundaries for NSW. The Mid-Western Regional LGA falls within the 'Central West and Orana' region. Once the boundaries are finalised for each region, they will provide the basis for a new generation of strategic plans called Regional Growth Plans. The Regional Growth Plan will identify areas suitable for housing and employment expansion in the region.

Prior, in 2012, the NSW Government introduced the 'Strategic Land Use Policy' to better manage the potential land use conflicts arising from the location of our high quality agricultural land, and the mining and coal seam gas (CSG) industries.

There are no existing strategies in place for this region. There are no applicable State or Regional strategic directions for development as such the Assessment Criteria as referred to in the 'A Guide to Preparing Planning proposals'.

a. Does the proposal have strategic merit?

The proposal does not contradict the local strategies endorsed by the Director General (i.e. Mudgee and Gulgong Urban Release Strategy, and Comprehensive Land Use Strategy).

This proposal with one new lot involved is not offering an alternative solution to future large lot residential land development Mudgee. The subject site is located at the north eastern edge of Mudgee town and south of Area 17. The land is already associated with the R2 zone and style of development. Typically land developed in vicinity to the subject land mostly comprises larger residential lots of 2ha to 4000m² where town water and sewer are available (known as the Bombira area). Recently Council has supported amendment to the MWR LEP 2012 for part of the land identified as 'Area 17' and subsequently approved subdivision including serviced lots of 2000m². The proposed LEP amendment does not undermine that development concept.

It is assumed that the land (Lot 60) was retained with split R2 and RU4 zoning in the MWR LEP 2012 as the land included the existing dwelling which was the original homestead for the property known as "Bonnyview" (being the main property subdivided for the Robert Hoddle Grove development). The homestead originally was retained with rural land associated with cattle grazing. However this previously associated RU4 land has been subdivided from the homestead and Lot 60 and the other adjacent 20ha primary production lots have been created. The existing dwelling now remains on a split zoned parcel of 9480m². This land is not currently jointly owned or associated with these larger RU4 land parcels. The adjoining RU4 zoned land in approx. 20ha lots have dwelling entitlement and economically it is not likely that the subject Lot 60, with existing dwelling, would ever be consolidated with this land for dwelling purposes.

The residential land north of Mudgee is unique in setting, lifestyle, and has limited residential land supply as recognised strategically (URS). The subject site is ideal for creation of one additional lot.

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The land is able to be accessed with road frontage to Robert Hoddle Grove. The provision of reticulated services will be possible. Other land use opportunities for this parcel are restricted due to size and shape of the land and vicinity to residential neighbours. It is reasonable to accept that residential development within the R2 zoned area is a positive outcome for the site and expected by neighbouring properties.

The Mid-Western Regional LEP 2012 was based on the CLUS (August 2010). The CLUS recommended the preparation of the URS to assist in infrastructure planning. The Bonnyview property is included in the Mudgee Town Structure Plan and is identified in the CLUS:

'North of Mudgee'- "The sites (known as Bonnyview and Edgell Lane and Putta Bucca) collectively contribute approximately 90ha or about 39 years supply of lots (based on 4 lots per annum)".

The proposal will support the CLUS intention to provide a limit to the urban footprint of Mudgee utilising existing residential zoned land for low density residential land supply, simultaneously providing opportunity to maximise the lot yield from existing zoned land that is able to be serviced. The subject site is ideal for one additional lot as the land is already partly zoned R2 and all the land is readily serviced and does not require extensive constraints assessment. The proposal is consistent with R2 zone objectives and that part of the land sought to be zoned R2 is already developed with a dwelling.

The proposal does not contradict the Mudgee Town Structure Plan within the CLUS. The CLUS acknowledges that the supply 'North of Mudgee' is not interchangeable with similar sized lots elsewhere in Mudgee, and is a unique opportunity for low density residential living. Further this planning proposal is aligned with the Policy context:

- The development does not reduce the agricultural land available as the RU4 portion of the lot is already developed with a dwelling on an undersized lot.
 - The development supports progress that will avoid disruption to the rural backdrop and setting of Mudgee, in the unique 'North Mudgee'.
 - Provides good utilisation of existing infrastructure and servicing.
 - Provides an opportunity for implementation of best practice urban and landscape design principles through the integrating with existing development.
- b. *Does the proposal have site-specific merit and is it compatible with the surrounding land uses, having regard to the following:*
- *the natural environment (including known significant environmental values, resources or hazards) and*
 - *the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and*
 - *the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

The land is compatible with the surrounding rural residential type lots developed in Robert Hoddle Grove. No environmental sensitivities have been identified for the subject land. The land is not

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flood prone land. The land has stands of planted trees. No hindrance to future residential development is identified.

The land is in vicinity to the Mudgee Racecourse, however this is not identified as a potential conflict. The main potential conflict with adjoining land use identified would be with potential amenity associated with intensive agriculture on adjoining land. Reduction of potential for conflict with adjacent rural land is accounted for with existing landscaped boundaries and with the application of a buffer from sprays able to be achieved on the rural land; no design issue is raised.

The existing dwelling within the subject land is accessed by Robert Hoddle Grove. The proposed land use is consistent with the development of the Robert Hoddle Grove /Bombira area generally. The proposal will have transport linkages and achieve consistent design parameters as the approved serviced lots to 4000m². The planning proposal would seek to provide for one additional dwelling i.e. a residential use which retains the unique quality lifestyle concept established in the locality, supporting diverse housing types. The high quality benchmark for residential development associated with the locality is able to be achieved within the subject land. The layout and engineering design of the services for the vacant lot would be able to comply with the Development Control Plan 2013. Due to the fall of the land the existing dwelling is required to pump out via rising main to the existing reticulated sewerage. The proposed vacant lot will not require this measure and can be serviced by town sewerage. Town water service is available in Robert Hoddle Grove, similarly underground electricity will be available to the proposed additional vacant lot.

The past ten (10) years have seen the Bombira locality progressively develop towards a prestigious low density residential living area. The infrastructure has been provided to account for residential lots to occur on both sides of the loop road formed by Robert Hoddle Grove. The inclusion of the existing dwelling within Lot 60 in the R2 Low Density Residential zone is consistent with this land use pattern. Spatially the existing dwelling has consistency with the R2 zoned land rather than the RU4 zone. The wider setting including land to the south and east is agricultural land with capacity for intensive agriculture.

The aerial photography below shows the land and the progression of the residential development at the locality. Photos from 2003, 2009 and 2013 are provided. The existing dwelling was accessed by separate access until the construction of Robert Hoddle Grove providing sealed road access.

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Figure 6: Aerial photography from 2003



Figure 7: Aerial photography from 2009



Figure 8: Aerial photography from 2013

Q.4. Is the proposal consistent with Council's Community Strategic Plan or other local strategic plan?

As indicated above, the proposal does not contradict the guiding principles and local strategies endorsed by the Director General (i.e. Mudgee and Gulgong Urban Release Strategy, and Comprehensive Land Use Strategy).

For background:

The *Rural Residential Industrial and Residential Strategy (RRIR)* was prepared for the Mudgee Shire Council (Oct 2003) and included a preferred residential strategy. This RRIR identified a 1c2 Rural Residential area, which included the then undeveloped, land of the Robert Hoddle Gr loop. This document was superseded by the Mid-Western Regional Comprehensive Land Use Strategy prepared by Parsons Brinckerhoff (October 2009) and currently provides the basis for identifying options for Mid-Western Regional local government area to meet long term urban and rural growth needs. The CLUS provides a context for future land use and informed the preparation of the MWRLEP (gazetted on 10 August 2012). The CLUS in the Mudgee Town Structure Plan shows the Robert Hoddle Grove area as currently available Large Lot Residential (previous rural residential land) as it is part of the adopted zoning, opposed to being an 'opportunity' area. This is also reflected in the development occurring (refer to the aerial from 2003 at the time of the RRIR, compared with the development at the time of the preparation of the CLUS in 2009).

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Accommodating growth for the Mid-Western Region remains a strategic priority. Planning for growth of Mudgee also continues with revision expected by Council of the Mudgee Town Structure Plan to reflect the recent URS. As indicated, policy implications are minimal as the written text and adopted Mudgee Town Structure Plan refers to land of the proposal as **'North of Mudgee'**- *"The sites (known as Bonnyview and Edgell Lane and Putta Bucca)"*. The mapping is marginally affected with the approx. 5000m² of the existing dwelling with yard being included in the R2 Low Density Residential zone. It is not envisaged that any amendment to the CLUS would be required as a result of this proposal.

Most recently Council in conjunction with the NSW Department of Planning and Environment (DP&E) commissioned the preparation of an Urban Release Strategy for the towns of Mudgee and Gulgong to guide decision making around the timing, location and type of future residential development. The planning proposal includes one (1) additional dwelling opportunity, and does not affect the recommendations of the URS.

State Environmental Planning Policies

Q.5. *Is the planning proposal consistent with applicable state environmental planning policies?*

Yes. The Planning Proposal is considered to be consistent with applicable State Environmental Planning Policies as discussed below. Analyses of applicable SEPPs are provided in the table below.

SEPP	Applicable/Consistency
1 – Development Standards	Not relevant to planning proposal.
4 – Development without consent	Not relevant to planning proposal.
6 - Number of Storeys	Not relevant to planning proposal.
10 - Retention of Low Cost Rental Accommodation	Not relevant to planning proposal.
14 – Coastal Wetlands	Not relevant to planning proposal.
19 – Bushland in Urban Areas	Not relevant to planning proposal.
21 – Caravan Parks	Not relevant to planning proposal.
22 – Shops and Commercial Premises	Not relevant to planning proposal.
26 – Littoral Rainforests	Not relevant to planning proposal.
29 – Western Sydney Recreation Area	Not relevant to planning proposal.
30 – Intensive Agriculture	Not relevant to planning proposal.
32 – Urban Consolidation (Redevelopment of Urban Land)	Not relevant to planning proposal.
33 – Hazardous and Offensive Development	Not relevant to planning proposal.
36 – Manufactured Home Estates	Not relevant to planning proposal.
39 – Spit Island Bird Habitat	Not relevant to planning proposal.
41 – Casino Entertainment Complex	Not relevant to planning proposal.
44- Koala Habitat Protection	Not relevant to planning proposal.
47 – Moore Park Showground	Not relevant to planning proposal.
50 – Canal Estate Development	Not relevant to planning proposal.
52 – Farm Dams and other works in Land and Water Management Plan Areas	Not relevant to planning proposal.
53 – Metropolitan Residential Development	Not relevant to planning proposal.
55 – Remediation of Land	Relevant. <i>See comments below.</i>
59 – Central Western Sydney Economic and Employment Area	Not relevant to planning proposal.
60 – Exempt and Complying Development	Not relevant to planning proposal.
62 – Sustainable Aquaculture	Not relevant to planning proposal.
64 – Advertising and Signage	Not relevant to planning proposal.
65 – Design Quality of Residential Flat Development.	Not relevant to planning proposal. Residential flat buildings are prohibited in the zone.
70 – Affordable Housing	Not relevant to planning proposal.
71 – Coastal Protection	Not relevant to planning proposal.
BASIX 2004	Future development for housing will be required to address the provisions of BASIX.
Exempt and Complying Development Codes 2008	Not relevant to planning proposal.
Housing for Seniors or People with a Disability 2009	Future development will be able to deliver accessible housing.
Infrastructure 2007	Not relevant to planning proposal.
Kosciusko National Park – Alpine Resorts 2007	Not relevant to planning proposal.
Major Development 2005	Not relevant to planning proposal.
Sydney Region Growth Centres 2006	Not relevant to planning proposal.
Mining and Petroleum Production and Extractive Industries 2007	Not relevant to planning proposal.
Temporary Structures and Places of Public Entertainment 2007	Not relevant to planning proposal.

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SEPP	Applicable/Consistency
Rural Lands 2008	<i>See comments below.</i>
Western Sydney Employment Area 2009	Not relevant to planning proposal.
Western Sydney Parklands 2009	Not relevant to planning proposal.
Affordable Rental Housing	Through the provision of a variety of lot sizes, the future housing will potentially cater to a range of income levels. This proposal involves one vacant lot and will have minimal impact.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the whole of the State of NSW and is required to be considered in a rezoning proposal under Clause 6 of SEPP 55. However given the current use of the site with shed, vacant occasional cattle grazing and current association with residential use) the potential for contaminants should be considered at the development stage. No bulk fuel storage has occurred. However, any soil contamination would require remediation before the land can be used for residential development. Should remediation be required, it is anticipated that this can occur at future development application stage. The Planning Proposal is not inconsistent with SEPP 55.

State Environmental Planning Policy (Rural Lands 2008)

The Rural Subdivision Principles within the SEPP (Rural Lands) are as follows:

- (a) the minimisation of rural land fragmentation,
- (b) the minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses,
- (c) the consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands,
- (d) the consideration of the natural and physical constraints and opportunities of land,
- (e) ensuring that planning for dwelling opportunities takes account of those constraints.

Fragmentation of rural land is not a component of the proposal; the land includes approx. 5500m² of RU4 land being part of a split zoned parcel with total area of 9480m². The proposal involves RU4 zoned land that is already developed for the existing dwelling.

The planning proposal would enable the creation of one additional lot (min. 4000m²) adjacent existing RU4 zoned lots (min. 20ha) to the south and east and similar R2 zoned land to the north, west. The potential for rural land use conflicts are minimal. The existing dwelling is located appropriately in relation to the lot boundaries with 20m and 35m to the southern and eastern boundaries respectively. The land would associate with the other developable land in Robert Huddle Grove and will not add hindrance to ongoing rural pursuits. The vacant lot that could be developed as a result of the planning proposal is already zoned R2 and has established trees and landscaping at the boundary with the rural land to the east. The existing rural land in vicinity to the Bombira residential development will not be further constrained by the planning proposal than already faced at the locality generally. Overall, the proposal does not oppose the principles of the SEPP (Rural Lands).

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Q.6. Is the proposal consistent with applicable Ministerial directions (s.117 directions)?

Section 117 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) enables the Minister for Planning and Infrastructure to issue directions regarding the content of LEPs to the extent that the content must achieve or give effect to particular principles, aims, objectives or policies set out in those directions. An overview of applicable directions and compliance is included in **Table 1**.

Table 1: Section 117 Ministerial directions

Section 117 Ministerial directions		Compliance of Planning Proposal
1.1	Business and Industrial Zones	N/A
1.2	Rural Zones	The objective of this direction is to protect the agricultural production value of rural land. The concept plan includes some RU4 land. This land is of minor significance to the viability of the RU4 zoned land, and is in fact developed for an existing dwelling.
1.3	Mining, Petroleum Production and Extractive Industries	N/A
1.4	Oyster Aquaculture	N/A
1.5	Rural Lands	An objective of this direction is to protect the agricultural production value of rural land. The planning proposal is consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008. The existing R2 zoned land is not considered 'rural land' though it is typically referred to as rural residential. The RU4 zoned land is considered rural land that is able to be subdivided and developed to support primary industry and intensive agriculture. A planning proposal must not rezone land from a rural zone to a residential zone unless it is justified under clause 5 of the direction. This small split zoned parcel is partly included in the adopted Strategies and the RU4 land is already developed for a dwelling. The proposal is justified as the proposal is of minor significance and does not impact on useable rural land.
2.1	Environment Protection Zones	N/A
2.2	Coastal Protection	N/A
2.3	Heritage Conservation	No items of European heritage have been identified in the subject site. Survey has been carried out prior to the development of Robert Hoddle Grove. If needed further survey may be carried out prior to any disturbance for future subdivision. The planning proposal adopts measures that facilitate the conservation of environmental heritage. The concept plan is able to adapt and include measures to avoid impact to any sites from future subdivision works.
2.4	Recreation Vehicle Areas	N/A
3.1	Residential Zones	This direction applies to the subject land as a change to the zone and lot size map is proposed to include an existing dwelling within a residential zone. The planning proposal will make use of the available and future planned infrastructure (particularly parks, electricity, telecommunications, sewer and water) in the locality. The proposal will support development of good design. The proposal will make efficient use of existing infrastructure and services in Robert Hoddle Gr and provide ongoing services to the existing dwelling.
3.2	Caravan Parks and Manufactured	N/A. Changes to the permissible uses are not proposed.

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Section 117 Ministerial directions		Compliance of Planning Proposal
Home Estates		(Caravan parks and MHE are not permitted in the R2 zone).
3.3	Home Occupations	The planning proposal is consistent with this Direction, and the capacity for dwellings to accommodate small businesses will be supported with the lots sizes included in the concept plan.
3.4	Integrating Land Use and Transport	The planning proposal and concept plan depends on the existing road infrastructure, open space areas and pathways etc. The proposal has considered the existing and approved infrastructure, residential development patterns, and local transport issues and the development will have an insignificant impact on the demand on these facilities. The future development will require one new access driveway onto Robert Hoddle Gr.
3.5	Development Near Licensed Aerodromes	N/A
3.6	Shooting Ranges	N/A
4.1	Acid Sulfate Soils	N/A
4.2	Mine Subsidence and Unstable Land	N/A
4.3	Flood Prone Land	N/A
4.4	Planning for Bushfire Protection	Mid-Western Regional LGA has a bushfire prone land map prepared under s146 of the <i>Environmental Planning and Assessment Act 1979</i> . The planning proposal is outside of the mapped bushfire prone land. The planning proposal does not hinder adjoining lands from complying with the provisions of <i>Planning for Bushfire Protection 2006</i> . The subject land will be serviced with town water.
5.1	Implementation of Regional Strategies	N/A
5.2	Sydney Drinking Water Catchment	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N/A
5.8	Second Sydney Airport: Badgerys Creek	N/A
5.9	North West Rail Link Corridor Strategy	N/A
6.1	Approval and Referral Requirements	This direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The planning proposal does not include LEP provisions requiring concurrence, consultation or referral.
6.2	Reserving Land for Public Purposes	N/A
6.3	Site Specific Provisions	The concept plan is included with this proposal for demonstration purposes. Site specific planning controls are not proposed.
7.1	Implementation of a Plan for Growing Sydney	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N/A

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Q.7. Is there any likelihood that Critical Habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal includes land that has been developed for a dwelling and shed with manicured gardens, as well as previous land used for grazing. The subject property adjoins land managed for a cattle grazing property. The site has faced long term grazing and has been cleared of native vegetation. The treed areas have been planted by the previous landowner. No parts of the subject land have been mapped within the Mid-Western Regional LEP 2012 as High Biodiversity Sensitivity (refer to Figure 9).

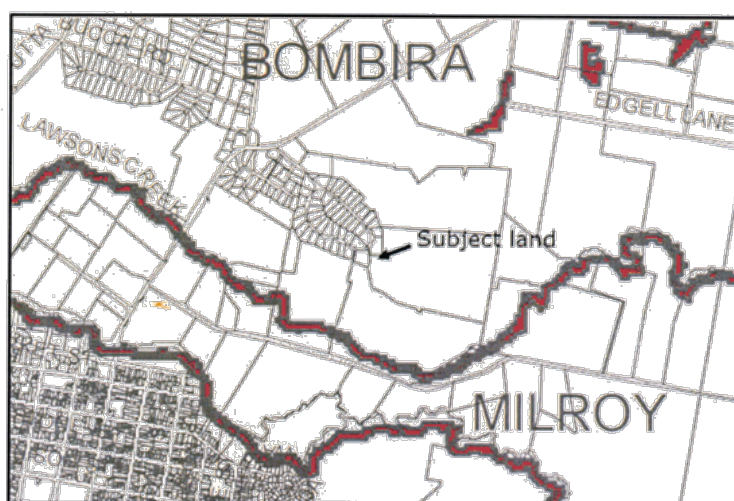


Figure 9: Biodiversity Sensitive Mapping (excerpt MWRLEP 2012 Sensitivity Biodiversity Sheet BIO_006)

Based on these aspects the likelihood is very low that the planning proposal would impact on critical habitat or threatened species, populations or ecological communities, or their habitats. The proposal does not warrant site specific investigation prior to Gateway consideration.

Q.8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No limiting, potential environmental effects or constraint is identified that can't be addressed through mitigation measures included in design and standard construction mitigation measures at the time of the future subdivision. A potential issue raised due to the proposal would be the interaction with the adjoining rural land and possible dust nuisance etc. due to farm activities. Due to the scale of established residential development the likelihood that rural uses or residential land would be significantly compromised by the future development of one additional large lot residential in this location is minimal. The proposed change to minimum lot size will not affect the ability of the existing and future dwelling to achieve appropriate setbacks from boundaries.

Planning Proposal



Environmental issues are able to be addressed in greater depth as part of a Development Application process.

With reference to *A Guide to Preparing Planning Proposals*, technical studies to address an identified issue should be undertaken following the initial Gateway determination. Such studies together with community and public authority consultation can explore the mitigation of any potential impacts. Desktop assessment has been undertaken to ascertain if there are any key areas of environmental concern.

Environmental aspects of the subject land are explored further below:

Traffic Impacts

Future traffic impact assessment has been considered as part of the planning proposal. The scale of the future development would not require a traffic statement under the DCP 2013 provisions. However such issues can accompany any development application which will consider impacts during construction and operation and address transport/access issues as required. The existing dwelling utilises access off Robert Hoddle Grove. The future proposed vacant lot would also require a new access to be constructed. This would entail minor earthworks and is not considered an issue for safety with standard management measures at a DA stage.

Topography and Soils

The site is located on the upper terrace of the Lawson Creek. The MWRELP has provisions to preserve the visual setting of the Mudgee Township, particularly through Clause 6.10 Visually sensitive land near Mudgee. The land subject of the planning proposal is located outside of the Visually Sensitive Land area identified under the MWRLEP, and future residential subdivision will not compromise the visual setting forming the backdrop of Mudgee. It is considered that the proposed residential zoned land forms an appropriate southern boundary to the urban footprint of the Bombira area, when considered in relation to the topography, the existing dwelling and considering close vicinity to developed R2 land.

The broader regional landform has been identified within the Craigmores Soil Landscape (Murphy and Lawrie 1998). The soil type is located in the vicinity of Mudgee on the eastern and western side of the Cudgegong River described as non-calcic brown soils. Landscape limitations for the landform are minimal, although Murphy and Lawrie (1998) indicate erosion hazard is significant when soils are tilled or surface cover low. Limitations of the soils identified by Murphy and Lawrie (1998), indicate a moderate to high fertility; level land; weakly structured surface soils; moderate to high water holding capacity; and moderate to high erosion hazard under cultivation. The urban capability of the Craigmores Soil Landscape is generally considered suitable for urban development, provided account is taken of the moderate shrink-swell potential of many sub-soils and the small areas of salinity (Murphy and Lawrie, 1998). Isolated low levels of salinity occur along some drainage lines and depressions in this soil landscape group.

The soil type and topography have not raised any concerns as to the suitability of the land to handle one additional residential development site.

Groundwater Vulnerability

Clause 6.4 Groundwater vulnerability of MWRLEP applies to future development of the subject land as the site falls within land identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map. The majority of Mudgee urban area falls within the mapped ‘groundwater vulnerable’ area as depicted in the excerpt from the map in **Figure 10** below (Groundwater Vulnerability Map - Sheet GRV_006).

MWRC must consider this clause before determining a development application, and consider relevant issues such as: the likelihood of groundwater contamination caused by development, the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals), and impacts on groundwater dependent ecosystems. This requirement is for the development stage and does not hinder further consideration of the planning proposal, further it is unlikely that the residential use will cause groundwater contamination with reticulated sewer and water.

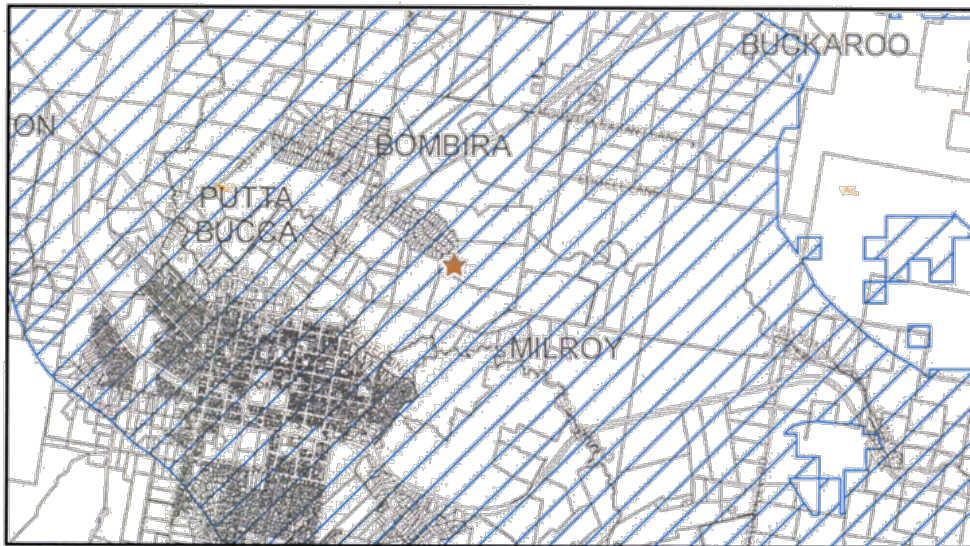


Figure 10: Groundwater Vulnerability (excerpt MWRLEP 2012 Groundwater Vulnerability Map GRV_006)

Salinity

As indicated by Murphy and Lawrie (1998) isolated low levels of salinity occur along some drainage lines and depressions in the Craigmores soil landscape group. With reference to previous salinity investigations in Mudgee it is understood, salinity potential is inherent to the Mid-Western Regional LGA and the potential susceptibility of future dwellings to salt damage in the subject development site should be acknowledged. It is considered appropriate that the provisions of ‘Building in Saline Environments’ as outlined in the *MWRC Development Control Plan (2013)* be adopted for future development application proposals, without need for additional site specific measures.

Flora and Fauna

The subject site was observed to be cleared of most naturally occurring timber, which had occurred in decades prior based on known site history. The trees occurring have mostly been planted by the previous land owner. Weeds are well controlled on the land.

Essential Services

Sewer, water, power and telecommunication services are all available on the subject land and can be readily extended to service the proposed vacant lot. The planning proposal identifies that the existing dwelling is required due to the fall of the land to pump out via rising main to the existing reticulated sewerage. This will not hinder the development of the neighbouring land as proposed for future residential development.

Drainage and Flooding

The site is located outside of the associated Flood Planning Area identified under MWRLEP. The site is not affected by mapped riparian environments. Topography directs overland flow to the south, which drain to Lawson Creek and ultimately the Cudgegong River.

Heritage

No European heritage items are listed within or in vicinity of the subject land as listed under the MWRLEP.

A search was completed for the site of the Office of Environment and Heritage Aboriginal Heritage Information Management System (AHIMS) web services. The search, with a buffer of 200m to the site, showed that:

- Zero (0) Aboriginal sites are recorded in or near the above location
- No Aboriginal places have been declared in or near the above location.

The search, with a buffer of 1km to the site, showed that:

- Four(4) Aboriginal sites are recorded in or near the above location
- No Aboriginal places have been declared in or near the above location.

The AHIMS searches are attached at **Appendix D**.

Future aboriginal heritage assessment is able to occur prior to disturbance at the site. Where items are in vicinity of the site the potential for heritage items to occur with the site in similar landscape scenarios is acknowledged. However, the potential occurrence of heritage items within the site does not exclude the future development of the land for residential purposes. A process of due diligence in accordance with the DECCW guidelines should continue to be applied to the assessment of indigenous heritage. At the planning proposal stage, no ground disturbance is proposed, and further heritage assessment is not warranted prior to Gateway determination.

Q.9. How has the planning proposal adequately addressed any social and economic effects?

Demand on Services and Land Supply:

It is considered that the site can be adequately serviced within the existing developing infrastructure framework without placing undue demand on services in Mudgee.

The proposal offers one new dwelling opportunity and will have an insignificant impact on supply of land in 'North Mudgee' as identified in the Urban Release Strategy.

The alignment of the current development with zoning and lot size maps as proposed in the concept plan provides assurance for residents of the location that the development will occur in accordance with the maximum expected density for the locality.

SECTION D - STATE AND COMMONWEALTH INTERESTS

Q.10. Is there adequate public infrastructure for the planning proposal?

The current infrastructure is considered sufficient to provide for the future residential development and therefore is considered acceptable for the Planning Proposal. The proposal will result in one additional dwelling entitlement and thus will have insignificant impact on available public infrastructure.

Q.11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning proposal?

A summary of the views of State and Commonwealth Public Authorities will be provided following gateway determination.

PART 4 - MAPPING

MWRC has a SI LEP in force and mapping should be carried out consistently with the requirements of the Standard technical requirements for LEP maps. The land subject to the planning proposal is included within:

- Land Zone Map Sheet LZN_006G; and
- Lot Size Map Sheet LSZ_006G.

These maps are proposed to be amended where applicable to Lot 60 DP1181768 to provide a minimum lot size of 4000m² and R2 Low Density Residential zoning. The lot size map is proposed to be amended to tag the identified land as 'Area A' to permit lots of at least 4000 m² with reference to Clause 4.1(3A)(b) (see below).

4.1 Minimum subdivision lot size

(1) *The objectives of this clause are as follows:*

- (a) *to ensure that subdivision of land occurs in a manner that promotes suitable land uses and development,*
- (b) *to minimise any likely impact of subdivision and other development on the amenity of neighbouring properties,*
- (c) *to ensure that lot sizes and dimensions are able to accommodate development, consistent with relevant development controls,*
- (d) *to ensure that rural lands are not fragmented in a manner that threatens either their future use, or the use of neighbouring land, for agricultural production,*
- (e) *to ensure that subdivision does not have an inappropriate impact on the natural environment,*
- (f) *to maximise the economic potential of, and provide for more intensive, small lot agricultural uses in, areas that are able to access commercial quantities of irrigation water.*

(2) *This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*

(3) *The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*

(3A) *Despite subclause (3), if the consent authority is satisfied that each lot is, or will be serviced by a water reticulation system and sewerage system:*

- (a) *land identified as "Area A" on the Lot Size Map may be subdivided to create lots of at least 2,000 square metres, or*
- (b) *land identified as "Area B" on the Lot Size Map may be subdivided to create lots of at least 4,000 square metres.*

(4) *This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.*

(Excerpt MWRLEP 2012)



PART 5 - COMMUNITY CONSULTATION

Community consultation for the Planning Proposal would be undertaken in accordance with the consultation requirements set out in *A guide to preparing local environmental plans* (DoP 2012) and Gateway requirements.

The consultation requirements for this Planning Proposal are expected to be confirmed by the Department of Planning and Environment at the gateway determination.

CONCLUSION

This Planning Proposal relates to an amendment to *Mid-Western Regional Local Environmental Plan 2012* for part of land at Lot 60 DP1181768, Robert Hoddle Grove, Bombira. The aim of this report has been to describe the proposed amendment to extend the R2 zone boundary from an arbitrary boundary within the land title (Lot 60 DP1181768) to align with the lot/property boundary. This aims to facilitate development of one additional future low density residential lot under the provisions of the Mudgee Local Environmental Plan 2012.

The existing dwelling within Lot 60 though located within the current RU4 zone, has been separated from any past associated agricultural land both physically through subdivision and in ownership. The dwelling is more appropriately zoned R2 Low Density Residential and is aligned with the R2 zone objectives. The land has spatial continuity with the adjoining residential land also fronting Robert Hoddle Grove. Fragmentation of rural land does not occur due to the proposal; the land includes approx. 5500m² of RU4 land being part of a split zoned parcel with total area of 9480m². The RU4 zoned land that is affected is already developed for the existing dwelling. Also the development is able to comply with the DCP for the future development of the proposed vacant lot. Reticulated services will be able to be provided to the land. Also, the desktop assessment undertaken as part of the planning proposal has not identified the need for mitigation of any significant environmental aspects. With standard development planning for subdivision development at the location potential minor impacts will be able to be addressed so as to not reduce the quality of amenity for residents, or impact on the environment.

The adoption of existing zones and lot size provisions versus site specific measures provides assurance for future residents of the location that the development would proceed in accordance with the established development standards in Robert Hoddle Grove to date. Overall, the planning proposal seeks to deliver the best community and design outcomes. This proposal, resulting in one new vacant lot, will not serve to have any significant impact on land availability or address any perceived need for additional land supply. The proposal will align the existing land use with a zone that better suits the site, considering the zone objectives and permitted uses.

REFERENCES

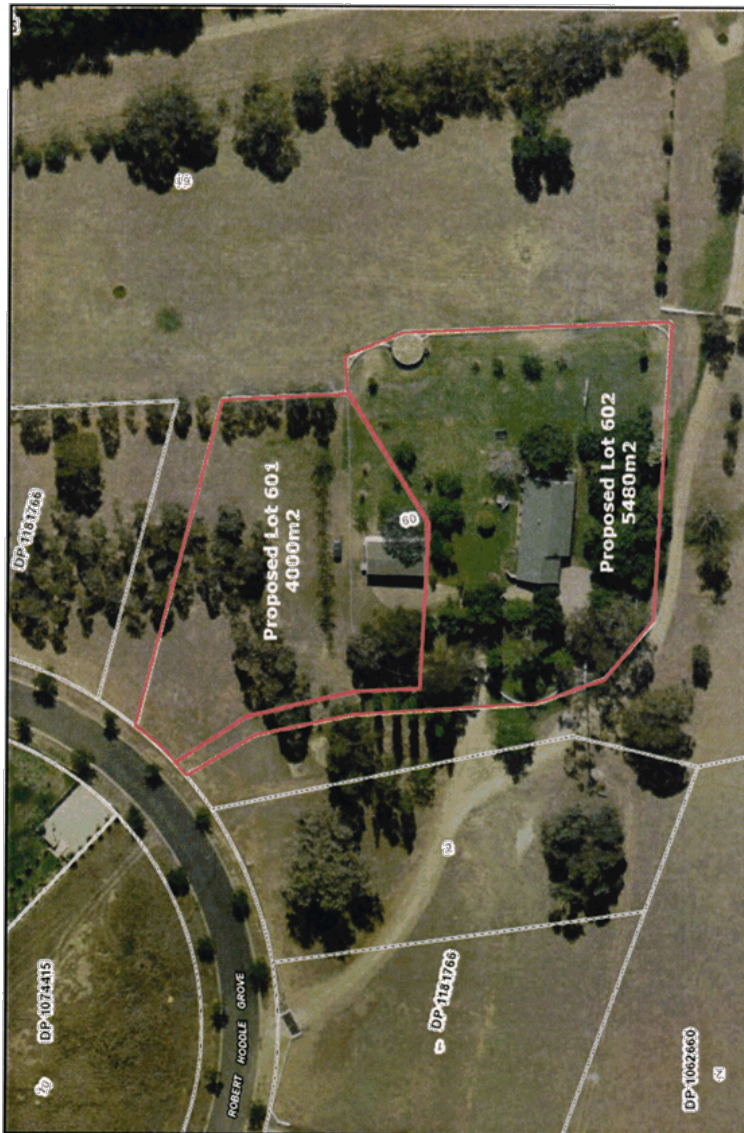
- Department of Planning (DoP) (July 2009) *A guide to preparing planning proposals*.
- Department of Planning (DoP) (July 2009) *A guide to preparing local environmental plans*.
- Mandis Roberts (August 2012) *Mid-Western Regional Council – Local Services Assessment*.
- Mid-Western Regional Council (2010) *Mid-Western Region Economic Development Strategy A 10 Year Plan*.
- Mid-Western Regional Council (2012) *Planning Proposal: Caerleon Residential Area Sale Yards Lane Mudgee, Mid-Western Region Community Plan – Towards 2030*.
- Murphy B.W. and Lawrie J.W. (1998) *Soil Landscapes of Dubbo 1:250000 Sheet*, published by Department of Land and Water Conservation.
- NSW Rural Fire Service (December 2006) *Planning for Bushfire Protection*.
- Parsons Brinckerhoff (October 2009) *Mid-Western Regional Comprehensive Land Use Strategy*.

Planning Proposal



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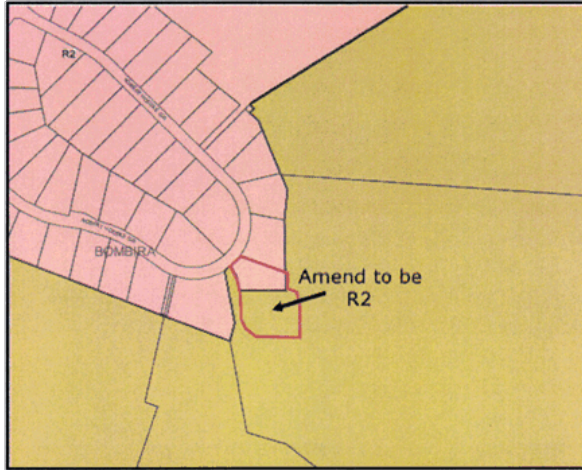
APPENDIX A – CONCEPT PLAN



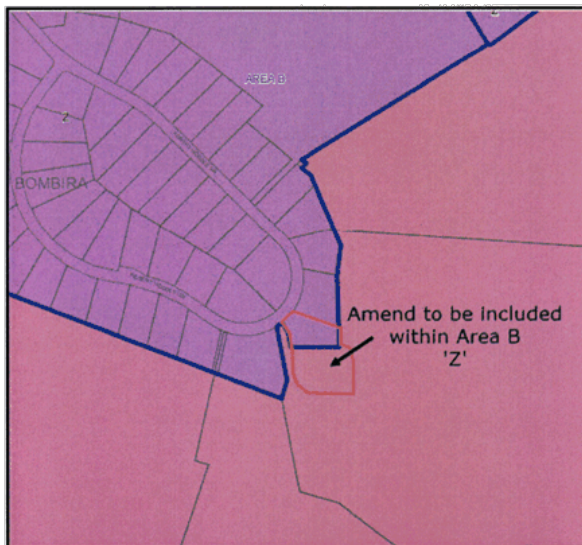
Planning Proposal



The concept amendment to LEP mapping is depicted below.



Proposed Map Amendment to Land Zone Map Sheet LZN_006G



Proposed Map Amendment to Lot Size Map Sheet LSZ_006G



APPENDIX B – AHIMS SEARCH RESULTS

Planning Proposal



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Planning Proposal



**AHIMS Web Services (AWS)
Search Result**

Purchase Order/Reference: A392

Client/Service ID: 192249

Date: 25 September 2015

Minespex Pty Ltd
Units 1 and 2 73 Market Street
Mudgee New South Wales 2850
Attention: Emma Yule
Email: emma.yule@minespex.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 60, DP: DP1181768 with a Buffer of 200 meters, conducted by Emma Yule on 25 September 2015.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Planning Proposal

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazetal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](http://www.nsw.gov.au/gazette) (<http://www.nsw.gov.au/gazette>) website. Gazetal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request.

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister.
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings.
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

3 Marist Place, Parramatta NSW 2150
Locked Bag 5020 Parramatta NSW 2220
Tel: (02) 9585 6380 Fax: (02) 9873 8599

ABN 30 641 387 271
Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au



Office of
Environment
& Heritage

**AHIMS Web Services (AWS)
Search Result**

Purchase Order/Reference: A392 Dalton

Client Service ID :192251

Minespex Pty Ltd
Units 1 and 2 73 Market Street
Mudgee, New South Wales 2850
Attention: Emma Yule
Email: emma.yule@minespex.com.au

Date: 25 September 2015

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 60, DP:DP1181768 with a Buffer of 1000 meters, conducted by Emma Yule on 25 September 2015.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

4	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Environment Gazette (<http://www.nsw.gov.au/gazette/>) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request.

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- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings.
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



Mr Brad Cam
General Manager
Mid-Western Regional Council
PO Box 156
Mudgee NSW 2850

16/01350

Attention: Elizabeth Densley, Manager Strategic Planning

Dear Mr Cam

Planning Proposal (PP_2016_MIDWR_001_00) to amend Mid-Western Regional LEP 2012 – part Lot 60 DP 1181768 Robert Hoddle Grove, Bombira, Mudgee

I am writing in response to Council's request for a Gateway determination under section 56(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) with respect to the planning proposal to rezone land and reduce the minimum lot size on land at part Lot 60 DP 1181767 Robert Hoddle Grove, Bombira, Mudgee.

As a delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination (Attachment 1).

The Minister delegated his plan making powers to Councils in October 2012. It is noted that Council has accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue authorisation for Council to exercise delegation to make this plan (Attachment 2).

The amended Local Environmental Plan is to be finalised within 12 months of the week following the date of the Gateway determination. Council should also aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office (parliamentary.counsel@pco.nsw.gov.au) 10 weeks prior to the projected publication date.

A copy of the request should be forwarded to the Department of Planning and Environment (westernregion@planning.nsw.gov.au) for administrative purposes.

The amended LEP map and GIS data is to be uploaded to the Departments FTP site at ftp://lepup:up_upload@203.3.194.247/ and the map information emailed to pocgis@planning.nsw.gov.au and a copy to westernregion@planning.nsw.gov.au

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publically available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the *EP&A Act* if the time frames outlines in this determination are not met.

In accordance with 'A guide for the preparation of local environmental plans', Attachment 5 – Delegated plan making reporting template (Attachment 3) is enclosed for Council's information. Table 2 of the attachment is to be completed and forward to westernregion@planning.nsw.gov.au when requesting the planning proposal to be notified.

Should you have any queries in regard to this matter, I have arranged for Jessica Holland, Planning Officer to assist you. Ms Holland can be contacted on (02) 6841 2180.

Yours sincerely



21.1.16

Wayne Garnsey
Acting Director Regions, Western
Planning Services

Enclosures: Attachment 1 – Gateway Determination
Attachment 2 – Written Authorisation to Exercise Delegation
Attachment 3 – Delegated Plan Making Reporting Template



Gateway Determination

Planning Proposal (Department Ref: PP_2016_MIDWR_001_00): to amend the Mid-Western Regional LEP 2012 – rezone land R2 Low Density Residential and amend minimum lot size on land to 2 hectares (4000 square metres if serviced by a water reticulation system and sewerage system) at part Lot 60 DP 1181768 Robert Hoddle Grove, Bombira, Mudgee.

I, the Acting Director Regions, Western at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to the *Mid-Western Regional Local Environmental Plan 2012* (LEP) to rezone land and amend to the minimum lot size on land at part Lot 60 DP 1181768 Robert Hoddle Grove, Bombira should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:

- (a) The planning proposal is required to be made publicly available on exhibition for 28 days as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).
- (b) The relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs.

2. Consultation is required with the following State Agencies under section 56 (2)(d) of the EP&A Act:

- (a) Department of Primary Industries - NSW Office of Water
- (b) NSW Office of Environment and Heritage
- (c) NSW National Parks and Wildlife Service

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the planning proposal prior to community consultation.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. Prior to submission of the planning proposal under section 59 of the EP&A Act, the LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for LEP maps'.

- 5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated 21st day of January 2016.



21.1.16

Wayne Garnsey
Acting Director Regions, Western
Planning Services

Delegate of the Minister for Planning

02





Planning & Environment

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Mid-Western Regional Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2016_MIDWR_001_00	Planning proposal to rezone land and amend the minimum lot size on land at part 60 DP 1181768 Robert Hoddle Grove, Bombira, Mudgee.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 21 January 2016

Wayne Garnsey
Acting Director Regions, Western
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	P 2016 MIDWR 001 00
Date Sent to Department under s56	04/01/2016
Date considered at LEP Review Panel	Determined under delegation of the Minister for Planning and not considered by the Panel.
Gateway determination date	21/01/2016

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

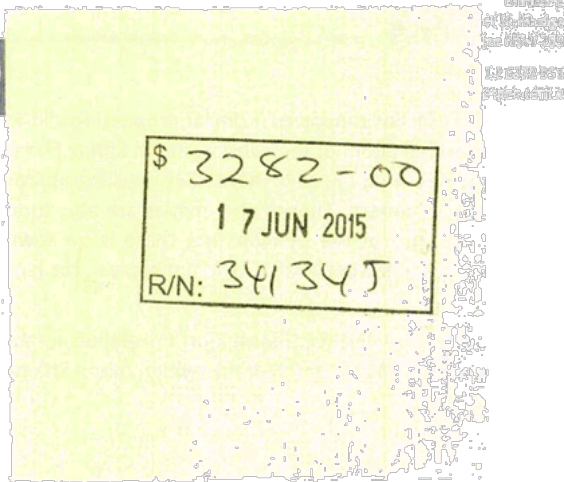
Stage	Date/Details
Notification Date and details	

Additional relevant information:



15 June 2015
Our Ref: AS120_A68 Planning Proposal Shumack

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



Dear Sir

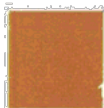
PLANNING PROPOSAL TO REINSTATE DWELLING ENTITLEMENT 542 SPRING FLAT ROAD, MUDGEE

Please accept this proposal on behalf of the owners, Todd Munn and Alison Shumack. Previously dwelling entitlement was associated with the land pursuant to Schedule 4 of the former Mudgee LEP No.28 (superseded by Mudgee LEP 1998). However the schedule which provided entitlement was removed from subsequent planning instruments. Investigations by Council and queries to NSW Planning have not uncovered a reason for the removal of the entitlement.

Separately, the Comprehensive Land Use Strategy (CLUS) through a constraints sieve process, identified land suitable for lifestyle development. This site is adjoining to the northern fringe of one such area identified in the CLUS at Spring Flat and is approximately 1.8km to a sealed road frontage. With review of the CLUS, this proposal is considered to be consistent with the identified opportunities for rural lifestyle development. This land is located adjacent to existing RU4 zoned land, and is on the cusp of land identified strategically for future lifestyle lots. The proposal for one dwelling is consistent with the strategic direction established in the CLUS for lifestyle lots.

In the past, Development Consent was issued by Council to previous owners for the erection of a dwelling (DA163/97) issued 15 September 1997, however the consent was never acted upon. When the schedule was removed from the planning instruments, the entitlement was removed. We are aware of the past investigations by MWRC and prev. Dept Infrastructure, Planning and Natural Resources in 2004, which also did not uncover any reason for the removal of the dwelling entitlements. Since this time the CLUS has been prepared and opportunities for lifestyle lots identified in the location. The future dwelling would be consistent with the current strategic direction adopted by Council.

At this time, the owners would seek an amendment to the LEP to recognise the previous entitlement through an amendment to the lot size map, to enable the lifestyle opportunity but keep the existing zoning to retain the objectives of the land as rural rather than residential. Retaining the existing RU1 Primary Production Zone is consistent with the current owners' intention to utilise the land.



cc: AS120_A68 Planning Proposal@mcrc



THE PROPOSAL

PART 1 - Objectives and intended outcomes of the proposal

1.1 Statement of Intended outcomes

It is intended to enable the dwelling entitlement to be reinstated for the land (25.48ha), 542 Spring Flat Road, Mudgee.

1.2 Details of the proposed development to be carried out – Concept Plan

The proposal involves the consolidation of the existing lots to form a parcel of 25.48ha, which with an amendment to the minimum lot size map will attract a dwelling entitlement.

The main purpose of this planning proposal is to make an amendment to the relevant LEP lot size maps, to enable a dwelling in accordance with clause 4.2A(3) being "a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land".

The land has frontage to Spring Flat Road and can easily access a suitable building site. The site plan provided has identified a preferred site for future dwelling taking into consideration the DCP requirements. The concept plan is included to demonstrate that the future development of the land is a feasible development concept. The sketch has included buffer areas to minor watercourses.



Figure 1: Preliminary Concept Sketch (nts)

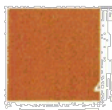


PART 2 - Explanation of Provisions

One option to achieve the objectives and intended outcomes as described in Part 1 of this proposal, is through the subject land, with current RU1 Primary Production zoning, to have an amendment to the lot size map as relevant.

This may be achieved by the following:

1. Lot Size Maps (Sheet LSZ_006E and Sheet LSZ_006) to be amended to reflect a minimum lot size of 20ha for the land.





PART 3 - Justification

This section sets out the reasoning for the proposed changes to the LEP, taking into consideration the intended outcomes and objectives outlined. The following questions are based on requirements contained in NSW Planning and Infrastructure's *A guide to preparing planning proposals* (October 2012) and address the need for the planning proposal, relationship to strategic planning framework, environmental, social and economic impacts and its effect on State and Commonwealth interests.

SECTION A - Need for the Planning Proposal

Q.1. Is the planning proposal the result of any strategic study or report?

YES.

The Comprehensive Land Use Strategy (CLUS) identifies land suitable for rural lifestyle development. The site falls at the cusp of the lifestyle opportunity area south of Mudgee (refer to Figure 4-3 of the CLUS). The rural lifestyle opportunity areas were determined through the detailed constraints and opportunities analysis undertaken as part of the CLUS. The CLUS acknowledges that these types of lots will serve a residential function as typically will have a supplementary off farm income (see page 64).

Several opportunity areas have been identified as short term rural lifestyle opportunities, namely sectors C, G, F, H and J. The subject land falls at the edge of sector J south east of Mudgee and within 450m of sector H. The minimum lot size considered in the CLUS is 12ha for these areas, whereas the subject land includes 25.48ha. The location of the subject land in relation to the opportunity areas is shown in Figure 2 below.

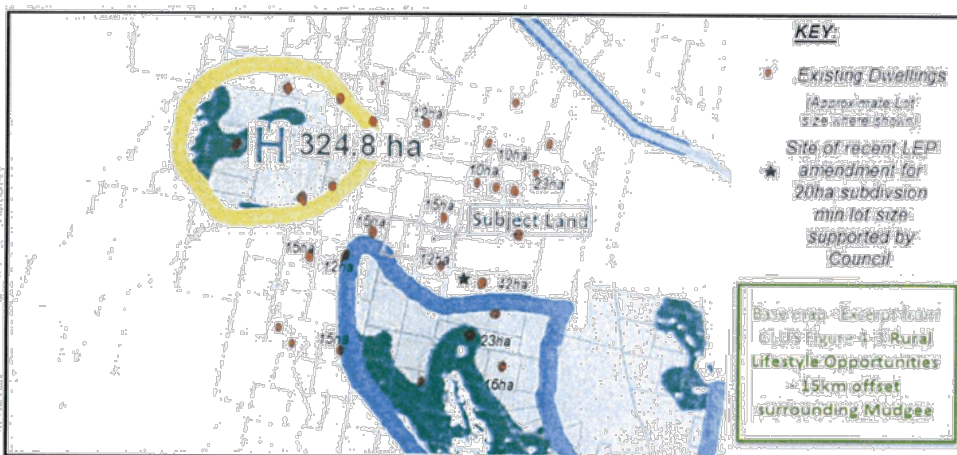


Figure 2: Location of Existing Dwellings and lot sizes

The land surrounding may be currently zoned RU1 however the 100ha minimum is not the standard for dwelling entitlement and the pattern of existing developed land supports this (refer





to plan showing existing dwellings). That is, the land is not within a coherent 100ha lot size area, rather with approved subdivisions, and existing rights the typical lot with dwelling within vicinity of the subject land is 20ha or less.

The proposed dwelling site is within close vicinity to the site of a recent lot size amendment supported by Council (and received Gateway Determination 9th December 2014, (current stage: *Approved at Gateway and with RPA for implementation*)). The land was similarly on the cusp of the lifestyle opportunity area, and is depicted in Figure 2 also.

This proposal also has history where Council has removed the past entitlement without explanation. With the strategic direction for the area supporting the reinstatement of the entitlement, the current owners are responding to the CLUS and the recent interpretation of the document in the locality.

Q.2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

YES.

The proponent seeks that the request be considered as an LEP amendment, as no suitable provision exists in the LEP to alternatively seek reinstatement of the entitlement to adopt the strategic direction identified in the CLUS. The application of clause 4.6 *Exceptions to development standards* has been considered. However the proposal represents a 75% variation to the minimum (100ha), and MWRC staff have indicated that this is not supported as a mechanism. Citing a consistency with clause 4.6(6)(b) which states that development consent must not be granted if *the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such as lot by a development standard*.

Though the proposal does not include subdivision as such, the minimum lot size is related to dwelling entitlement, and would be a significant variation to the adopted minimum, making the use of this clause not ideal.

It is considered that a Planning Proposal is the best means of achieving the intended outcomes. Alternative avenues under the current available LEP provisions have been considered that may achieve the outcomes of the proposal. In this case, a lot size map amendment is supported as a logical outcome to achieve the objective of the proposal.



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SECTION B - Relationship to the strategic planning framework

Q.3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

In June 2014 the NSW Government released new draft regional boundaries for NSW. The Mid-Western Regional LGA falls within the 'Central West and Orana' region. Once the boundaries are finalised for each region, they will provide the basis for a new generation of strategic plans called Regional Growth Plans. The Regional Growth Plan will identify areas suitable for housing and employment expansion in the region.

Prior, in 2012, the NSW Government introduced the 'Strategic Land Use Policy' to better manage the potential land use conflicts arising from the location of our high quality agricultural land, and the mining and coal seam gas (CSG) industries.

There are no existing strategies in place for this region. There are no applicable State or Regional strategic directions for development as such, the Assessment Criteria as referred to in the 'A Guide to Preparing Planning Proposals' is referred to.

a. Does the proposal have strategic merit?

YES.

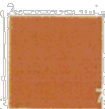
The planning proposal has strategic merit:

- The development site is on the cusp of land identified as an opportunity area for lifestyle opportunities in the CLUS.
- This planning proposal presents an option to reinstate the past entitlement without change to the zone and objectives.
- The land adjoins similar lots and is consistent with the land use pattern occurring.
- The land is capable of accommodating a dwelling in accordance with DCP standards.
- The realization of the entitlement does not depend on the prior development of other land or new roads.
- The scale of the proposal will also not risk an 'over supply' of land into the market.

b. Does the proposal have site-specific merit and is it compatible with the surrounding land uses, having regard to the following:

The natural environment; the existing uses, approved uses, and likely future uses in vicinity to the proposal; the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

The rural lifestyle opportunity areas in the CLUS were determined through the detailed constraints and opportunities analysis undertaken in Part B of the Strategy. The CLUS identifies that the sieve mapping exercise identified potential 'opportunity' areas which meet specific spatial criteria. Council is to take these opportunity areas as the most suitable locations for future development based on the agreed criteria adopted by the CLUS. This specific site, falling at the fringe of lifestyle area 'J', is within 1.8km to existing sealed road. To date, Council has not rezoned land to accommodate rural lifestyle development in the area. The retention of the rural



Redacted area



zone as proposed will ensure consistency with surrounding development but create the lifestyle opportunity. The land is within 200m of the site of the recent LEP amendment to permit a 20ha lot size lifestyle subdivision, and is adjacent to existing RU4 Primary Production Small Lots zoned land.

The site has merit for a dwelling entitlement, considering:

- The proximity to Mudgee, road frontage and distance to sealed road.
- The proposal would not take up prime agricultural land and is compatible with the surrounding development pattern.
- The land is not constrained by significant environmental features.
- The onsite disposal of wastewater is easily accomplished.
- The land is not bushfire prone land.

The site has been used for grazing in the past and is cleared of significant native vegetation. Mapped watercourses & gullies have been located on the concept plan. The photos below depict the land.

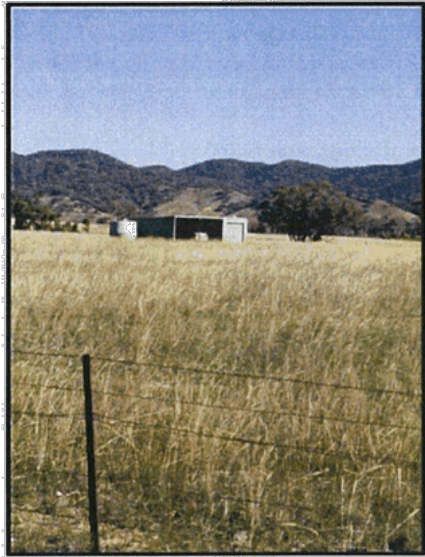


Photo 1 - View from the west from Spring Flat Road (depicts shed/cowpens only - built structures not on the land)

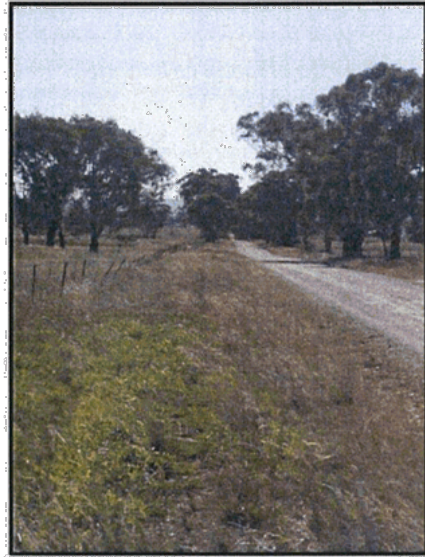
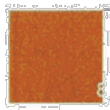
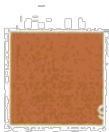
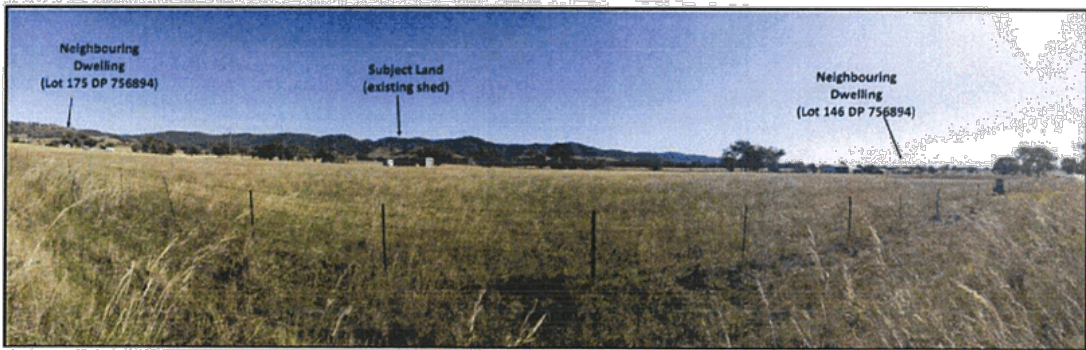
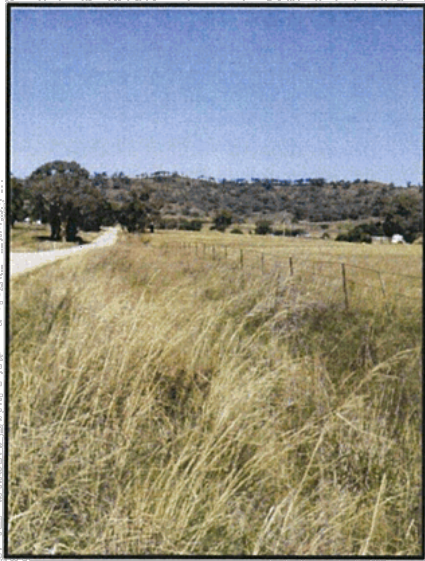


Photo 2 - View to north along Spring Flat Road (indicates site distance to the new access)



Ref: A1130_R10_Paving_Proposal_Submittal





Q.4. Is the proposal consistent with Council's Local Strategy or other local strategic plan?

YES.

The Comprehensive Land Use Strategy (CLUS) forms the current basis of Council policy and constraints assessment. The Mid-Western Regional Council adopted the CLUS in 2010, which aimed to provide clear direction for growth for the next 15-20 years. The Strategy has informed the comprehensive MWRLEP and provides a context for future land use. This planning proposal is consistent with the CLUS. The CLUS assessed suitable land for lifestyle allotments with the subject land falling at the fringe of one such area south of Mudgee (area '1'). The CLUS encourages opportunities for housing diversity in the Mid-Western Regional LGA. The proposal is consistent with the CLUS findings. The CLUS states that: *"These opportunity areas should be prioritised for rural lifestyle development and investigated for release in the short term"* (pg 67).

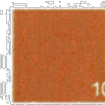
The Mudgee and Gulgong Urban Release Strategy (URS) provides guidance on the timing, location and type of future residential development. The proposal facilitates only one (1) dwelling entitlement and will not impact on an orderly and coordinated approach to growth. The URS does not identify a need for significant release of rural lifestyle land (12ha +), and this proposal would not seek to address any need with one entitlement only for the land proposed. The proposal does not seek an amendment to the current rural zone applying to the land and is consistent with the URS.

Further, with reference to the Mid-Western Regional Comprehensive Land Use Strategy (CLUS) (Part C-Strategy) pg. 62 Section 4.7 Subdivision and Dwelling Entitlements, the following is stated:

"All 'dwelling entitlements' which would have been recognised by a previous planning instrument will be retained. It is also proposed to have a provision which makes it clear that lawfully created allotments on which a dwelling house could have been erected will retain that entitlement. Further, Council's former policy where land could have been consolidated to achieve the minimum lot size (without consent) should be acknowledged by recognising these lots as would be the case had consent been required and granted subject to the parcel achieving the minimum lot size."

Council has historically supported the retention of existing entitlements when new LEP's are adopted, which is apparent in the CLUS, and current and superseded LEP provisions. Specifically for this land, dwelling entitlement was associated with the land pursuant to Schedule 4 of the former Mudgee LEP No.28 (superseded by Mudgee LEP 1998). However the schedule which provided entitlement was removed from subsequent planning instruments. Investigations by Council and queries to NSW Planning have not uncovered a reason for the removal of the entitlement.

Reinstatement of the entitlement would be consistent with the position taken by Council where 'dwelling entitlements' are recognised in such local legislation changes.

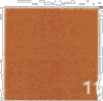




Q.5. Is the planning proposal consistent with applicable state environmental planning policies?

Yes. The Planning Proposal is considered to be consistent with applicable State Environmental Planning Policies as discussed below.

SEPP	Applicable/Consistency
1 – Development Standards	Not relevant to planning proposal.
4 – Development without consent	Not relevant to planning proposal.
6 – Number of Storeys	Not relevant to planning proposal.
10 – Retention of Low Cost Rental Accommodation	Not relevant to planning proposal.
14 – Coastal Wetlands	Not relevant to planning proposal.
19 – Bushland in Urban Areas	Not relevant to planning proposal.
21 – Caravan Parks	Not relevant to planning proposal.
22 – Shops and Commercial Premises	Not relevant to planning proposal.
26 – Littoral Rainforests	Not relevant to planning proposal.
29 – Western Sydney Recreation Area	Not relevant to planning proposal.
30 – Intensive Agriculture	Not relevant to planning proposal.
32 – Urban Consolidation (Redevelopment of Urban Land)	Not relevant to planning proposal.
33 – Hazardous and Offensive Development	Not relevant to planning proposal.
36 – Manufactured Home Estates	Not relevant to planning proposal.
39 – Spit Island Bird Habitat	Not relevant to planning proposal.
41 – Casino Entertainment Complex	Not relevant to planning proposal.
44 – Koala Habitat Protection	Not relevant to planning proposal.
47 – Moore Park Showground	Not relevant to planning proposal.
50 – Canal Estate Development	Not relevant to planning proposal.
52 – Farm Dams and other works in Land and Water Management Plan Areas	Not relevant to planning proposal.
53 – Metropolitan Residential Development	Not relevant to planning proposal.
55 – Remediation of Land	See comments below.
59 – Central Western Sydney Economic and Employment Area	Not relevant to planning proposal.
60 – Exempt and Complying Development	Not relevant to planning proposal.
62 – Sustainable Aquaculture	Not relevant to planning proposal.
64 – Advertising and Signage	Not relevant to planning proposal.
65 – Design Quality of Residential Flat Development	Not relevant to planning proposal.
70 – Affordable Housing	Not relevant to planning proposal.
71 – Coastal Protection	Not relevant to planning proposal.
BASIX 2004	Future development for housing will be required to address the provisions of BASIX.
Exempt and Complying Development Codes 2008	Not relevant to planning proposal.
Housing for Seniors or People with a Disability 2009	Delivery of accessible housing is not affected.
Infrastructure 2007	Not relevant to planning proposal.
Kosciusko National Park – Alpine Resorts 2007	Not relevant to planning proposal.
Major Development 2005	Not relevant to planning proposal.
Sydney Region Growth Centres 2006	Not relevant to planning proposal.
Mining and Petroleum Production and Extractive Industries 2007	Not relevant to planning proposal.





SEPP	Applicable/Consistency
Temporary Structures and Places of Public Entertainment 2007	Not relevant to planning proposal.
Rural Lands 2008	The proposal is consistent with the Rural Planning Principles. Council should consider whether or not the development is likely to have a significant impact on land uses that, in their opinion, are likely to be preferred and the predominant land uses in the vicinity of the development. The locality is currently characterised by the smaller holding size and rural lifestyle opportunities with agricultural pursuits. This is consistent with the proposed use.
Western Sydney Employment Area 2009	Not relevant to planning proposal.
Western Sydney Parklands 2009	Not relevant to planning proposal.
Affordable Rental Housing	Through the provision of a variety of housing choices, the housing options in Mudgee will potentially cater to a range of income levels. The development proposal is not to adversely affect rental housing.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the whole of the State of NSW and is required to be considered in a rezoning proposal under Clause 6 of SEPP 55. Given the previous use of the site (i.e. historical grazing) the likelihood of contamination indicating the land is not suitable for the proposed concept is minimal. One small shed/carport is located within the site, though no other rural structures are known for the land. Any localised surface soil contamination will require remediation before the land can be used for residential development. Should remediation be required, it is anticipated that this can occur at future development application stage. The Planning Proposal is consistent with SEPP 55.

Q.6. Is the proposal consistent with applicable Ministerial directions (s.117 directions)?

Section 117 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) enables the Minister for Planning and Infrastructure to issue directions regarding the content of LEPs to the extent that the content must achieve or give effect to particular principles, aims, objectives or policies set out in those directions.

The proposal is consistent with those 117 Directions that are relevant to the site. An overview of applicable directions and compliance is included in Table 1.

Table 1: Section 117 Ministerial directions

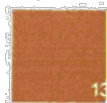
Section 117 Ministerial directions	Compliance of Planning Proposal
1.1 Business and Industrial Zones	N/A



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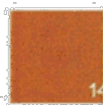
Section 117 Ministerial Directions	Compliance of Planning Proposal
1.2 Rural Zones	The current zoning of the land is RU1 Primary Production. The zoning is not sought to be amended and is suitable for the proposed lot size amendment. This proposal is generally consistent with the Comprehensive Land Use Strategy in that it is partially identified as an opportunity area for large lot residential (12ha MLS) lots. The proposal creates the opportunity for one new dwelling for land that Council has in the past approved a dwelling (lapsed). Reason for previous dwelling entitlement being omitted from LEP's since MLEP 1998 has not been established. The change to land use capability of the site is minor, with no rezoning proposed to enable the entitlement.
1.3 Mining, Petroleum Production and Extractive Industries	N/A
1.4 Oyster Aquaculture	N/A
1.5 Rural Lands	The objectives of this direction are to protect the agricultural production value of rural land, and facilitate the orderly and economic development of rural lands for rural and related purposes. The proposal is not predicted to restrict rural land activities. Existing holdings in the location are small and would typically have off farm incomes associated.
2.1 Environment Protection Zones	N/A
2.2 Coastal Protection	N/A
2.3 Heritage Conservation	No items of European heritage are identified in vicinity of the subject site. The planning proposal adopts measures that facilitate the conservation of environmental heritage. Due diligence and mitigation measures are to be followed that will ensure the protection of any unknown Aboriginal heritage items occurring within vicinity of the future development lands. An AHIMS Search has been undertaken and attached to this proposal.
2.4 Recreation Vehicle Areas	N/A
3.1 Residential Zones	The planning proposal is consistent with the objective: <i>to encourage a variety and choice of housing types to provide for existing and future housing needs; to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and to minimise the impact of residential development on the environment and resource lands.</i>
3.2 Caravan Parks and Manufactured Home Estates	N/A
3.3 Home Occupations	The planning proposal is consistent with this Direction, and the capacity for any future dwelling to accommodate small businesses will not be hindered.
3.4 Integrating Land Use and Transport	N/A
3.5 Development Near Licensed Aerodromes	N/A
3.6 Shooting Ranges	N/A



13 Attachment 8.2 Planning Proposal Summary



Section 117 Ministerial directions		Compliance of Planning Proposal
4.1	Acid Sulfate Soils	N/A
4.2	Mine Subsidence and Unstable Land	N/A
4.3	Flood Prone Land	N/A
4.4	Planning for Bushfire Protection	Mid-Western Regional LGA has a bushfire prone land map prepared under s146 of the <i>Environmental Planning and Assessment Act 1979</i> . The planning proposal is not affected by the mapped bushfire prone land.
5.1	Implementation of Regional Strategies	N/A
5.2	Sydney Drinking Water Catchment	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N/A
5.8	Second Sydney Airport: Badgerys Creek	N/A
6.1	Approval and Referral Requirements	This direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The planning proposal does not include LEP provisions requiring concurrence, consultation or referral.
6.2	Reserving Land for Public Purposes	N/A
6.3	Site Specific Provisions	N/A
7.1	Implementation of the Metropolitan Plan for Sydney 2036	N/A

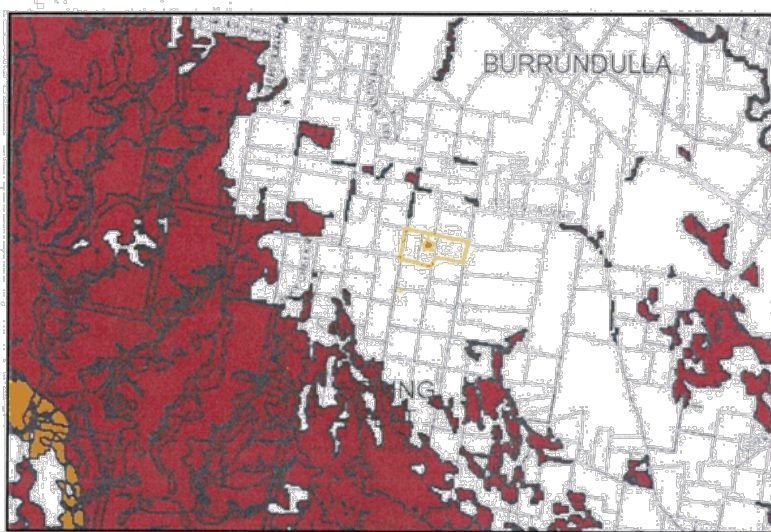




SECTION C - Environmental, Social and Economic Impact

Q.7. Is there any likelihood that Critical Habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The map below depicts the site in regard to the MWR LEP 2012 Sensitivity Biodiversity mapping. The land has no constraint due to biodiversity with the majority of the land historically cleared for grazing purposes. The nearest mapped land occurs within the road reserve. The planning proposal is not likely to cause any impact on critical habitat or threatened species, populations or ecological communities. Site specific native flora and fauna survey is not warranted.

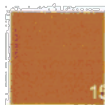


(Excerpt MWR LEP 2012 – Sensitivity Biodiversity Map (sheet BIO_006))

Q.8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

With reference to *A Guide to Preparing Planning Proposals*, technical studies to address an identified issue should be undertaken following the initial Gateway determination. Such studies together with community and public authority consultation can explore the mitigation of any potential impacts.

The planning proposal constraints assessment has not identified any specific technical assessment that would be required.





Heritage

Heritage aspects relevant to the site have been considered. Appendix B provides the AHIMS search results carried out for the locality. With a buffer of 1km, 0 recorded items are known for the locality. However the area does have mapped watercourses that may indicate potential for heritage items. Further consideration of the likelihood for occurrence of Aboriginal heritage and due diligence assessment processes will be able to be carried out in the future at DA stage. The occurrence of heritage would be able to be managed in the future and the development impacts assessed as a DA was prepared.

Q.9. How has the planning proposal adequately addressed any social and economic effects?

In the past, Development Consent was issued by Council to the previous owners for the erection of a dwelling (DA163/97) issued 15 September 1997, however the consent was never acted upon. When the schedule was removed from the planning instruments, the entitlement was removed. Any social and economic impacts are expected to be minimal with the proposal requesting the reinstatement of the one (1) entitlement for existing parcels.

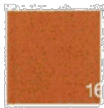
1.3 SECTION D - State and Commonwealth interests

Q.10. Is there adequate public infrastructure for the planning proposal?

Infrastructure is available to support the dwelling entitlement generated by the proposal. The site has current electricity and telecommunication services traversing the land within vicinity to a building site that would be accessed. Connection to public infrastructure will require consultation with appropriate public authorities at the design stage.

Q.11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning proposal?

N/A.





PART 4 - Mapping

MWRC has a SI LEP in force and mapping should be carried out consistently with the requirements of the Standard technical requirements for LEP maps. The land subject to the planning proposal is included within Land Zoning Maps – Sheet LZN_006 and Sheet LZN_006E which is depicted in Figure 3 and Figure 4. The land is currently zoned RU1 Primary Production, which is consistent with the intended use of the land. The owners' intentions for the land would be to build a dwelling while continuing to run cattle.

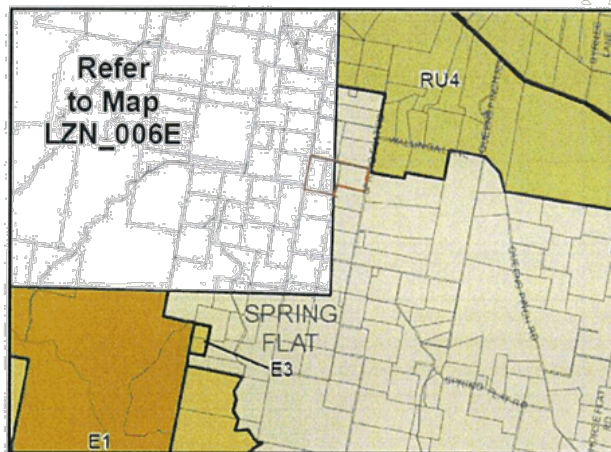


Figure 3: No Proposed change to zoning map (excerpt Land Zoning Map - Sheet LZN_006)

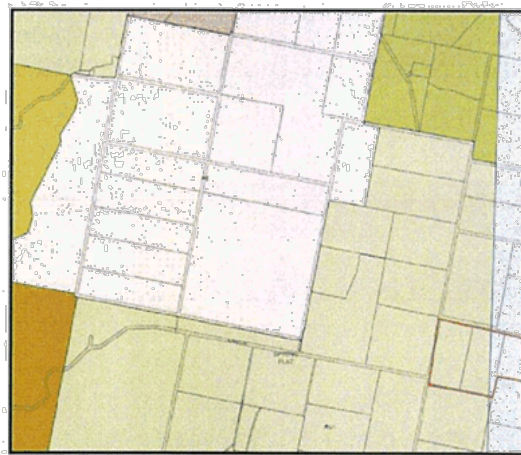


Figure 4: No Proposed change to zoning map (excerpt Land Zoning Map - Sheet LZN_006E)



The corresponding lot size map is proposed to be amended to allow the minimum 20ha lot size proposed.

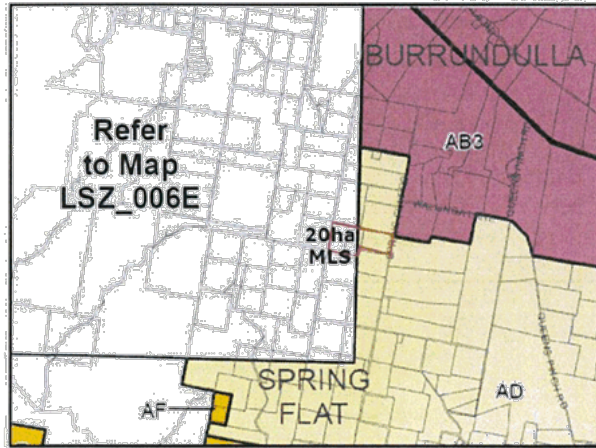


Figure 5: Excerpt Lot Size map (Sheet LSZ_006) showing location of proposed 20ha lot size amendment

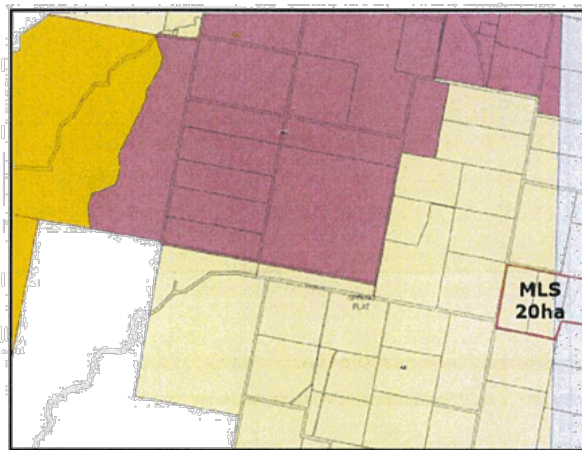


Figure 6: Excerpt Lot Size map (Sheet LSZ_006E) showing location of proposed 20ha lot size amendment

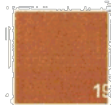


PART 5 - Community Consultation

Community consultation for the Planning Proposal would be undertaken in accordance with the consultation requirements set out in *A guide to preparing local environmental plans* (DoP 2009). The consultation requirements for this Planning Proposal are expected to be confirmed by the Department of Planning and Infrastructure (DP&I) at the gateway determination.

PART 6 – Project Timeline

This will be prepared with MWRC if supported.





CONCLUSION

This Planning Proposal relates to an amendment to *Mid-Western Regional Local Environmental Plan 2012* for the relevant Lot Size Map to that part of Lot 147, 148 and 174 DP756894, Spring Flat Road, Mudgee. The aim of this report has been to describe the strategic merit and site suitability for the proposed amendment to the lot size map to accommodate one (1) dwelling entitlement for the site.

The planning proposal has highlighted the history regarding the subject land with regard to past entitlement. Context and consistency of the proposal in relation to the adopted local strategies demonstrates the merit of the proposal. Consistency with existing rural zoning is inherent with the proposal to retain the existing land use zone. The feasibility of a suitable building site within the land has been demonstrated, and can create a lifestyle opportunity without hindering existing land uses.

Overall it is considered that the planning proposal has strategic merit:

- The development site is on the cusp of land identified as an opportunity area for lifestyle opportunities in the CLUS.
- This planning proposal presents an option to reinstate the past entitlement without change to the zone and objectives.
- The land adjoins similar sized developed lots and is consistent with the land use pattern occurring.
- The land is capable of accommodating a dwelling in accordance with DCP standards.
- The realization of the entitlement does not depend on the prior development of other land or new roads.
- The scale of the proposal will also not risk an 'over supply' of land into the market.

The strategic direction for the area supports the reinstatement of the entitlement. The current owners are responding to the CLUS and the recent interpretation of the document in the locality. Overall, the planning proposal has made consideration of what style of lifestyle the 20ha lot is associated with, and presents land which is ideal for this type of development in the context of the surrounding land use and adopted local strategies.



Appendix A – AHIMS Search

2	Refer: AS420_068 Productivity Response Statement.
---	---



**AHIMS Web Services (AWS)
Search Result**

Purchase Order/Reference: Shimacka.km
Client Service ID: 423126

Date: 14 May 2015

Minespex Pty Ltd
Units 1 and 2, 73 Markes Street,
Mudgee, New South Wales 2850
Attention: Emma Yule
Email: emma.yule@minespex.com.au

Dear Sir or Madam:

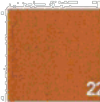
AHIMS Web Service search for the following area at Lots 147, DP, DP756894 with a Buffer of 1000 meters, conducted by Emma Yule on 14 May 2015.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

- 0 Aboriginal sites are recorded in or near the above location.
- 0 Aboriginal places have been declared in or near the above location.



(5) In order to assist it to determine an application for consent to the subdivision of land to which this clause applies, the Council shall refer the application to the Department of Conservation and Land Management and may take into account any comments that that Department may make in relation to the application.

(6) The Council shall not consent to the subdivision of land shown by scarlet hatching on the map.

Subdivision of land within Zone No. 2(c)

15. The Council shall not consent to the subdivision of land within Zone No. 2(c) unless each allotment to be created by the subdivision has an area of not less than 600 square metres and the Council is satisfied that the ratio of depth to frontage of each such allotment is adequate having regard to the purpose for which the allotment is (in the opinion of the Council) intended to be used.

Subdivision of land within Zone No. 4(a)

16. The Council shall not consent to the subdivision of land within Zone No. 4(a) unless each allotment to be created by the subdivision has an area of not less than 2,000 square metres and the Council is satisfied that the ratio of depth to frontage of each such allotment is adequate having regard to the purpose for which the allotment is (in the opinion of the Council) intended to be used.

Division 2 - Dwelling-houses

Dwelling-houses within Zones Nos. 1(a), 1(a1), 1(c1), 1(c2), 2(c) and 7(b)

17. (1) This clause applies to land within Zone No. 1(a), 1(a1), 1(c1), 1(c2), 2(c) or 7(b).

(2) A dwelling-house shall not be erected -

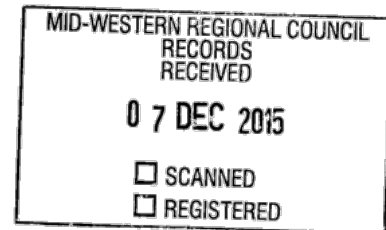
- (a) on vacant land within Zone No. 1(a) or 7(b) - unless the land has an area of not less than 100 hectares;
- (b) on vacant land within Zone No. 1(a1) - unless the land has an area of not less than 20 hectares, and the dwelling-house is ancillary to the agricultural use of the land;

1958 ATT 7.2.4 ATT 7.2.7 ATT 7.2.8 ATT 7.2.22 ATT 7.2.23 ATT 7.2.26 94

- (c) on vacant land within Zone No. 1(c1) - unless the land has an area of not less than 4 hectares;
- (d) on vacant land within Zone No. 1(c2) - unless the land has an area of not less than one hectare; or
- (e) on vacant land within Zone No. 2(c) - unless the land has an area of not less than 600 square metres.

(3) Notwithstanding subclause (2), a dwelling-house may be erected with the consent of the Council -

- (a) on vacant land within Zone No. 1(a) or 1(a1) -
 - (i) on an allotment created in accordance with clause 11 or 12;
 - (ii) on an existing holding that has an area of not less than 2 hectares and has all-weather vehicular access;
 - (iii) on an allotment that has an area of not less than 40 hectares and was in existence as a separate lot, portion or parcel of land as at 11 February 1985, and was owned separately from any adjoining or adjacent lands as at 11 February 1985; or
 - (iv) on an allotment or portion listed in Schedule 4;
- (b) on vacant land within Zone No. 1(c1) - on an existing holding that has an area of not less than 2 hectares and that has all-weather vehicular access;
- (c) on vacant land within Zone No. 1(c2) -
 - (i) on an allotment created in accordance with clause 14; or
 - (ii) on an existing holding that has an area of not less than 4,000 square metres and that has all-weather vehicular access;
- (d) on vacant land within Zone No. 7(b) on an existing holding that has an area of not less than 2 hectares and that has all-weather vehicular access;
- (e) on vacant land within Zone No. 1(a), 1(a1) or 1(c1) - if the dwelling-house is ancillary to a purpose for which development may be carried out on the land only with the consent of the Council; or
- (f) on any vacant allotment which was created by a subdivision approved by the Council on or after 24 November 1967, if the Council is satisfied that the



Mr Brad Cam
General Manager
Mid-Western Regional Council
PO Box 156
Mudgee NSW 2850

15/16214

Dear Mr Cam

Planning Proposal (PP_2015_MIDWR_006_00) to amend Mid-Western Regional Local Environmental Plan 2012 – to permit a dwelling house on Lots 74, 147 & 148 DP 756894, 542 Spring Flat Road, Mudgee.

I am writing in response to Council's planning proposal dated 23 October 2015 and subsequent supporting information received on 26 November 2015 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 in respect of the subject matter.

As delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination (Attachment 1).

I am satisfied that the inconsistencies with section 117 Directions 1.2 Rural Zones, 1.3 Mining, Petroleum Production and Extractive Industries and 1.5 Rural Lands are of minor significance and Council has provided adequate information regarding these matters in this instance. No further approval or work is required in relation to these Directions.

It is noted that a small portion of the land subject to this planning proposal is within an area identified for long term (15-25 year) release of rural lifestyle development in the endorsed Mid Western Comprehensive Land Use Strategy 2010. Council should consider this land and surrounding land when it reviews the Land Use Strategy.

The Minister delegated plan making powers to Councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan (Attachment 2). The LEP should be made directly to Parliamentary Counsel's Office (parliamentary.counsel@pco.nsw.gov.au) 10 weeks prior to the projected publication date.

Mapping and GIS data is to be uploaded to the Departments FTP site at ftp://lepup:lep_upload@203.3.194.247/ and the map information emailed to pccgis@planning.nsw.gov.au and a copy to westernregion@planning.nsw.gov.au

A copy of the request should be forwarded to the Department of Planning and Environment (westernregion@planning.nsw.gov.au) for administrative purposes.

In accordance with “A guide for the preparation of local environmental plans”, Attachment 5 – Delegated plan making reporting template (Attachment 3) is enclosed for Council’s information. Table 2 of the attachment is to be completed and included in Council’s section 59 submission and forwarded to the westernregion@planning.nsw.gov.au when requesting the planning proposal be finalised.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the Environmental Planning & Assessment Act, 1979 if the time frames outlined in this determination are not met.

Should you have any further enquiries, please contact Megan Jones at the Department of Planning and Environment’s Western Region office on 02 6841 2180.

Yours sincerely



4.12.15

Azaria Dobson
Acting General Manager
Western Region

Encl:
Attachment 1 – Gateway determination
Attachment 2 – Written Authorisation to Exercise Delegation
Attachment 3 – Delegated Plan Making Reporting template



Gateway Determination

Planning proposal (Department Ref: PP_2015_MIDWR_006_00): to permit a dwelling house on Lots 74, 147 and 148 DP 756894, 542 Spring Flat Road, Mudgee.

I, the Acting General Manager, Western Region at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Mid-Western Regional Local Environmental Plan (LEP) 2012 to permit a dwelling house on Lots 74, 147 and 148 DP 756894, 542 Spring Flat Road, Mudgee should proceed subject to the following conditions:

1. Prior to community consultation Council is to amend the planning proposal to apply a 20 hectare minimum lot size over Lots 74, 147 & 148 DP 756894 (inclusive) and amend the relevant LEP map/s and supporting exhibition material to reflect this as the mechanism to permit a dwelling house on the land. This amended proposal is to be submitted to the Department of Planning and Environment for approval
2. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)*.

No consultation is required with agencies.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the *Environmental Planning and Assessment Act, 1979*. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. Prior to submission of the planning proposal under Section 59 of the *Environmental Planning & Assessment Act 1979*, the LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for LEP maps'.

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Dated 4th day of December 2015.



**Azaria Dobson
Acting General Manager
Western Region**

**Planning Services
Department of Planning and
Environment**

Delegate of the Minister for Planning



Planning & Environment

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Mid-Western Regional Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_MIDWR_006_00	Planning proposal to permit a dwelling house on Lots 74, 147 and 148 DP 756894, 542 Spring Flat Road, Mudgee.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "A guideline for the preparation of local environmental plans" and "A guide to preparing planning proposals".

Dated 4.12 2015

A handwritten signature in black ink, appearing to read "ADobson", written over a horizontal line.

Azaria Dobson
Acting General Manager
Western Region
Department of Planning and Environment

Delegate of the Minister for Planning

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_ 2015_MIDWR_006_00
Date Sent to Department under s56	23 October 2015
Date considered at LEP Review Panel	Considered by the Ministers Delegate and not referred to Panel
Gateway determination date	4 December 2015

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information:

A guide to preparing planning proposals



Planning &
Infrastructure



DISCLAIMER

These guidelines are provided for general guidance and information only. The guidelines are made available on the understanding that the NSW Department of Planning and Infrastructure ('department') is not providing legal advice. The Department has compiled the guidelines in good faith, exercising all due care and attention.

The guidelines do not affect or replace relevant statutory requirements. Where an inconsistency arises between the provisions of the guidelines and relevant statutory provisions, the statutory requirements prevail.

While every reasonable effort has been made to ensure that this document is correct at the time of printing, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document. The guidelines are not intended to give rise to any rights, claims, benefits, privileges, liabilities or obligations with respect to matters the subject of the guidelines.

It should be noted that the guidelines may be affected by changes to legislation at any time and/or be subject to revision without notice.

It is recommended that independent advice be sought in respect of the operation of the guidelines and the statutory requirements applying to plan making under the *Environmental Planning and Assessment Act 1979*.

A guide to preparing planning proposals

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23-33 Bridge Street Sydney NSW Australia
www.planning.nsw.gov.au

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1

Introduction

This guideline is issued under s55 (3) of the *Environmental Planning and Assessment Act 1979* (the Act) and provides guidance and information on the process for preparing planning proposals.

1.1 What is a planning proposal?

A planning proposal is a document that explains the intended effect of a proposed local environmental plan (LEP) and sets out the justification for making that plan. It will be used and read by a wide audience including those who are responsible for deciding whether the proposal should proceed, as well as the general community. It must be concise and written in language that is clear and easy to understand. It must also be technically competent and include an accurate assessment of the likely impacts of the proposal. It should be supported by technical information and investigations where necessary.

The preparation of a planning proposal is the first step in preparing an LEP. Throughout the course of preparing the proposed LEP, the planning proposal itself may evolve. This is particularly the case for complex proposals.

A Gateway determination is issued by the Minister (or delegate). It specifies whether a planning proposal is to proceed and if so, in what circumstances. The purpose of the Gateway determination is to ensure there is sufficient justification early in the process to proceed with a planning proposal. It enables planning proposals that lack strategic planning merit to be stopped early in the process before time and resources are committed.

The Gateway determination will confirm the information (which may include studies) and consultation required before the LEP can be finalised. The Gateway determination will also establish the timeframe in which the required steps are to be carried out. As the necessary information is gathered and consultation undertaken, the planning proposal may need to be updated by including additional documentation.

This document provides guidance on the matters that should be included in a planning proposal to satisfy the requirements of the Act. This guideline should be read in conjunction with other relevant guidelines/guidance documents issued by the department which are available on the department's website. Together, these guideline documents explain the plan making process and the role of planning proposals in the process.

1.2 Who can prepare a planning proposal?

The Act does not say who must prepare the information needed for a planning proposal. In practice, the planning proposal document can be prepared by a council, a landowner or developer seeking to change the planning controls relating to a particular site, or by a third party on behalf of a landowner or council.

Whoever prepares the background information must ensure the level of detail provided is sufficient to respond to the statutory requirements of the Act and the supplementary information requirements set out in this guideline (refer to Section 2 of these guidelines).

Once the document is prepared, it must be forwarded to the Minister for Planning and Infrastructure (the Minister) by the relevant planning authority (RPA) for consideration. In most instances, the RPA will be the council for the local government area to which the planning proposal relates. In exceptional circumstances the RPA may be the Director-General of the Department of Planning and Infrastructure (the department) or another public body, such as a joint regional planning panel (regional panel).

The RPA is responsible for the content of the planning proposal and the quality of the information provided in support of the proposal. The RPA must ensure the information is accurate, current and sufficient for issuing a Gateway determination and detailed enough for the purposes of consulting with agencies and the general community.

A guide to preparing local environmental plans provides an overview of the plan-making process.

1.3 How much information should be in a planning proposal?

A planning proposal must demonstrate the strategic merit of the proposed amendment to the LEP proceeding.

A planning proposal must provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan-making process. The level of detail required in a planning proposal should be proportionate to the complexity of the proposed amendment. The planning proposal should contain enough information to demonstrate that relevant environmental, social, economic, and other site specific matters have been identified and if necessary that any issues can be addressed with additional information and/or through consultation with agencies and the community.

Each planning proposal is unique. It is difficult therefore to prescribe standard 'appropriate information' to support a planning proposal in each and every case.

An 'Information checklist' has been developed to assist both proponents and councils to identify and agree on the range of information that may be appropriate to support a planning proposal. A copy of the checklist is provided as Attachment 1.

Not all information listed on the checklist will be relevant or required in all circumstances. To prevent unnecessary work prior to the Gateway stage, specific information nominated as being necessary would not be expected to be completed prior to the submission of the planning proposal. In such circumstances, it would be sufficient to identify what information may be required to demonstrate the

proposal's strategic merit or compliance with a relevant statutory consideration such as a section 117 Direction. The scope of any information should be outlined and evidence of any preliminary consultation with relevant agencies should be included to support the request for a planning proposal to proceed.

It is recommended that proponents and RPAs work together to agree on the range and scope of information necessary. This is best done via a pre-lodgement meeting.

Evidence of any pre-lodgement discussions, negotiations and agreement between the parties on the scope of work to be completed should be provided to support a request for a pre-Gateway review of a decision by a council not to proceed with a planning proposal, or where the council fails to make a decision on a planning proposal in the required time. This may include a completed 'Information checklist'. Further advice in relation to the pre-Gateway review process can be found in the department publication *A guide to preparing local environmental plans*.

1.4 When is a pre-lodgement meeting appropriate?

It is recommended that a proponent seek a pre-lodgement meeting with an RPA prior to preparing and submitting a planning proposal. This will be critical where the matter is complex with many factors to be considered. A pre-lodgement meeting will assist the RPA and the proponent to reach agreement on the information necessary to justify further consideration of the proposed change to land-use or controls. It will also ensure that a proponent does not commit time and resources undertaking unnecessary studies or preparing information that does not address the main areas of concern with appropriate detail.

The 'Information checklist' provided at Attachment 1 forms a suggested framework for discussion at a pre-lodgement meeting. The checklist may also be a useful starting point where a council does not have a similar guide or where a proponent is preparing a planning proposal for the first time. It is worth noting that in some cases the nature of a planning proposal will be such that its merits may be able to be demonstrated without the need to prepare any supporting strategic studies.

2

The parts of a planning proposal

Section 55 (2) of the Act outlines that a planning proposal must include the following components:

- Part 1** – A statement of the objectives and intended outcomes of the proposed instrument
- Part 2** – An explanation of the provisions that are to be included in the proposed instrument
- Part 3** – The justification for those objectives, outcomes and the process for their implementation
- Part 4** – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies
- Part 5** – Details of the community consultation that is to be undertaken on the planning proposal.

Section 55(3) of the Act allows the Director-General to issue requirements with respect to the preparation of a planning proposal. The Director-General's requirements include:

- Specific matters that must be addressed in the justification (Part 3) of the planning proposal
- A project timeline to detail the anticipated timeframe for the plan making process for each planning proposal.

The project timeline forms **Part 6** of a planning proposal.

2.1 Part 1 – objectives or intended outcomes

Part 1 of the planning proposal should be a short, concise statement setting out the objectives or intended outcomes of the planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved. It should be written in such a way that it can be easily understood by the general community.

For example, the objectives or intended outcomes of a planning proposal might be:

Example 1

To enable the redevelopment of the former Acme Factory site at 3 Smith Road, Smithville, for high-density housing, except for a corridor of public open space along the river frontage.

A planning proposal relates only to an LEP amendment. It is not a development application nor does it consider specific detailed matters that should form part of a development application. It is essential therefore that a proposal addresses all relevant matters that relate to the planning controls to be amended or introduced.

An amendment to an LEP is a stand-alone component of the development process. The RPA and the community must be confident that the proposed planning controls suggested by the planning proposal are acceptable as an outcome appropriate in that location, regardless of the subsequent approval or refusal of any future development application. Sufficient information must be provided to enable an assessment of the proposal to be undertaken.

It is not necessary to identify the mechanism by which the outcomes will be achieved. For instance, in Example 1 the zone(s) the site will eventually be zoned are not stated. The final zone(s) may change as a result of consultation with agencies and public exhibition and a number of alternative zones may be suitable for achieving the desired outcome.

The objectives or intended outcomes (in conjunction with Part 2 – the Explanation of Provisions), constitute the actual 'proposal' and will be the basis for drafting the legal instrument (the LEP). The objectives and intended outcomes need to be specific enough to accurately reflect the desired outcome of the proposal yet flexible enough to allow for alternative ways of achieving the desired result to be considered.

Principal LEPs apply to a whole local government area (LGA) and seek to achieve a number of changes.

The objectives and intended outcomes will need to accurately reflect the full extent of those changes. For example:

Example 2

To implement a Standard Instrument LEP across the Smithville local government area that replaces but maintains the general effect of the existing LEPs applying to the land, except where:

1. *It is intended to introduce a new provision to minimise the impacts of urban stormwater on properties, native bushland and receiving waters.*
2. *It is intended to give effect to the Smithville Housing Strategy by:*
 - a. *Enabling the future redevelopment of land within a reasonable walking distance of Smithville Railway Station (as shown on the attached map) for residential flat buildings;*
 - b. *Reserving land for future acquisition by the Smithville Metro Authority for the construction of additional commuter parking at Black Street, Smithville.*
 - c. *Etc.*

As in Example 1, the details of the planning proposal are specific enough to clearly identify the intent of the proposal, yet flexible enough to enable the RPA to determine the most appropriate zones to achieve the desired outcome at a later stage of the process.

2.2 Part 2 – explanation of provisions

The explanation of provisions is a more detailed statement of how the objectives or intended outcomes are to be achieved by means of amending an existing LEP.

In the context of Example 1 and 2, the explanation of provisions might be:

Example 3

The proposed outcome will be achieved by:

- *Amending the Smithville LEP 2009 Land Zoning Map on the former Acme Factory site at 3 Smith Road, Smithville in accordance with the proposed zoning map shown at attachment 1; and*
- *Amending the Smithville LEP 2009 Height of Building Map in accordance with the proposed height map, shown at attachment 2, which indicates a maximum permissible height of 22 metres onsite; and*
- *Amending the Smithville LEP 2009 Floor Space Ratio Map in accordance with the proposed floor space ratio map, shown at attachment 3, which indicates a maximum permissible floor space ratio of 2.5:1 on the site*

In the case of a new principal LEP, the Explanation of Provisions will be more detailed even if it relates to the Standard Instrument. The Explanation of Provisions therefore should take a form similar to the one as follows:

Example 4

The proposed outcome will be achieved by:

Preparing a Standard Instrument LEP in the form shown at attachment 1 (to which the standard instrument is attached) and with accompanying maps as shown at attachment 2 (to which the proposed maps are attached).

The Standard Instrument will include the following additional local provision:

2.6B Stormwater management

- 1. The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.*
- 2. This clause applies to all land in residential, business and industrial zones.*
- 3. Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:*
 - a. is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and*
 - b. includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and*
 - c. avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.*

2.3 Part 3 – justification

The justification sets out the case for making the proposed LEP. Changes to an existing LEP can include changes to the current zones and/or development standards and controls. They can affect a single allotment of land, a whole zone, or the entire LGA.

The overarching principles that guide the preparation of planning proposals are:

- the level of justification should be proportionate to the impact the planning proposal will have
- it is not necessary to address a question (see Section 2.3(a)) if it is not considered relevant to the planning proposal. In such cases the reason why it is not relevant should be briefly explained, and
- the level of justification should be sufficient to allow a Gateway determination to be made with the confidence that the LEP can be finalised within the time-frame proposed.

As a minimum, a planning proposal must identify any environmental, social and economic impacts associated with the proposal. It is not expected that a proponent will provide comprehensive information to support a request for a planning proposal. The Gateway may include a requirement for additional information or determine that additional work on a particular aspect of the proposal is required. Detailed information completed prior to the Gateway may be unnecessary if it does not address the main concerns the Gateway identifies in its review of the proposal.

In some cases it will be necessary to undertake technical studies or carry out consultation with government agencies

to justify or clarify different aspects of a planning proposal. Generally, however these investigations will not need to be carried out before the Gateway, provided the issues giving rise to the need for the investigations and an approach for addressing the issues are identified in the planning proposal. The Gateway determination will then confirm the studies and consultation required and the timeframe for these to be completed.

The potential level of information that may be reasonable to justify a planning proposal at the Gateway determination stage is outlined in the following examples:

Example 5

Where vegetation management is an issue for a large site to be rezoned, it would be sufficient for the planning proposal to be submitted to the Gateway to identify the issue, demonstrate that preliminary analysis of the impacts has been undertaken and indicate what environmental studies would be suggested to assess and analyse the value and location of the vegetation and how the matter(s) could be addressed. Where appropriate the need to potentially enter into a voluntary planning agreement (VPA) to protect any significant species or habitat may be highlighted. It is not expected that a proponent would have undertaken the studies or prepared a draft VPA or offset agreement for the purposes of obtaining the initial Gateway determination. This is because the amount of offset or the matters to be addressed in a VPA or other agreement may vary as a consequence of further agency consultation and public exhibition.

Example 6

Overshadowing and amenity impacts may be potential issues associated with increasing the height and floor space ratio controls on a site to a planning proposal to be submitted to the Gateway. It would not be reasonable to require a proponent to provide detailed architectural design drawings of a proposed development as part of the planning proposal. The planning proposal should provide sufficient justification explaining why it is appropriate to increase the development potential of the site by amending these development standards in that location. Block/massing diagrams would be a suitable level of detail to provide with the planning proposal.

The Gateway will need to be confident that the level of information provided with the planning proposal will enable the plan making process to be completed within a reasonable time. Depending on the complexity or scale of the proposal this may require some initial investigations to be carried out prior to submitting the proposal to the Gateway.

2.3(a) Questions to consider when demonstrating the justification

Section A – Need for the planning proposal

Q1. *Is the planning proposal a result of any strategic study or report?*

The answer to this question helps explain the context of the planning proposal. If the planning proposal implements the outcomes of a strategic study or report of some kind, the nature of the study and its key findings should be briefly explained to justify the proposal. A copy of the study or report (or relevant parts) should be submitted with the planning proposal and ultimately form part of the public exhibition material.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Imposing or changing the controls on development is one means of giving effect to policy. But others may be equally effective, implemented quicker, and impose less of a regulatory burden.

Even when changing development controls is an appropriate means of giving effect to policy, there is still a range of options regarding how and when the new controls should be introduced. For example, it may be more efficient to implement the controls through the council's LGA wide principal Standard Instrument Local Environmental Plan (SI LEP) if this is close to finalisation rather than proceeding with a stand-alone planning proposal.

The planning proposal should demonstrate that alternative approaches to achieving the intended outcomes of the proposal have been considered. It should be evident from this assessment that the proposed approach is the best, most efficient and most time effective approach to delivering the desired outcome.

Section B – Relationship to strategic planning framework.

Q3. *Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Regional and sub-regional strategies have been prepared for many parts of NSW. The strategies include outcomes and specific actions for a range of different matters relevant to that region or sub-region. In all cases the strategies include specific housing and employment targets and identify regionally important natural resources, transport networks and social infrastructure.

When preparing a planning proposal for an area covered by a regional or sub-regional strategy, the relationship between the planning proposal and the applicable strategy must be considered in the context of those outcomes and actions including housing and employment targets. Where an outcome or action is directly relevant to the planning proposal it should be briefly described and the planning proposal should set out the reasons why the proposal is either consistent or inconsistent with the outcome or action.

Regional strategies include Sustainability Criteria that provide a framework to consider planning proposals that are not consistent with the strategy but may nonetheless have merit. This may include a proposal for rezoning a site immediately adjoining – but not included in – a future urban investigation area under the relevant strategy. In such cases, the Sustainability Criteria should be addressed in the planning proposal.

In cases where there is no regional or sub-regional strategy in place, Assessment Criteria have been identified to assist proponents in preparing information to justify a planning proposal. These criteria form the basis of the initial eligibility assessment for the pre-Gateway review process. The justification component of a planning proposal should address the following Assessment Criteria as a minimum where a regional or sub-regional strategy is not in place:

Assessment Criteria

- a. Does the proposal have strategic merit and:
 - is consistent with a relevant local strategy endorsed by the Director-General or
 - is consistent with the relevant regional strategy or Metropolitan Plan or
 - can it otherwise demonstrate strategic merit, giving consideration to the relevant section 117 Directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas, public transport and infrastructure accessibility, providing jobs closer to home etc)

b. Does the proposal have site-specific merit and is it compatible with the surrounding land uses, having regard to the following:

- the natural environment (including known significant environmental values, resources or hazards) and
- the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and
- the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Q4. *Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

Where a local strategic plan has been prepared for the LGA and endorsed by the Director-General, relevant matters must be identified and the relationship of the planning proposal to those matters should be discussed.

As is the case with strategic studies and reports, the status of council's plan is important. Is it still in draft form? Has it been adopted by the council? Has it been endorsed by the Director-General? A planning proposal that is explicitly consistent with an endorsed local strategy has a good chance of being supported. Local strategies or local strategic plans also provide the opportunity to justify or detail how environmental issues (such as those set out in section 117 Directions) can be addressed.

Q5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

State Environmental Planning Policies (SEPPs) relevant to the planning proposal must be identified and the relationship of the planning proposal with those SEPPs must be discussed. In some instances it may be necessary to provide some preliminary advice in relation to how the proposal satisfies the requirements of the SEPP. For example, a Stage 1 contamination report may be necessary under the provisions of SEPP 55 – Remediation of Land. A proponent and/or RPA should consider whether it is appropriate to undertake this study prior to Gateway to demonstrate that the intent of the planning proposal can be achieved.

Q6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

Section 117 of the Act enables the Minister to issue directions regarding the content of LEPs to the extent that the content must achieve or give effect to particular principles, aims, objectives or policies set out in those directions.

There is a range of section 117 Directions (Local Planning Directions) requiring certain matters to be addressed if they are affected by a proposed LEP. The directions can be found on the department's website at <http://www.planning.nsw.gov.au/planningsystem/local.asp>.

Each planning proposal must identify which, if any, section 117 Directions are relevant to the proposal, and whether the proposal is consistent with the direction. Where the planning proposal is inconsistent with any of the relevant

directions, those inconsistencies must be specifically explained and justified in the planning proposal.

Certain directions require consultation to take place with particular government agencies to demonstrate consistency with the direction's desired outcome. If such a direction is relevant to the planning proposal, this should be identified in the planning proposal in the first instance. Formal consultation with that government agency should not take place until the initial Gateway determination is issued, confirming the public authorities to be consulted. If additional information is required, sufficient detail should be provided to enable the Director-General to determine whether the inconsistency is of minor significance or whether the planning proposal can be justifiably inconsistent with the conditions of the relevant direction.

Section C – Environmental, social and economic impact

Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

If the land affected by the planning proposal contains habitat of any sort, it will be necessary to carry out an assessment of significance in accordance with section 5A of the Act and the 'Threatened Species Assessment Guidelines', which can be found at <http://www.environment.nsw.gov.au/resources/threatenedspecies/tsaguide07393.pdf>.

The assessment of significance will determine whether there is any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected as a result of the proposal.

Notwithstanding the significance of the impact, any adverse impact will trigger the requirement under section 34A of the Act for the RPA to consult on the planning proposal with the relevant government agency. If required, this consultation does not need to take place until after the issuing of the initial Gateway determination.

Q8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The aim of the strategic planning framework is to provide comprehensive guidance regarding the matters that will shape the growth of NSW. It is possible other likely environmental effects unique to a particular planning proposal may not be already addressed in the strategic planning framework. These matters may be identified in informal guidelines, codes or policies produced by different public authorities including local councils. These may include natural hazards such as flooding, land slip, bushfire hazard and the like.


It is important these are identified and addressed in the planning proposal. Again, if it is necessary to prepare information or undertake investigations to address an identified matter, the scope of these should be identified in the planning proposal while the actual information/investigation may be undertaken following the initial Gateway determination where appropriate.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The response to this question will include effects on items or places of European or Aboriginal cultural heritage not already addressed elsewhere. It may also include impacts on existing social infrastructure such as schools and hospitals and impacts on existing retail centres which may result if the planning proposal proceeds.

In the instance where a planning proposal is to proceed, the Gateway needs to be satisfied that the level of information available leads to the conclusion that the LEP can be completed within a reasonable timeframe and that identified impacts can be addressed.

As with other potential impacts, proponents are required to undertake preliminary assessments and identify the scope of issues to be addressed in any information. The Gateway will confirm the need for the information and the scope of matters to be addressed.

 **Section D – State and Commonwealth interests**

Q10. Is there adequate public infrastructure for the planning proposal?

Typically, this question applies to planning proposals that:

- result in residential subdivisions in excess of 150 lots
- substantial urban renewal
- infill development

- development that will result in additional demand on infrastructure (such as public transport, roads, utilities, waste management and recycling services, essential services such as health, education and emergency services).

Where applicable, the justification for the planning proposal should address whether existing infrastructure is adequate to serve or meet the needs of the proposal. Any justification should address how any shortfall in infrastructure provision is to be met. It is not expected that a proponent will identify exactly what infrastructure may be needed at the initial stage. The planning proposal should identify that there may be an expected shortfall in service provision, that studies may be required to identify the extent of that shortfall – and potential mechanisms to address any shortfall – and which agencies will be consulted as part of that process.

For planning proposals likely to place additional demands on public infrastructure, this section will be developed following consultation with the public authorities responsible for the provision of that infrastructure. Proponents may wish to have informal/preliminary discussions with relevant agencies to inform this process prior to the initial Gateway determination. The initial Gateway determination would confirm the public authorities to be consulted.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

One of the aims of the plan making process is to reduce the number of unnecessary referrals to government agencies. The planning proposal should nominate the state and Commonwealth agencies to be consulted and outline the particular land use issues or site conditions which have triggered the need for the referral. The proposed agency consultation will be confirmed with the Gateway determination.

The preliminary views of any state or Commonwealth agency obtained by a proponent in relation to a proposal prior to its submission to an RPA should be included in this section. This should include agreement about the scope of any additional information/ investigations that may be required by that agency subsequent to the issuing of a Gateway determination. Evidence of this pre-lodgement consultation and any agreement in relation to the progression of the planning proposal should be provided with the planning proposal. This information will also be a relevant consideration in the assessment of whether a proposed instrument qualifies for a pre-Gateway review.

2.4 Part 4 – mapping

Planning proposals should be supported by relevant and accurate mapping where appropriate. The mapping should be clear and accurately identify, at an appropriate scale, relevant aspects of the proposal including:

- the land subject to the planning proposal

- current land use zone/s applying to the land
- current development standards relating to the land (i.e. FSR, building height, minimum lot size)
- the proposed alternative zone, if a change in zone is proposed
- a map illustrating the extent of the proposed revised development standard, if a change to a development standard is proposed
- relevant maps or figures illustrating the intent of the planning proposal including:
 - » extent of a proposed heritage conservation area
 - » location of a specific heritage item
 - » proposed extent of an environmental conservation area
 - » area to which a local provision will apply.

Additional material such as aerial photographs clearly identifying the site should also be included where appropriate.

Where a council is preparing the planning proposal and already has a SI LEP in force, mapping should be carried out consistently with the requirements of *Standard technical requirements for LEP maps*. That is, the maps should be prepared using the same format template, colours, zone names etc as required under the department's guidelines. Mapping should be prepared at an appropriate scale showing the subject site and immediate area surrounding the site. Where the planning proposal is prepared by a proponent, this may not initially be possible. However, for exhibition purposes, the Gateway may determine that SI LEP compliant mapping should be prepared to ensure consistency with council's current SI LEP maps.

The Gateway may also determine that additional mapping be prepared to support the exhibition of a planning proposal. Where this is the case, this requirement will be included in the initial Gateway determination.

As the planning proposal progresses through the plan making process, it may be necessary to prepare additional mapping and supporting figures. Any additional maps should also be of a sufficient standard and quality to meet the department's mapping guideline requirements.

2.5 Part 5 – community consultation

This part of the planning proposal should outline the community consultation to be undertaken in respect of the proposal, having regard to the requirements set out in *A guide to preparing local environmental plans*. For the purpose of public notification the guide distinguishes between 'low impact' and other types of planning proposals.

If an RPA considers a greater period of public notification is required or that a public hearing should be held, it should be explained in this part of the planning proposal.

The Gateway determination will then confirm the public consultation that must be undertaken in respect of the planning proposal having regard to the details set out in the planning proposal. This part of the proposal must be revised to reflect any change to the consultation requirements specified in the determination.

The Act sets out the community consultation requirement for planning proposals and these are determined or confirmed at the Gateway. It may be premature to undertake extensive consultation with the broader community on a particular planning proposal before the Gateway. The Gateway will confirm the scope of additional information that may be required and the range of agencies to be consulted. As a result, the planning proposal may vary from the time it is initially conceived to the point where a definite proposal evolves for the site.

The community consultation should provide the full range of completed technical and background information relating to a site so interested parties/ persons can make an informed opinion if the planning proposal is approved at Gateway.

An indication of any proposed community consultation strategy is required with the planning proposal.

2.6 Part 6 – project timeline

A primary goal of the plan making process is to reduce the overall time taken to produce LEPs. The Gateway will need to be confident, should the planning proposal proceed, that the level of information provided with the planning proposal will enable the plan making process to be completed within a reasonable time. In order to meet these goals the Minister may consider taking action to finalise the LEP if the timeframes approved for the completion of the planning proposal are significantly or unreasonably delayed.

The inclusion of a project timeline with the planning proposal will provide a mechanism to monitor the progress of the planning proposal through the plan making process. It will also allow the RPA, the department and Parliamentary Counsel's Office (PCO) to more accurately manage resources to ensure there are no unexpected delays in the process.

The timeframe for the completion of the planning proposal will depend on the complexity of the matter, the nature of any additional information that may be required and the need for agency and community consultation. The following details should be provided as a minimum in the project timeline:

- anticipated commencement date (date of Gateway determination)
- anticipated timeframe for the completion of required technical information
- timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)
- commencement and completion dates for public exhibition period
- dates for public hearing (if required)
- timeframe for consideration of submissions
- timeframe for the consideration of a proposal post exhibition
- date of submission to the department to finalise the LEP
- anticipated date RPA will make the plan (if delegated)
- anticipated date RPA will forward to the department for notification.

The project timeline will be assessed by the department, and may be amended by the Gateway to provide the necessary level of confidence that the LEP will be finalised within a reasonable time.



What happens next?

The RPA will undertake an assessment of the planning proposal information provided and decide whether the proposal contains sufficient information to meet the requirements of the Act and this guideline. The RPA will then to decide whether or not to send the proposal to Gateway. The RPA will generally consider the matter at a council meeting and resolve to send the planning proposal to the department for consideration.

Once the planning proposal is submitted to the department the proposal is assessed before being considered by the LEP Review Panel. The Panel will make a recommendation to the Minister (or delegate) as to whether there is merit in the proposal proceeding and if so, whether any conditions should be attached to the proposal to ensure it progresses. If it is determined that a proposal should proceed, the Minister (or delegate) will issue a Gateway determination and the matter will be returned to the RPA to finalise in accordance with any conditions imposed by the Gateway.



Need more information?

The preparation of a planning proposal is the critical first step in the plan making process. The plan making process includes opportunities for the review of decisions to be undertaken to ensure that proposals with strategic merit can be considered in a timely manner. In certain circumstances the plan making process has been delegated to council to ensure that local planning decisions are made at the local level.

To assist understanding of the plan making system the department has prepared a Planning Circular (PS 12-006 *Delegations and independent reviews of plan making decisions*) which explains in more detail the various components of the plan making process. *A guide to preparing local environmental plans* has also been updated.

These documents may be found on department's website at www.planning.nsw.gov.au/gateway-process

If you require additional information about preparing a planning proposal or the plan making process, you should initially contact one of the department's regional teams. Contact details for these teams can be found on the department's website (www.planning.nsw.gov.au/contact-us) or by phoning the department's Information Centre on (02) 9228 6333.

ATTACHMENT 1 – INFORMATION CHECKLIST

▶ STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

- | | |
|--|--|
| <ul style="list-style-type: none"> • Objectives and intended outcome • Mapping (including current and proposed zones) • Community consultation (agencies to be consulted) | <ul style="list-style-type: none"> • Explanation of provisions • Justification and process for implementation (including compliance assessment against relevant section 117 direction/s) |
|--|--|

▶ STEP 2: MATTERS – CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A	PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context			<ul style="list-style-type: none"> • Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining) • Sea level rise 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Demonstrated consistency with relevant Regional Strategy 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Demonstrated consistency with relevant Sub-Regional strategy 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Demonstrated consistency with Threshold Sustainability Criteria 	<input type="checkbox"/>	<input type="checkbox"/>	Urban Design Considerations		
Site Description/Context			<ul style="list-style-type: none"> • Existing site plan (buildings, vegetation, roads, etc) • Building mass/block diagram study (changes in building height and FSR) • Lighting impact • Development yield analysis (potential yield of lots, houses, employment generation) 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Aerial photographs 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Site photos/photomontage 	<input type="checkbox"/>	<input type="checkbox"/>	Economic Considerations		
Traffic and Transport Considerations			<ul style="list-style-type: none"> • Economic impact assessment • Retail centres hierarchy • Employment land 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Local traffic and transport 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • TMAP 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Public transport 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Cycle and pedestrian movement 	<input type="checkbox"/>	<input type="checkbox"/>	Social and Cultural Considerations		
Environmental Considerations			<ul style="list-style-type: none"> • Heritage impact • Aboriginal archaeology • Open space management • European archaeology • Social & cultural impacts • Stakeholder engagement 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Bushfire hazard 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Acid Sulphate Soil 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Noise impact 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Flora and/or fauna 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Soil stability, erosion, sediment, landslip assessment, and subsidence 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Water quality 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Stormwater management 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Flooding 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • Land/site contamination (SEPP55) 	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
			Infrastructure Considerations		
			<ul style="list-style-type: none"> • Infrastructure servicing and potential funding arrangements 	<input type="checkbox"/>	<input type="checkbox"/>
			Miscellaneous/Additional Considerations		
			<i>List any additional studies</i>		





**Planning &
Environment**



16/04179

Mr Brad Cam
General Manager
Mid-Western Regional Council
PO Box 156
Mudgee NSW 2850

Dear Mr Cam,

I am writing to you about Planning Proposal PP_2015_ MIDWR_00 - Amendment 14, George Campbell Drive Mudgee.

I note Council's email dated 17 February 2016 indicating that the planning proposal would not be proceeding following consideration at a Council meeting in December 2015. As the planning proposal is a delegated matter, there are reporting obligations for Council which are set out below:

- Where Council has resolved to not make a plan in accordance with section 59(2)(b) of the Act, it is required to prepare a report that clearly identifies the reasons behind this decision, 'including whether the decision to not proceed was based on submissions received during the public exhibition, an agency submission, or some other matter that was raised during the plan making process'.
- Under Section 59(4) of the Act, Council may specify whether or not it is prepared to reconsider the plan and if so, which plan making procedures must be complied with before it will do so.
- Council should inform the Department and if relevant, request that the Minister determine that the matter will no longer proceed.

I refer to the instrument of delegation authorised under section 59 of the *Environmental Planning and Assessment Act 1979* issued to Council on 27 March 2015. For more information I also refer Council to the Department's 'a guide to preparing local environmental plans': <http://www.planning.nsw.gov.au/~media/Files/DPE/Manuals-and-guides/a-guide-to-preparing-local-environmental-plans-2013-04.ashx>

I look forward to Council's advice on this matter as a matter of urgency; noting the planning proposal is due to expire on 3rd April 2016.

Should you have any further enquiries, please contact Nita Scott, Planning Services, at the Department on 02 6841 2180.

Yours sincerely

16.3.16

Ashley Albury
Director Regions, Western

1.1.1 Planning Proposal for Small lot aviation/residential subdivision associated with Airport on Lot 63 DP 618063, George Campbell Drive – Post Exhibition Report

REPORT BY THE ACTING DIRECTOR DEVELOPMENT TO 18 NOVEMBER 2015 COUNCIL MEETING

Planning Proposal George Campbell Dr
GOV400043, LAN900050

RECOMMENDATION

That:

1. **the report by the Acting Director Development on the Planning Proposal for Small lot aviation/residential subdivision associated with Airport on Lot 63 DP 618063, George Campbell Drive – Post Exhibition Report be received;**
3. **the proponent prepare a preliminary contamination report consistent with condition 4 of the Gateway Determination for inclusion in the submission from Council under section 59 of the Environmental Planning and Assessment Act, 1979; and**
3. **following receipt of the preliminary contamination report Council exercise the delegation in relation to the preparation of the amendment to Local Environmental Plan 2012 to rezone land known as Lot 63 DP 618063, subject to the Opinion issued by Parliamentary Counsel.**

Executive summary

This matter was reported to Council in October 2015 and at that time deferred following representation and a written request from the land owner on the basis that this would provide an opportunity for further discussion with adjoining land owners and preparation of a preliminary contamination report. These matters have been addressed and the report has been re-tabled for consideration. The recommendation has been amended to remove the requirement for an access agreement on the basis of confirmation that Lot 63 DP 618063 has a proprietary right exercised over the subservient Lot 2 DP 851059 (Attachment 6). There being a legal point of access, the issue is the consistency with Council's strategic land use plan and the proposal has been found to be consistent. It should be noted that the adjoining owner has lodged a further submission objecting to the proposal (Attachment 5)

Background

Council at the request of the land owner On 14 December 2014 Council resolved to prepare an amendment to the Mid-Western Regional Local Environmental Plan 2012 (LEP) to permit the subdivision and development of land know as Lot 63 DP 18063 George Campbell Drive, Mudgee adjacent to the airport for small lot residential subdivision as follows:

Council support in principle the intent of the Planning Proposal with an additional requirement that the site be zoned SP2 Infrastructure which will ensure that residential development will only be permissible where it can be demonstrated that it occurs in association with a hanger or aviation-related development; and

the Planning Proposal be forwarded to the Department of Planning and Environment Gateway for determination.

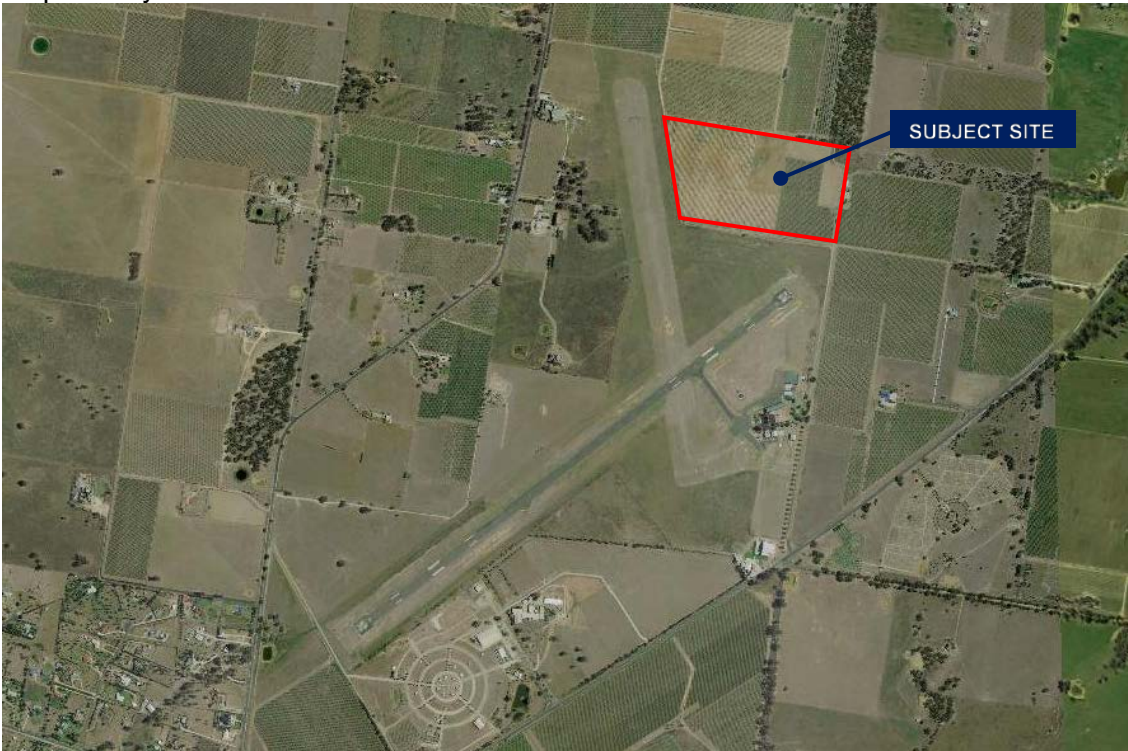
The proposal was subsequently referred to the Department of Planning and Environment in January 2015 and a Gateway Determination was issued on 27 March 2015 (Attachment 1). Following amendment to the proposal document as required by the conditional Gateway Determination, the proposal was placed on public exhibition for a period of 28 days from Friday 5 June 2015. A copy of the exhibited Planning Proposal documents is attachment 2 to this report.

The purpose of this report is to provide an overview of the process including the manner in which the conditions in the gateway determination have been addressed, the issues raised in the public submissions and the issues associated with the Right of Carriageway (ROC) as a means of access to the proposed development site.

The proposal is consistent with the Comprehensive Land Use Strategy (CLUS) and will achieve the outcomes in terms of reduced lot size and aviation/residential development.

Detailed report

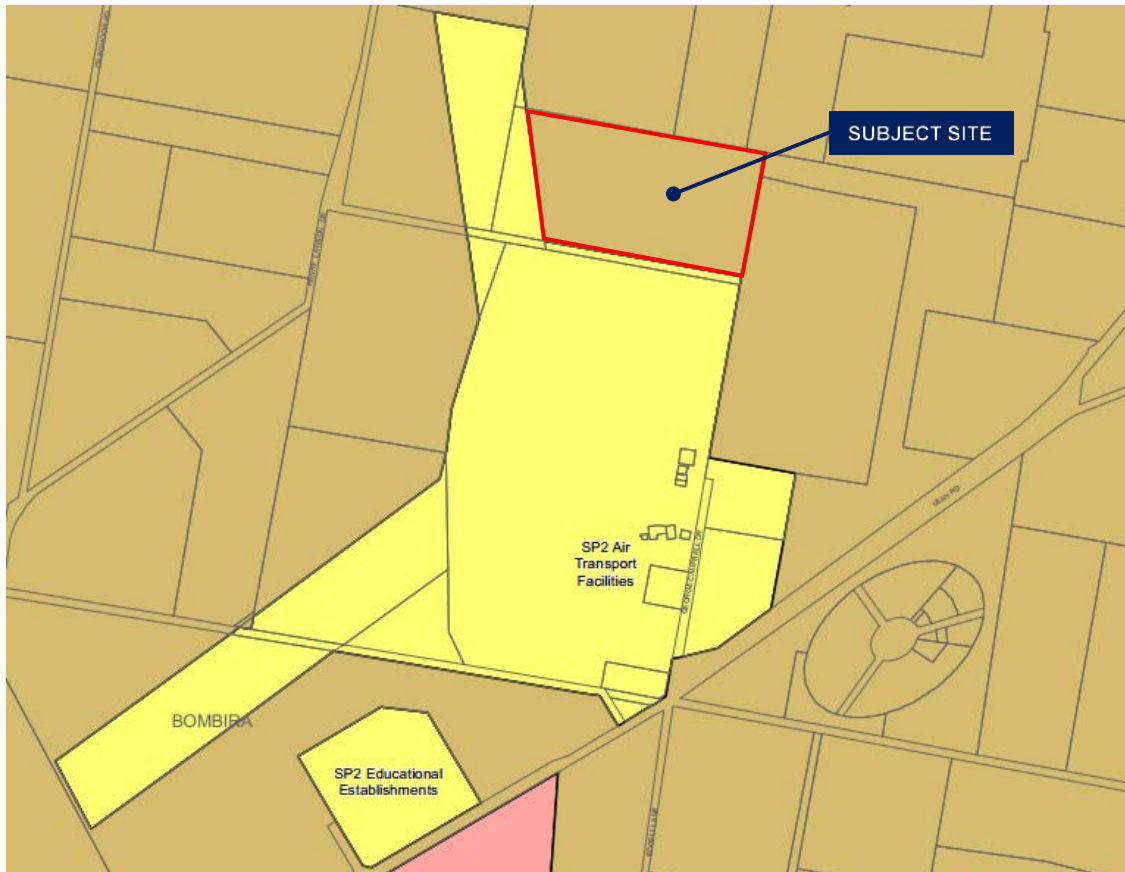
The subject land is located 5km northeast of Mudgee immediately north of the Mudgee Airport. The area of 16.75ha is currently zoned RU4 Primary Production and has currently development consent for the construction of dwelling and a dual occupancy under approvals issued in 2006 and 2013 respectively.



Subject Site – Extract from Planning Proposal

The proponents also own a lineal 1ha lot between the subject site and the airport on which Council have approved an application for the construction and subdivision of 11 hangers each of which including a short term residential accommodation. This development has access via a right of carriageway to George Campbell Drive. There has been ongoing discussion with the proponent as to whether or not this development will proceed and how it may be integrated with the additional rezoning. At this stage the consent remains valid although subject to access agreements with the adjoining land owner and suitable arrangements for servicing.

The planning proposal is seeking to reduce the minimum lot size to 2ha and zone the site SP1 Special Activities to facilitate the development of a residential airpark. The proponent argues that being only 50 minutes from Bankstown airport and a 2.5hr flight to Melbourne and Brisbane, Mudgee is well suited to the development which integrates residential living with hangers and access to the airport. The proposal is consistent with Council's adopted Comprehensive Land Use Strategy.



Extract from LEP 2012 Land Zoning Map (source GLN Planning Proposal)

The proposed amendment would include the following changes to the LEP 2012.

- 1) An amendment to the Land Zoning Map to include SP1 Special Activities on Lot 63 DP 618063 and associated Land Use Table in the instrument.

The objectives of the proposal are:

- to provide for special land uses that are not provided for in other zones
 - to provide for sites with special natural characteristics that are not provided for in other zones
 - to facilitate development that is in keeping with the special characteristics of the site for its existing or intended special use, and that minimises any adverse impacts on surrounding land
 - to encourage residential accommodation land uses within the vicinity of the airport that are incidental with aviation
- 2) Amending the Lot Size Map (Sheet LSZ_006F) by removing the **AB3** 20 hectare minimum lot size and replacing it with the **Z2** hectare minimum lot size.

It should be noted that the Department of Planning and Environment required that the SP1 Special Activities zone be used for the site rather than the SP2 Infrastructure zone as proposed in the initial

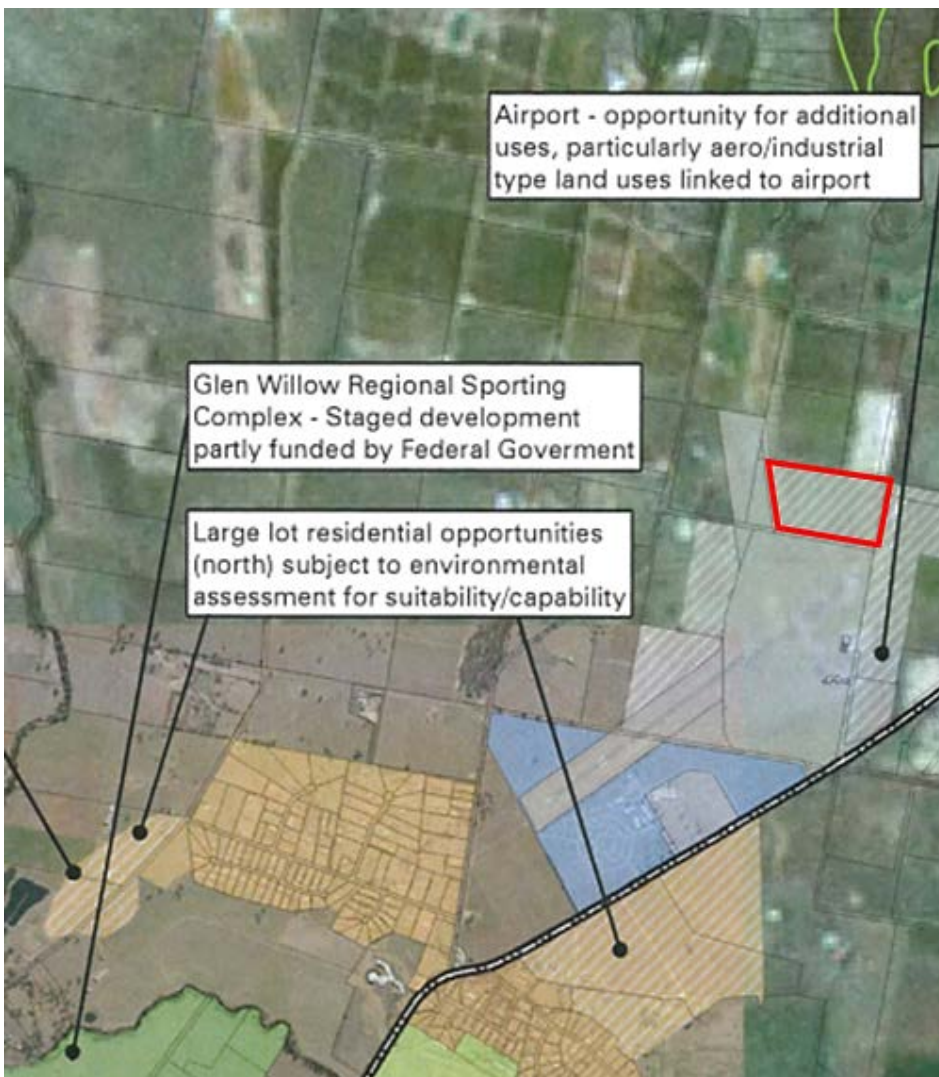
report and resolved by Council. The use of the SP1 zone enables greater control as to the development of the site being more specific than would otherwise have been the case.

COMPREHENSIVE LAND USE STRATEGY

The proposal is consistent with the Comprehensive Land Use Strategy (CLUS) which identifies the subject site as a having an opportunity for additional uses linked to the airport. The CLUS was adopted by Council in 2010 and provides a strategic framework for the future development of the Local Government Area. In formulating the CLUS high level constraints analysis addressed the suitability and capability of particular land for intensification of development having regard to the current status quo and potential for highest and best use of land. This included the identification of some areas rural land for higher density forms of development.

In this case, the CLUS looked at the airport and land immediately adjoining it as an area that have the potential for a higher order use taking advantage of the airport infrastructure. To that end, part of the land identified in the CLUS was rezoned Special Purposes Airport in the Mid-Western Regional Local Environmental Plan 2012 (LEP) in August 2012. This area along George Campbell Drive will be developed for aero-industrial development or development which relies to some extent of the airport and its proximity to this as a mode of transport.

The role of the CLUS is to identify direction in terms of strategic land use planning, however, it is the LEP that implements the CLUS though the rezoning process over which the local Council still has full autonomy.



Extract from the CLUS Town Structure Plan for Mudgee (site shown in red) source: GLN Planning Proposal

The proposal before Council now builds on that initial rezoning and the opportunity presented by the airport for growth consistent with Council's strategic direction as articulated in the CLUS.

GATEWAY DETERMINATION

The Gateway Determination issued by the Department of Planning and Environment included a number of conditions. The proposal was subsequently amended to clarify that the residential aspect of the development being was to be tied to the aero-related use in so far as development would have to include hanger facilities either attached too or in conjunction with the dwelling. A copy of the Planning Proposal as amended is attachment 2 to this report.

Council was required to consult with Airservices Australia in relation to the Aircraft Noise Exposure Forecast (ANEF) associated with the operation of the Mudgee airport. The ANEF was identified in the former Airport Masterplan adopted in 2005. The ANEF system is described in the Australian Standard AS2021 and is the only method used of controlling land use planning at all but two minor Australian aerodromes. It is not used to regulate aircraft operations, but rather to report on the effects of those activities. This system takes into account the frequency, intensity, time and duration of aircraft activities and calculates the total sound and energy generated at any location.

There is currently no ANEF approved for the Mudgee Airport, although the former Airport Masterplan does identify the 2004 and 2014 contours. The ANEF charts have not been endorsed by Airservices Australia and therefore provide only a guide in terms of land use planning. Despite that, they have been used to manage land use activities around the airport. The development that may result from the rezoning of the subject land is not inconsistent with the ANEF charts available and can be managed to address issues of noise.

The Gateway Determination also requires a preliminary contamination report which will need to be prepared prior to Council submitting the request for the plan to be made by the Minister under section 59 of the Environmental Planning and Assessment Act. Work has commenced in the preparation of the preliminary contamination report to satisfy this requirement. There are no early indications that land contamination at the site would preclude development.

OBSTACLE LIMITATION SURFACES AND ACCESS

The Obstacle Limitation Surfaces (OLS) sets the maximum heights permissible for future airport development and is captured in the Mid-Western Regional Local Environmental Plan 2012 in clause 6.8 Airspace Operations – Mudgee Airport. Council has the ability to exercise obstacle control within the full lateral and vertical limits of the OLS. The proposal was referred to CASA for comment because the land is impacted by the OLS which restricts the height of structures in the flight path. CASA have not made any formal response to the proposal, however, did advise Council that they we should be aware of any development that increases our liability in relation to the OLS and the airport generally.

In the initial proposal, the access to the site was via the existing ROC to George Campbell Drive. There were serious concerns as to the use of this access as the location of the ROC already means that any traffic on the road is breaching the OLS. Council staff and CASA voiced strong objection to intensification of the use of this road and would not support a rezoning that presents an increased risk to public safety. The applicant was advised that an alternative access would need to be identified.

ACCESS

The subject site has a second ROC to Eurunderee Lane 11m wide. The proponent engaged McLaren Traffic Engineering to assess the suitability of this access for the development. McLaren found that the 11m wide access way could readily accommodate the increased volume of traffic assessed to be up to 36 vehicles per day. The construction of the access consistent with the

AUSROADS “Guide to Road Design” could accommodate up to 150 additional vehicle trips more than three times the demand generated by the development. A copy of the correspondence from McLaren in attachment 3.

The use of the ROC will need to be addressed in the development application. Unless the development application proposes to undertake a development activity on land within the ROC the consent of the land owner will not be required.

The issue around the use of the ROC is not a necessarily strategic planning consideration beyond the following:

- Confirmation that the proprietary right exists such that any development on Lot 63 to the extent facilitated by the rezoning could utilise the access as a legal access; and
- Council’s strategic planning documents identify the site as an opportunity area.

On merit and having regard to the current policy framework adopted by Council the re-zoning proposal can be supported. There are already approvals for two dwellings and the rezoning will facilitate the development of an additional four as an airpark development and linked to the airport.

The difficulty arises in so far as the adjoining land owner has raised concerns as to their displeasure with the intensification of the use of the ROC and similarly question the strategic need for the development at this location at this time (Attachment 5).

The position for Council is to balance strategic land use planning pursuing a higher order use on land identified as capable of supporting such a use with the desire of the immediate residents to preserve the character and use of the land for agriculture either now or at some later time.

At this stage it is sufficient to acknowledge that there is capacity in the access to support the development, however, prior to proceeding with the rezoning Council may consider it important that the access arrangement is secured. At this stage, a submission from the landowner affected by the ROC indicates a reluctance to support the proposal should it utilise the ROC.

SUBMISSIONS

Council received five public submissions in relation to the proposal, four of which are attached and the fifth remains confidential. The issues raised area largely around the potential for land use conflict between the residential aspect of the proposal and existing intensive agricultural activities. This really goes to the CLUS and the initial identification of the subject site as having a potential greater than agriculture because of the proximity to the airport. As indicated above the CLUS looked at highest and best use. In any land rezoning for intensification of use or density there will likely be conflict that needs to be managed and mitigated. With that in mind the following issues have been raised:

Issue	Comment
The proposal will jeopardise farming activities, preventing the application of sprays. Issues of dust and noise generated by the adjoining farming operations. Affect ability to control foxes. Impact the suitability of the area for continued intensive agricultural uses Biosecurity	The proposal has the potential to increase the opportunity for an additional four dwellings associated with hangers. Persons undertaken spraying are required by legislation to consider weather including prevailing winds, temperature, proximity to neighbours. Surrounding land holders are already constrained by a significant number of residential receptors in the vicinity including tourist accommodation and a cellar door facilities with associated uses.

Airport Safety	There were concerns raised when the proposal included the intensification of use of George Campbell Drive. This has now been addressed with the alternative access to Eurunderee Lane.
Access	The access is now proposed to be via an intensification of the use of the ROW to Eurunderee Land. The landowner burdened by this ROW has indicated very strongly an unwillingness to accept the additional burden generated by the additional 4 dwellings. While this is an issue that would also need attention in any subsequent development application, it would be futile to rezone land if the access cannot be resolved. Hence it is proposed to seek that the proponent gain the consent of the adjoining owner prior to the proposal proceeding.
Irrigation bore access and fencing	The shared arrangements between the current land owners for water and fencing are matters beyond the extent of consideration for the rezoning.
Requirement for a buffer to the adjoining properties	This is not unreasonable and can be accommodated in the Development Application process.

A further submission has been received from Roth in relation to the proposal. This has now also been attached (Attachment 5). The submission implores Council to reconsider its strategic land use planning in relation to development around the airport and the impact that additional traffic will have on neighbouring businesses.

In summary, the subject lot currently has approval for a dwelling and dual occupancy. The re-zoning will provide for up to an additional four residential premises providing they are linked to the airport, that is, they include hanger facilities with negotiated access to the air field. This form of development is consistent with the CLUS. There will be some impacts having an additional four dwellings, however, these can be minimised through the use of a buffer and management of the site. This is not a rezoning proposal for rural residential development as a standalone use. There are opportunities for this form of straight residential development elsewhere around Mudgee. This is about providing the opportunity to enter a market and deliver a product unique to the location adjacent to the airport and reliant on direct access to it. The amendment to the LEP will be very clear in terms of ensuring this link.

Financial and Operational Plan implications

Not applicable.

Community Plan implications

The recommendation is consistent with the Community Plan. The strategic planning function sits under the theme Looking After Our Community in the Community Plan.



ELIZABETH DENSLEY
ACTING DIRECTOR, DEVELOPMENT

12 October 2015

Attachments: (included at the end of the business paper)

1. Gateway Determination
2. Planning Proposal as Exhibited
3. Traffic Assessment
4. Public Submissions
5. Additional Submission from Roth
6. Additional Information from landowner re ROC

APPROVED FOR SUBMISSION:



BRAD CAM
GENERAL MANAGER

Planning Proposal

Lot 63 DP18063 George Campbell Drive, Mudgee

Prepared for: J Cole and R Ware

November 2014

(Amended by MWRC 21 May 2015 to accommodate
requirements of Department Planning & Environment
Gateway Determination)

Project No. 10290



Planning Proposal

Lot 63 DP 618063 George Campbell Drive, Mudgee

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Planning Proposal
Lot 63 DP 618063 George Campbell Drive, Mudgee

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Appendix A	Indicative Subdivision Layout Examples
Appendix B:	Land Use Zone Map Amendment
Appendix C:	State Environmental Planning Policies
Appendix D:	Section 117 Directions

Planning Proposal

Lot 63 DP 618063 George Campbell Drive, Mudgee

1.0 Introduction

This Planning Proposal (PP) has been prepared by GLN Planning (GLN) of behalf of Mr John Cole, Mr. Robert Ware and Mrs Jan Ware (the proponents) in relation to Lot 63 DP 618063, 55 George Campbell Drive, Mudgee (the subject site).

This PP is submitted to Mid-Western Regional Council (MWRC) to accompany a request to amend Mid-Western Regional Local Environmental Plan 2012 (MWLEP) in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This PP includes the following:

- A statement of the objectives or intended outcomes;
- An explanation of the provisions that are to be included in the proposed instrument; and
- The justification for those objectives, outcomes and provisions, the process for their implementation and compliance with the Council's and Department's adopted planning strategies (including whether the proposed instrument will comply with the relevant Directions under Section 117 of the EP&A Act).

This PP has been prepared having regard to discussions between the proponents and Council's planning officers over an extended period during 2014 and, "A Guide to Preparing Planning Proposals" and "A Guide to Preparing Local Environmental Plans" published by the NSW Department of Planning and Infrastructure (now the Department of Planning and Environment DP&E) dated October 2012 and April 2013 respectively.

This Report concludes that the PP should be supported and recommended to the DP&E for Gateway Determination.

1.1 Background

The land the subject of this PP is located approximately 5 kilometres to the northeast of the Mudgee CBD and occupies an area of 16.74 hectares. The subject land is zoned RU4 Primary Production Small Lots Zone under the Mid-Western Regional Local Environmental Plan 2012 and is currently undeveloped. An established cherry orchard covers approximately 40% of the site area. The Mudgee Airport, which is a vital infrastructure asset for the Mid-Western Region, is situated adjoining to the south and west of the subject land.

Development approvals for the construction of a rural residence and second rural residence were issued by the MWRC on 17 September 2008 and 8 April 2013 respectively (DA0091/2009 and DA0173/2014). Certification of commencement has been gained for DA 0091/2009.

The Proponents also own a 1 hectare allotment of land that adjoins the southern boundary of the subject site, being Lot 4 DP 561282. This allotment directly adjoins the northern boundary of the Mudgee Airport and holds a current development consent for an 11 lot subdivision and construction of 10 aircraft hangars with residential accommodation, with direct access to the Airport (see DA 1052/2012). This was approved under DA 1052/2012. This adjoining site is zoned SP2 Infrastructure - Airport.

This PP is seeking a reduction in the subject site's prescribed 20 hectare minimum lot size control to 2 hectares so as to permit further subdivision and residential accommodation incidental with aviation. This is consistent with the current MWLEP and the recent approach taken by the MWRC and DP&E, where a similar parcel of RU4 Zoned land on the opposite side

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of the Airport runway that was also prescribed a 2 hectare minimum lot size. This proximate lot and the subject lot are identified the same in the Midwestern Comprehensive Land Use Strategy adopted by Council and the Department. This proposal seeks to make the same change as has already been made for the adjacent proximate lot.

The provision for larger residential blocks within close proximity to Mudgee is espoused in the Draft Mudgee and Gulgong Urban Release Strategy which has been advertised and adopted by Council. This identifies that there is a growing demand and limited supply of allotments of 2 hectares and proposes the subject site for release in 2015+.

Given the subject site's proximity to Mudgee and the Airport, it has a unique potential to capitalise on an opportunity for the establishment of residential "airparks". These airparks are typically designed around an existing airport and comprise a number of dwellings whereby aircraft accommodation can be either attached to or integrated into the overall design of the residential subdivision. The residents of the development can operate an airplane that is parked within their respective lot and have access to runway facilities.

The airpark concept is well established throughout the United States and other European Countries, and has recently emerged within regional and rural Australian towns to help contest the disturbing trend of airfield closures. Examples of well-established Australian residential airparks include, Kensington Parkside Airpark, Whitsunday Aviation Village Estate and Gatton Airpark in Queensland, Temora Airpark Estate in NSW and Denmark Airpark in Western Australia.

The location of Mudgee Airport, being a 50 minute flight from Bankstown and a 2.5 hour flight from Melbourne or Brisbane (light aircraft), as well as the increase in activities such as mining, tourism and viticulture in the Mid-West Region, present as a strategic advantage for the potential development of a residential development close to the Airport with the opportunity for aeroplane accommodation. Such subdivision development could also further provide for various living opportunities, which could, for example, complement the recently developed Mudgee Airport "Hangar House", which provides accommodation for up to 14 guests as well as 4-5 light aircraft. The unique opportunity is one that should be facilitated. Tourist and visitors accommodation (excluding hotel and motel accommodation and backpackers accommodation) is currently a permissible use and this would continue with the proposal.

In addition to the above, establishment of an airpark opportunity at Mudgee Airport could stimulate aviation interest and demand, which would strengthen the economic returns of the Airport facility as well as other aviation related business and industry within the Region.

Based on the proposed 2 hectare minimum lot size, the subject site is capable of accommodating 8 allotments. There are various potential subdivision plans which facilitate the residential subdivision with the opportunity to capitalise on the unique location for aviation and related living. Some of these are attached (in 'mud map', example/indicative form) in **Appendix A**. This shows various opportunities to have a direct link to the airport which can be dealt with in more detail during the development application phases.

Planning Proposal

Lot 63 DP 618063 George Campbell Drive, Mudgee

2.0 Site Analysis

The subject site is known as No. 55 George Campbell Drive, Mudgee. Key features of the site's location and context (as depicted in **Figures 1 & 2**) include:

- The subject site is located within the MWRC Local Government Area (**LGA**). The MWRC LGA is located in the Central West region of NSW being approximately 250km or 3-4 hours from Sydney.
- The MWRC is centrally located, with a strong and diverse economy based on agriculture, viticulture, mining, tourism and related industries.
- The subject site is located approximately 5 kilometres north-east of the Mudgee Centre, which is defined as a District Centre, providing a range of business, employment, retail, entertainment and recreation activities.
- Mudgee Airport, which is a vital infrastructure asset for the Mid-Western Region directly adjoins the subject site to the west.
- Lot 4 DP 561282, which is also owned by the Proponents, adjoins the subject site to the south. This allotment is zoned for Airport related purposes and has a current consent for an 11 lot subdivision and construction of 10 aircraft hangers, with direct access to the Airport (DA 1052/2012).
- The subject site holds current development approvals for the construction of a residence and a second residence, which were issued by the MWRC on 17 September 2008 and 8 April 2013 respectively (DA0091/2009 and DA0173/2014).

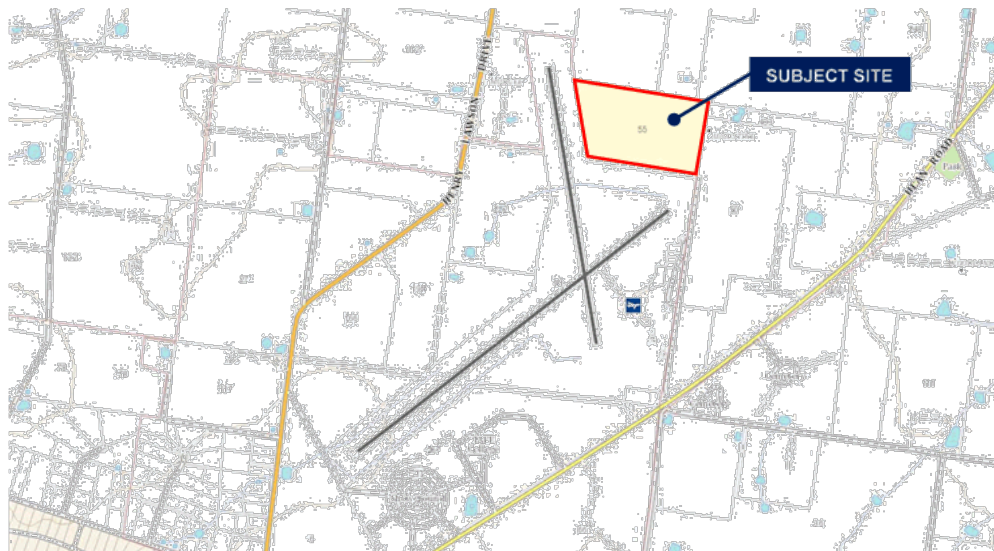


Figure 1: Context and Location of Subject Site

(Source: Land and Property Information, SIX Maps, September 2014 (as adapted by GLN))

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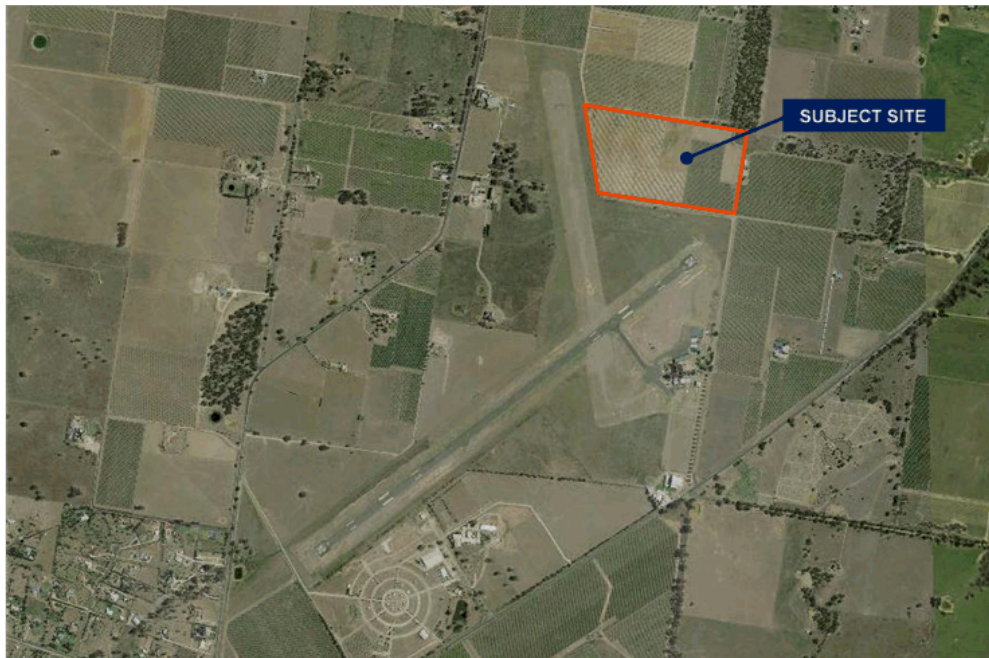


Figure 2: Aerial View of Subject Site and Surrounding Development
(Source: Land and Property Information, SIX Maps (as adapted by GLN Planning))

2.1 Site Description

The subject site is legally described as Lot 63 in DP 618063. It is generally rectangular in shape and has an area of approximately 16.7 hectares. All weather vehicular access is provided via George Campbell Drive to the south with access also available from Eurunderee Road via Henry Lawson Drive to the north.

The subject site has its western boundary adjacent to the airport's grass North South runway, and its southern boundary fronting the airport land adjacent to the northern end of the North East - South West bitumen runway.

The subject site is characterised by relatively flat topography, which slopes slightly from the northern to southern property boundaries. A cherry orchard covers approximately 40% of the subject site with the remaining area currently vacant but previously used for the growing of grapes. Both uses have remained consistently uneconomic.

As advised by the proponent's, the subject site holds existing water rights and is serviced by infrastructure from the Pipe Clay Creek aquifer.

2.2 Surrounding Development

The subject site's immediate surrounds comprise rural and rural, urban, residential activity, including agricultural and non-agricultural land uses. In particular,

- The Mudgee Airport and associated ancillary infrastructure/development adjoins the subject site to the south and west.

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- Land immediately to the north and east of the subject site is currently used for cropping and other agricultural uses. An operational vineyard and associated restaurant/cellar door is situated to the southeast of the subject site on the opposite side of George Campbell Drive.
- Lot 4 DP 561282, which is also owned by the proponents, adjoins the subject site to the south. This allotment has a current approval for an 11 lot subdivision and construction of 10 aircraft hangars, with direct access to the Airport.
- The TAFE Western – Mudgee College and Australian Rural Education Centre, which is a major educational establishment for the Mid-Western Region, adjoins the southern extent of the Mudgee Airport approximately 1.5km from the subject site.
- The Mudgee Cemetery is situated approximately 1km to the south of the subject site, on the eastern alignment of Ulan Road.
- Rural residential lot subdivisions of 2000 – 4000m and the Country Comfort Resort are along Casillis Road between the site and Mudgee town centre.

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3.0 Current Planning Controls

3.1 Mid-Western Regional Local Environmental Plan 2012

The principal planning instrument applying to the subject site is the Mid-Western Regional Local Environmental Plan 2012 (**MWR LEP 2012**). This is the local statutory planning instrument that establishes what form of development and land uses are permissible or prohibited on all land within the MWRC LGA. The MWR LEP 2012 was gazetted on 10 August 2012 and replaced the previous Mid-Western Regional Interim Local Environmental Plan 2008, which applied to the subject site.

The key planning controls currently applying to the subject site under the MWR LEP 2012 are detailed within **Table 1**:

Table 1: Relevant MWR LEP 2012 Planning Controls

Clause	Matter	Requirement
2.2	Zoning of land to which Plan applies	The zoning of the subject site is shown on the Land Zoning Map (Figure 3). The Land Zoning Map indicates that the subject site is located within the RU4 Primary Production Small Lots Zone.
2.3	Zone objectives and land use table	<p>Zone RU4 Primary Production Small Lots Zone</p> <p>1. Objectives of zone:</p> <ul style="list-style-type: none"> ▪ To enable sustainable primary industry and other compatible land uses. ▪ To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. ▪ To minimise conflict between land uses within this zone and land uses within adjoining zones. ▪ To ensure that land is available for intensive plant agriculture. ▪ To encourage diversity and promote employment opportunities related to primary industry enterprises, particularly those that require smaller holdings or are more intensive in nature. <p>2. Permitted without consent:</p> <ul style="list-style-type: none"> ▪ Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems <p>3. Permitted with consent:</p> <ul style="list-style-type: none"> ▪ Cellar door premises; Dwelling houses; Farm buildings; Home industries; Plant nurseries; Roadside stalls; Any other development not specified in item 2 or 4 <p>4. Prohibited:</p> <ul style="list-style-type: none"> ▪ Air transport facilities; Amusement centres; Attached dwellings; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Crematoria; Exhibition homes; Exhibition villages; Freight transport facilities; Group homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hostels; Hotel or motel

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Clause	Matter	Requirement
		<i>accommodation; Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Jetties; Livestock processing industries; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Signage; Stock and sale yards; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Wholesale supplies</i>
4.1	Minimum Subdivision Lot Size	The size of any lot resulting from a subdivision of land is not to be less than the minimum size shown on the Lot Size Map. The Minimum Lot Size Map indicates a minimum lot size of 20 hectares for the subject site (Figure 4).
4.2	Rural Subdivision	Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum shown on the Lot Size Map in relation to than land. However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
4.2B	Dwelling Houses on Land in Zone RU4 Primary Production Small Lots	The objective of this clause is to ensure that dwelling houses are erected only where they support the permitted agricultural use of the land.
5.3	Development Near Zone Boundaries	This clause does not apply to land in Zone RU4 Primary Production Small Lots.
6.4	Groundwater Vulnerability	The Groundwater Vulnerability Map indicates that the subject site is "Groundwater Vulnerable". MWRC must consider this clause before determining a development application, and consider relevant issues such as, the likelihood of groundwater contamination caused by development, the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals), and impacts on groundwater dependent ecosystems. This requirement is for the development stage and does not hinder further consideration of this PP. The soils and topography do not suggest any issues will be raised in the future application for effluent disposal areas. Note this requirement was able to be complied with for the purposes of the 11 lot development on the adjoining Lot 4 DP 561282, for which development consent was granted.
6.8	Airspace Operations – Mudgee Airport	The subject site adjoins the Mudgee Airport and as such, the provisions of this clause are applicable. MWRC must consider this clause if a development application proposes a development that will penetrate the Limitation or

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Clause	Matter	Requirement
		<p>Operations Surface of Mudgee Airport.</p> <p>This requirement is for the development stage and does not hinder further consideration of this PP. Note this requirement was able to be complied with for the purposes of the 11 lot development on the adjoining Lot 4 DP 561282, for which development consent was granted. That site is closer to the runway, has greater height restrictions and has 7.5m high buildings approved. There will be no height restriction so as to unduly hinder future development.</p>

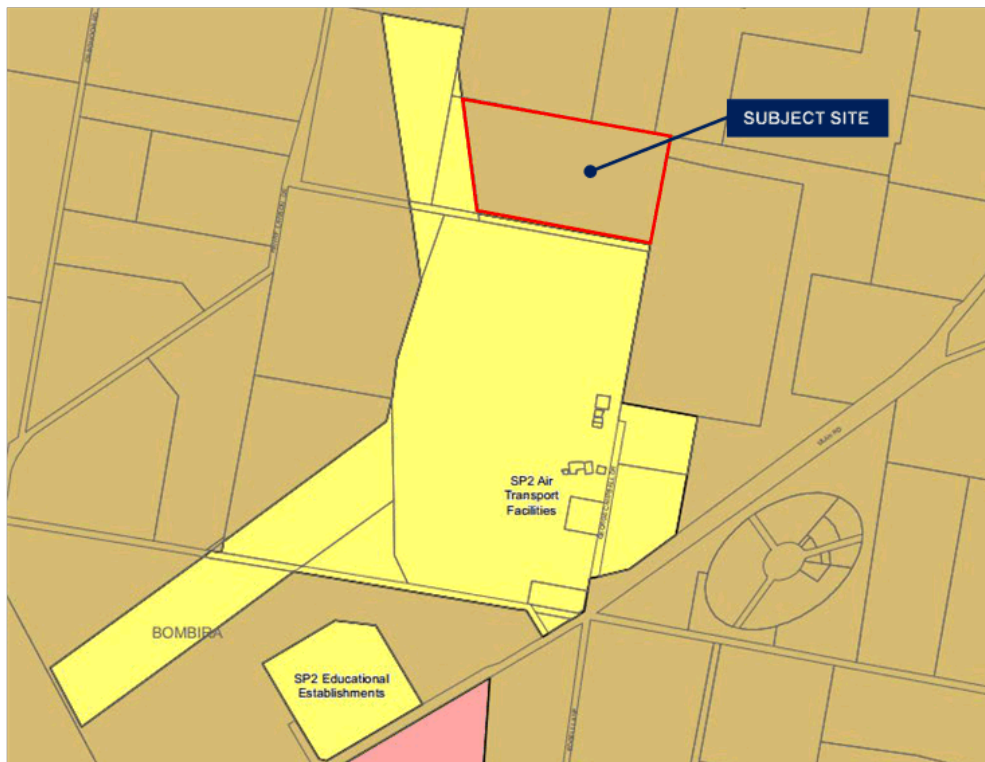


Figure 3: Subject Site and Land Zoning
 (Source: Extract from MWR LEP 2012, Land Zoning Map (as amended by GLN Planning))

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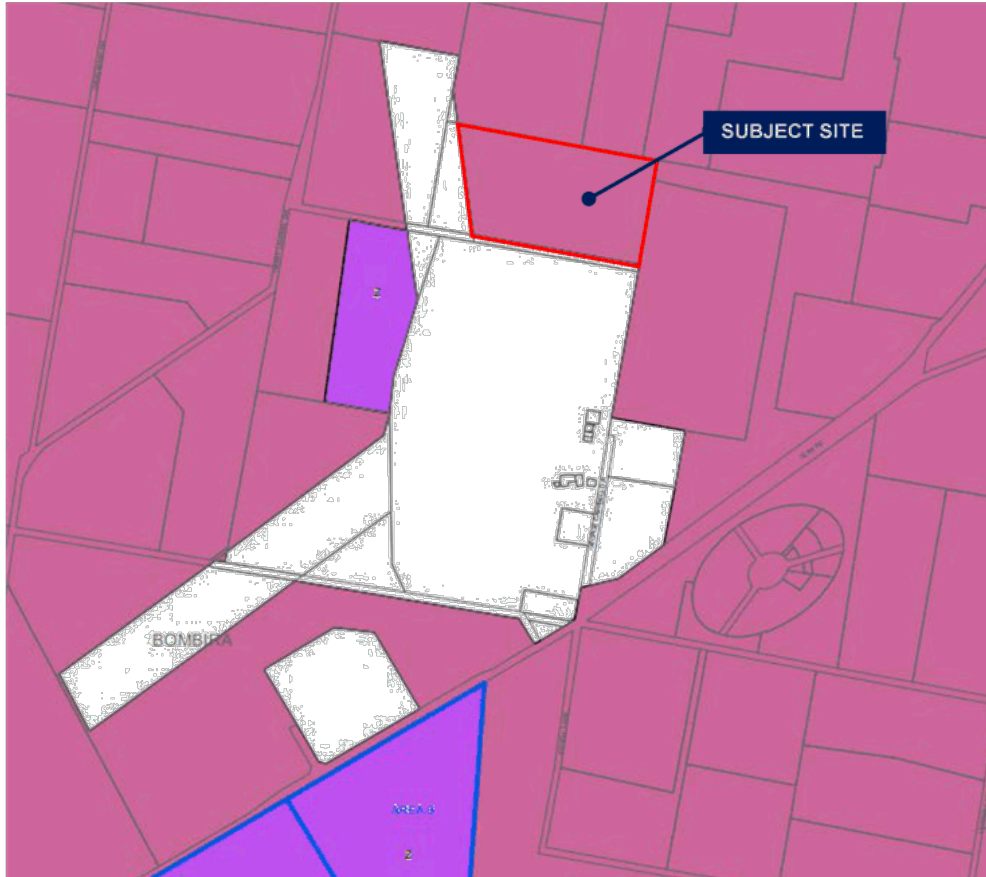


Figure 4: Subject Site and Minimum Lot Size – Shows 2ha lot size on opposite side of runway.
 (Source: Extract from MWR LEP 2012, Lot Size Map (as amended by GLN Planning))

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4.0 Planning Proposal

4.1 Objectives or Intended Outcomes

The objective of this PP is to rezone the land to provide for residential accommodation incidental with aviation and to reduce the prescribed minimum lot size. This will encourage further development of privately owned land, capitalising on the site's locational attributes.

4.2 Explanation of Provisions

This PP is seeking an amendment to the MWR LEP 2012 to permit future subdivision of Lot 63 DP 618063, 55 George Campbell Drive, Mudgee. This will be achieved by:

an amendment to the Land Zoning Map to include SP1 Special Activities on Lot 63 DP 618063 and associated Land Use Table in the instrument.

The objectives of the proposal are:

- *to provide for special land uses that are not provided for in other zones*
- *to provide for sites with special natural characteristics that are not provided for in other zones*
- *to facilitate development that is in keeping with the special characteristics of the site for its existing or intended special use, and that minimises any adverse impacts on surrounding land*
- *to encourage residential accommodation land uses within the vicinity of the airport that are incidental with aviation*

- 1) Amending the Lot Size Map (Sheet LSZ_006F) by removing the **AB3** 20 hectare minimum lot size and replacing it with the **Z 2** hectare minimum lot size.

4.3 Justification

4.3.1 Need for the Planning Proposal

4.3.1.1 Is the planning proposal a result of any strategic study or report?

Yes. The Mudgee and Gulgong Urban Release Strategy identifies a growing demand and limited supply of larger lot residential blocks of around 2,000m² and 2 hectares. This has been adopted by Council and identifies the subject site for future 2 hectare lots to be released 2015+. While not intended to be strictly rural residential, this PP combines with the Mid-Western Regional Comprehensive Land Use Strategy, which identifies the subject site as an area with an opportunity for additional uses associated with the airport.

Further to the above, this PP is specifically consistent with a recent approach taken by the MWRC and DP&E under the MWLEP2012, whereby a parcel of RU4 Zoned land on the opposite side of the Airport runways, namely Lot 2 DP 116658, is dealt with on lot size Map Sheet LS 2006F with the prescribed a 2 hectare minimum lot size in 2012 (refer to **Figure 4** above). The same change is sought for the subject lot as part of this PP.

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4.3.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes or is there a better way?

Yes. This PP is the only means of enabling the amendment to the MWR LEP 2012, which is required to residential accommodation on the subject land, having regard to its unique locational attributes. The following points are noted in support of this view:

- The location is appropriate for residential development associated with the airport, which is an emerging land use form within Australia. Numerous options are available to achieve this. A few are identified in Appendix A. Access and ownership opportunities have also been retained across the 11 lot development on the adjoining Lot 4 DP 561282, to the Airport. Potential for additional development including bed and breakfast establishments would also be facilitated with the creation of 8 additional smaller lots.
- Proximity to the Mudgee CBD (within 5 kilometre radius).
- Appropriate infrastructure is available to support residential use.
- The proposed minimum lot size as well as the existing soil type, are suitable for on-site effluent disposal.
- There are no significant environmental constraints that would limit future residential use.
- The proposed minimum lot size would provide a logical progression from the denser urban uses to the south west towards Mudgee CBD and to much larger rural land holdings situated further from the Mudgee CBD to the east.
- The subject site is a small holding, which is unsuitable and unsustainable for economically viable agricultural production.
- The proposed minimum lot size is consistent with that recently prescribed to a parcel of RU4 Zoned land on the opposite side of the Airport.
- The site's location to the eastern side of Mudgee is different from the other 2 hectare land located to the west.

Overall, the PP would further the opportunity to facilitate a precinct of smaller lots that can build upon the existing opportunities provided by the airport and the 11 lot development approved on the adjoining Lot 4 DP 561282. The site location adjoining the Airport runways provides variable development opportunities that relate directly to both the airport and general tourism, in an ideal location proximate to the Mudgee centre.

4.3.2 Relationship to Strategic Planning Framework**4.3.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategy)?**

There is no State or Regional Environmental Plan that addresses future development in Mudgee, or that has relevance to the MWRC LGA. Nonetheless, there are a number of significant challenges common to strategic planning in inland and regional areas of NSW. These are:

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- Supporting sustainable agriculture;
- Conserving valuable environmental assets;
- Minimising land use conflicts;
- Capitalising on existing infrastructure; and
- Supporting the economic sustainability and development of local communities, including providing varied living opportunities.

In general, this PP will facilitate the efficient use of land, which is proven to be unsuitable for viable agricultural production, without creating undue demands on services and/or infrastructure.

4.3.2.2 Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Yes. This PP stems from opportunities identified in the adopted Mudgee and Gulgong Urban Release Strategy, the Mid-Western Regional Comprehensive Land Use Strategy, as well as being aligned with Mid-Western Region Community Plan – Towards 2030, and the Mid-Western Regional Council's Economic Strategy as discussed below.

Mudgee and Gulgong Urban Release Strategy

As a result of strong population growth driven by the expansion of the local coal mining industry and sustained pressure for residential development, the MWRC in conjunction with the DP&E commissioned the preparation of an Urban Release Strategy (2014) for the towns of Mudgee and Gulgong to guide decision making in relation to the timing, location and type of future residential development. The Strategy timeframe is 20 years, starting in 2015.

According to the Strategy, there is a lack of diversity in housing types in Mudgee and Gulgong, which affects the ability of the diverse population to find accommodation that suitably meets their needs. The Strategy identifies a number of market trends that are indicative of the need for greater housing diversity. One of the observed trends is the growing demand and limited supply of larger lot residential blocks around 2,000m² and 2 hectares. This PP supports the diversity in accommodation albeit with an aviation function.

Specifically, the Strategy notes that the demand for larger residential lots (primarily 4,000m² and 2 hectares) in Mudgee's Urban Release Areas (see **Figure 5**) is projected to average about 7 lots per annum or 37 lots over 5 years. The land the subject of this PP, which is identified as Urban Release Area No. 23, is recorded as being capable of accommodating 8 x 2 hectare allotments with no zoning change. However, the PP does propose a zoning change given the proximity to the airport and additional aviation potential.

The Strategy's recommendation for the availability of 2 hectare lots from the subject site is 2015+. It identifies Mudgee's population is increasing. There is a predominance of 700m² to 900m² blocks and a strong case for improving housing diversity in Mudgee to suit wide ranging needs and circumstances. The Strategy, in its Executive Summary, states "there is growing demand and limited supply of larger lot residential blocks around 2000sqm and 2 hectares".

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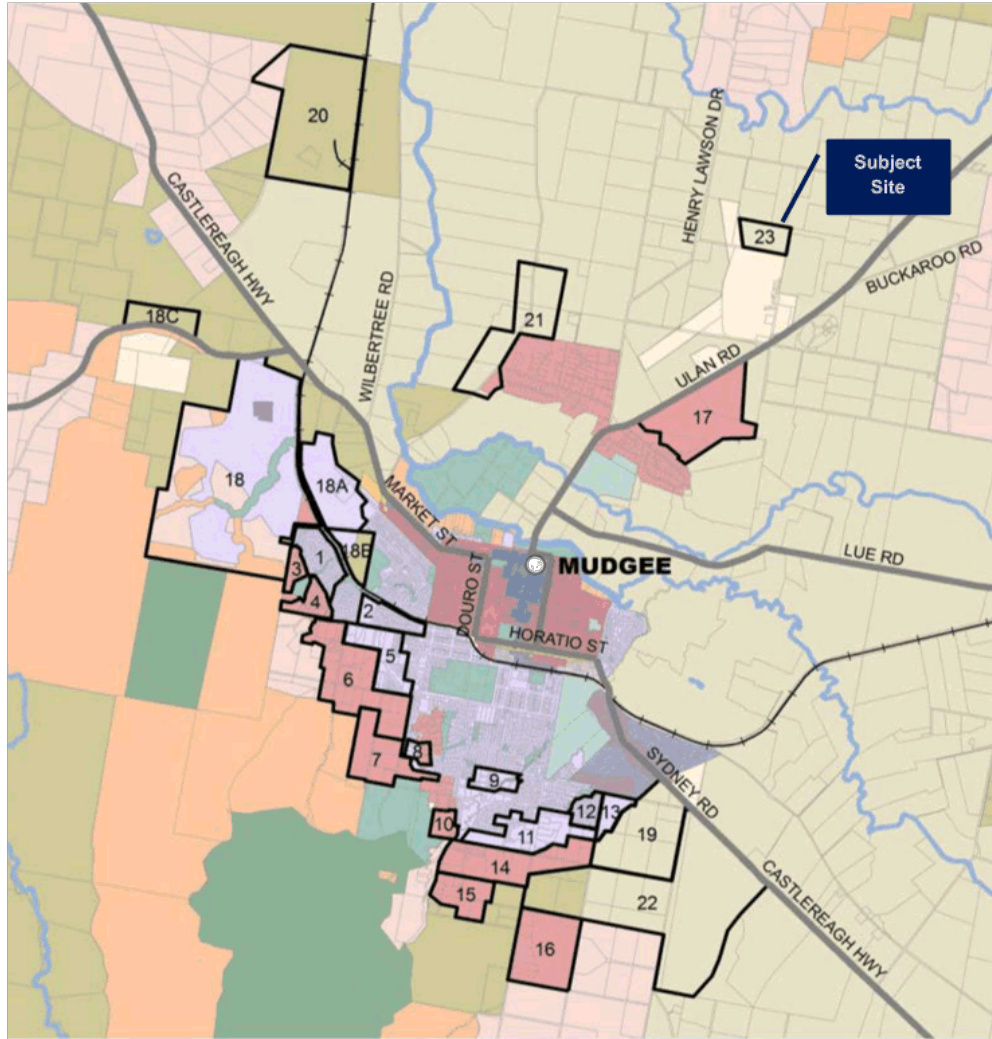


Figure 5: Extract from the Draft Mudgee and Gulgong Urban Release Strategy

(Source: Draft Mudgee and Gulgong Urban Release Strategy, Hill PDA Consulting, 2014)

Mid-Western Regional Comprehensive Land Use Strategy

The MWRC has prepared the Comprehensive Land Use Strategy (**CLUS**), which provides clear direction for growth for the next 15-20 years. The Strategy has informed the MWR LEP 2012 and provides a context for future land use and is supported by the Mudgee Town Structure Plan.

The CLUS notes that the Mudgee Airport is an important asset for the LGA providing a gateway location into the region with opportunities on the Airport site and surrounding land for potential additional uses. In particular, land surrounding the Airport immediately to the north and west has been identified as a potential development opportunity for compatible airport linked uses and other compatible uses.

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With reference to **Figure 6** below, the subject site, which adjoins the Airport to the north, has been identified as an area with an opportunity for additional uses. This PP is consistent with the CLUS, Mudgee Town Structure Plan and the objectives of the Zone as the proposed minimum lot size will enable future subdivision of the subject site, which could accommodate residential development with links to the airport. The proposal will facilitate the pursuit of this and is consistent with the Department’s LEP change for the similarly identified lot on the western side of the north south runway.

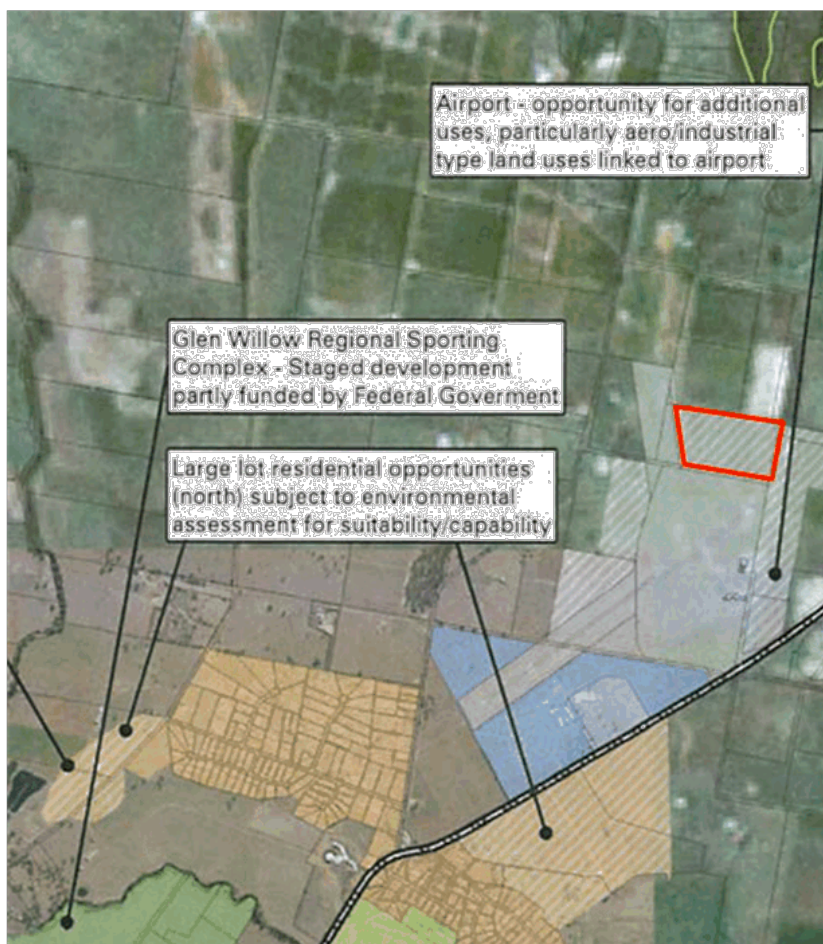


Figure 6: Extract from Mudgee Town Structure Plan and Subject Site (outlined red)

(Source: Mid-Western Regional Comprehensive Land Use Strategy, Parsons Brinckerhoff, 2010 (as adapted by GLN))

Mid-Western Regional Community Plan – Towards 2030

Goals of the Community Plan and how this PP achieves these, is discussed in the **Table 2** below correlating to strategies identified in the Plan.

Table 2: Relevant Goals of the Mid-Western Regional Community Plan

Goal	Strategy From Community Plan	Planning Proposal/Response
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Planning Proposal

Lot 63 DP 618063 George Campbell Drive, Mudgee

Goal	Strategy From Community Plan	Planning Proposal/Response
Theme 1 – Looking After our Community		
Goal 2 – Vibrant Towns and Villages	Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.	The subject site is suitable for the residential use associated with aviation as it is unconstrained, un-fragmented and is strategically positioned to take advantage of existing infrastructure and services. Consents have previously been issued by the MWRC for residential developments on the subject site. This PP will also provide an opportunity for compatible land uses to locate within close proximity to the Mudgee Airport without creating undue demands on services and/or infrastructure.
Theme 2 – Protecting Our Natural Environment		
Goal 1 – Protect and Enhance Our Natural Environment	Ensure land use planning and management enhances and protects biodiversity and natural heritage.	The land the subject of this PP is currently under-developed with an uneconomic cherry orchard established on approximately 40% of the subject site area. Removal of the cherry orchard and future development of the subject site will not have any impact on biodiversity and/or natural heritage.
Theme 3 – Building a Strong Local Economy		
Goal 2 – An Attractive Business and Economic Environment	Support the expansion of essential infrastructure and services to match business and industry development in the Region.	The Mudgee Airport is an important asset for the MWRC LGA providing a gateway into the Region. This PP will enable future subdivision of the subject site which could accommodate the provision of airport linked residential development. Such development has the potential to stimulate aviation interest and demand, which could strengthen the economic returns of the Airport facility as well as aviation related business and industry development within the Region.
Goal 3 – A Range or Rewarding and Fulfilling Career Opportunities to Attract and Retain Residents	Support projects that create new jobs in the Region and help to build a diverse and multi-skilled workforce.	With reference to the comments made at Goal 2 above, improvements to economic returns of the Airport facility will ultimately lead to the creation of new jobs within the Region. Construction jobs for houses and infrastructure would also be created.

Mid-Western Regional Council Economic Development Strategy

MWRC has an Economic Development Strategy (EDS) outlining a future economic direction for the Region in the next ten (10) years, to June 2020. The EDS provides a broad framework for the various lead agencies and stakeholders involved in economic development to identify their roles and engage in economic development initiatives for the Region.

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Providing adequate infrastructure to support economic activity is a key principle identified in the EDS that will influence economic development in the Region for the future. According to the EDS, MWRC will be the lead agency to facilitate the development and availability of adequate infrastructure to support economic activity in the Region. In particular, one of the key activities that MWRC will undertake in the short term will be to promote development of airport infrastructure at Mudgee Airport as an opportunity for business expansion in aviation related industry.

This PP is seeking an amendment to the minimum lot size control for the subject site, which has been identified in the CLUS as an area with an opportunity for additional uses linked to the Airport. The proposed amendment will facilitate future subdivision of the subject site which could accommodate Airport linked residential development. This in turn, will strengthen the economic returns of the Airport facility as well as aviation related business and industry within the Region.

Mudgee Airport Master Plan

The Mudgee Airport Master Plan (the **Master Plan**) was adopted in principle, as amended, by Council at its meeting held on 26 October 2005. The Master Plan is based on an assessment of the aviation needs for Mudgee Airport to 2014 and focusses on the building area precinct of the Airport, which accommodates the passenger terminal, general aviation facilities and potential development areas.

Since the adoption of the Master Plan, MWRC has completed a number of actions identified within the Plan. In particular, during April 2009, MWRC issued development consent for a 16 lot staged subdivision of the Airport. Whilst a number of these allotments appear to have been developed, work is still required for the development of the remainder.

It is noted that the Master Plan also facilitates (if required) the ability to provide airside linkages directly to privately owned land, which is contiguous with the Airport. Whilst two nominal locations are depicted, the Plan acknowledges that others are available.

The Master Plan is currently under further review and the land the subject of this PP can be identified as one of the locations with potential. Further the approval that has recently been issued for the subdivision and construction of aircraft hangars on the Proponent's adjoining land (see DA 1052/2012) acknowledged for its suitable airside linkages that are compatible with the Master Plan. The physical linkages will be the subject of further detailed discussion with the Council though numerous options are available.

4.3.2.3 Is the planning proposal consistent with applicable State Environmental Planning Policies?

The State Environmental Planning Policies (**SEPPs**) that are relevant to this PP have been detailed and reviewed below. For a complete checklist of SEPPs refer to **Appendix C**.

State Environmental Planning Policy (Rural Lands) 2008

The aim of State Environmental Planning Policy (Rural Lands) 2008 (**Rural Lands SEPP**) is to facilitate the orderly and economic use and development of rural lands for rural and related purposes. The Rural Lands SEPP applies to all rural land within the MWRC.

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The land the subject of this PP has strategic development potential as identified in the Urban Release Strategy and CLUS (refer to **Section 4.3.2.2** above). This PP is seeking to formally recognise the development potential through an amendment to the MWR LEP 2012.

With reference to Part 4 and Schedule 2 of the Rural Lands SEPP, there is no State Significant Agricultural Land Classification that applies to the land the subject of this PP.

Based on the above, this PP is not inconsistent with the Rural Lands SEPP.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 provides state-wide planning controls for the remediation of contaminated land. Clause 6 of the SEPP provides the requirements, which must be considered by a planning authority in the preparation of a zoning or re-zoning proposal:

- (1) *In preparing an environmental planning instrument, a planning authority is not to include in a particular zone (within the meaning of the instrument) any land specified in subclause (4) if the inclusion of the land in that zone would permit a change of use of the land, unless:*
 - (a) *the planning authority has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
 - (c) *if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.*
- (2) *Before including land of a class identified in subclause (4) in a particular zone, the planning authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.*
- (3) *If a person has requested the planning authority to include land of a class identified in subclause (4) in a particular zone, the planning authority may require the person to furnish the report referred to in subclause (2).*
- (4) *The following classes of land are identified for the purposes of this clause:*
 - (a) *land that is within an investigation area,*
 - (b) *land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*

This PP does propose the re-zoning of the subject site. However, with regard to subclause (4) above, it is noted that 'agricultural/horticultural activities' are listed in Table 1 of the 'Planning Guidelines – SEPP 55 Remediation of Land' (DUAP, EPA, 1998) as an activity which may cause contamination. As the land the subject of this PP has previously been utilised for agricultural/horticultural activities, it is noted that a report specifying the findings of a preliminary investigation of the subject land may be required at some time prior to approval of a development application. Given the previous agricultural uses however and the existing residential approvals is unlikely to be of any concern.

The PP is not inconsistent with SEPP No. 55.

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4.3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (Section 117 Directions)?

The Section 117 Directions that are relevant to this PP have been detailed and reviewed below. For a complete checklist of Section 117 Directions, refer to **Appendix D**.

1.2 Rural Zones

The purpose of this Direction is to protect the agricultural value of rural land and applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone.

As per Clause 4(b) of the Direction, this PP contains provisions that will increase the permissible density of land within a rural zone. Therefore, this PP is seeking to be justifiably inconsistent with the terms of the Direction under Clause 5. Specifically, this PP gives consideration to the objectives of this Direction, is in accordance with the MWRC Urban Release Strategy, CLUS and is of relatively minor significance.

Further to the above, as previously noted within this PP, the subject land is currently predominantly vacant with further potential for subdivision and development should this PP be supported. Importantly, the subject land is insignificant having regard to the area of the surrounding rural zoned land available for agricultural production.

1.5 Rural Lands

The purpose of this Direction is to protect the agricultural production value of rural land and to facilitate the orderly and economic development of rural land for rural and related purposes. This Direction applies pursuant to Clause 3 as the PP will affect land within an existing rural zone by changing the existing prescribed minimum lot size.

The proposed change to the zoning and minimum lot size control as detailed throughout this PP is consistent with this Direction as it conforms to the Rural Planning and Rural Subdivision Principles listed in the Rural Lands SEPP and that it does not compromise the production value or development of rural land for rural purposes. In particular, this PP will:

- Not enable the fragmentation of high quality agricultural land.
- Not enable the potential for additional rural land use conflicts.
- Provide development opportunities compatible with surrounding and adjoining developments.
- Provide development opportunities within an area close to an existing town centre that is well serviced and capable of meeting the daily needs of the intended occupants.

3.5 Development near Licensed Aerodromes

This Direction applies when a relevant planning authority prepares a Planning Proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome. The objectives of this Direction are to ensure the effective and safe operation of aerodromes, ensure that their operation is not compromised by development and ensure development for residential purposes is not adversely affected by aircraft noise.

The land the subject of this PP adjoins part of the northern boundary of the Mudgee Airport and has been identified in the MWRC Urban Release Strategy and CLUS as a potential development opportunity.

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Clause 6.8 of the MWR LEP 2012 provides a number of provisions that aim to protect the airspace operations of Mudgee Airport as well as the community from undue risk, including consultation with the relevant Commonwealth authority. In this regard, consultation with the relevant Commonwealth body is likely to form part of the future development process.

5.1 Implementation of Regional Strategies

This Direction requires a PP to be consistent with a regional strategy released by the Minister for Planning.

As noted at **Section 4.3.2.1**, there is no State or Regional Environmental Plan that addresses future development in Mudgee, or that has relevance to the MWRC LGA. Nonetheless, this PP is consistent with the vision, land use strategy, policies, outcomes and actions as identified in the relevant MWRC's local Strategies (refer to **Section 4.3.2.2**).

6.1 Approval and Referral Requirements

This Direction aims to minimise the inclusion of provisions that require the concurrence, consultation or referral of development to a Minister or public authority.

This PP does not propose to include additional uses beyond what is permitted within the relevant land use table. It is therefore, consistent with this Direction.

6.3 Site Specific Provisions

This Direction relates to the use of site specific planning controls.

This PP does not seek to include additional uses beyond what is permitted within the Standard Instrument Land Use Table for the RU4 Primary Production Small Lot Zone

4.3.3 Environmental, Social and Economic Impact**4.3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?**

The subject site contains minimal vegetation (mainly cherry trees associated with an existing orchard) and no remnant vegetation. Therefore, the potential for impact on critical habitat, threatened species, populations or ecological communities is considered to be immaterial.

4.3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Due to the proximity of the subject site to the Airport, there is potential for the amenity of approved future residences to be impacted as a result of aviation noise. The potential for impact would be assessed at the development stage and should not hinder further consideration of this PP.

Nonetheless, due to the low frequency of commercial flights (typically one in and one out per day) plus a few private flights, the potential impact of aviation noise would be insignificant. If required acoustic treatments can be applied to the construction of future residences (e.g. laminated glass, double plaster board ceilings and masonry walls). This however, would typically be prescribed as a condition of consent, though such conditions were not found necessary in the circumstances of low usage and size/type of aircraft for the existing dwelling consents.

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The potential impact of aviation noise did not preclude the issuing of development consents for the construction of 2 residential dwellings on the subject site (see DA 0091/2009 and 0173/2014). The PP will only create the potential for 6 more.

4.3.3.3 Has the planning proposal adequately addressed any social and economic effects?

Overall, the social and economic effects of this PP are expected to be positive. In particular,

- The loss of agricultural land (in this instance) is considered to be insignificant with regard to the area of the surrounding rural zoned land available for viable agricultural production.
- Part of the subject site contains an established cherry orchard and has previously also been used for the growing of grapes. According to the proponent's, the size of the subject site is such that neither grapes nor cherries have been (or can be) an economically viable agricultural venture, with losses well documented for at least a decade.
- This PP will enable the utilisation of land that has available infrastructure and will provide an opportunity for residential development without creating additional demands on services and/or infrastructure.
- This PP will cater to the strong demand and limited supply of appropriately zoned 2 hectare allotments near Mudgee and on the eastern side of Mudgee.
- The Mudgee Airport is an important asset for the MWRC LGA, which provides a gateway into the Region. The potential for tourist and airport related development on the subject site if capable of subdivision into 2ha lots could strengthen the economic returns of the Airport facility as well as aviation and/or tourist related business or industry within the Region.

4.3.4 State and Commonwealth Interests

There are not considered to be any State or Commonwealth interests in this PP other than ensuring general consistency with the State Policies and facilitating the ongoing operation and development of Mudgee Airport.

4.3.4.1 Is there adequate public infrastructure for the Planning Proposal

Yes. There is considered to be adequate public infrastructure as detailed below:

- Future development will not generate a need for reticulated water. Rather, a 10,000 litre dedicated water supply tank would be provided with a petrol or diesel powered pump. This is consistent with DA 0091/2009 and DA 0173/2014.
- The soils within the subject site have previously been analysed and identified as suitable for the provision of an on-site sewerage management system (see DA 0091/2009 and DA 0173/2014).
- Being adjacent to the Mudgee Airport and approved for dwellings, key utilities such as electricity and telephone are available for connection to the subject site. Connections to these utilities would be formalised during the subdivision design stage,

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- The subject site is located approximately 5 kilometres from the Mudgee CBD and is well positioned to utilise existing all-weather access roads, including George Campbell Drive, Ulan Road, Eurunderee Road and Henry Lawson Drive.

4.3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

No consultation has been carried out with either State or Commonwealth public authorities in relation to this PP. Nonetheless, following the Gateway Determination, relevant agencies will be consulted where required.

Any proposed variations to this PP would be addressed following the consultation period.

4.4 Community Consultation

It is expected that direction as to the nature and extent of community consultation will be given by the Minister as part of the LEP Gateway Determination.

Should this PP be supported, it is likely that it will be exhibited as a 'low impact' proposal for a period of not less than 14 days in accordance with Section 5.5.2 of *A Guide to Preparing Local Environmental Plans*. A 'low impact' proposal is defined as 'a planning proposal that, in the opinion of the person making the Gateway determination is:

- *Consistent with the pattern of surrounding land use zones and/or land uses.*
- *Consistent with the strategic planning framework.*
- *Presents no issues with regard to infrastructure servicing.*
- *Not a principal LEP.*
- *Does not re-classify public land.*

Public exhibition of the PP will include notification in the newspapers that circulate widely in the area. Information relating to the PP will also be on display at Council's administration building located at 86 Market Street, Mudgee.

Planning Proposal

Lot 63 DP 618063 George Campbell Drive, Mudgee

5.0 Summary and Recommendations

The submitted PP seeks an amendment to the Mid-Western Regional LEP 2012 to facilitate residential accommodation incidental with aviation and to permit subdivision of Lot 63 DP 618063, 55 George Campbell Drive, Mudgee into 2 hectare lots.

This will be achieved by amending the MWR LEP 2012 as follows:

- 1) Inserting a "Zone SP1 Special activities" into the land use table and changing the zoning of the site on the Land Zoning map (Sheet LZN_006F) to reflect this new zone.
- 2) Removing the 20 hectare minimum lot size from the subject land and replacing it with a 2 hectare minimum lot size. This requires amending the Lot Size map (Sheet LSZ_006F) by removing it from the **AB3** 20 identification and replacing it with the **Z 2** ha designation.

The PP is in accordance with the objectives of the relevant MWRC's Local Strategies, applicable SEPPs and Section 117 Directions. There are not considered to be any environmental, social or economic impacts arising as a result of the PP.

It is therefore requested that the Council resolve to forward this PP to the DPE for LEP Gateway Determination in accordance with the EP&A Act.

APPENDIX A
Three Indicative Lot Layout Plans



APPENDIX B
Proposed Land Zoning Map Change





Proposed amendment to the Land Zoning map (Sheet LZN_006F) of Mid-Western Regional Local Environmental Plan 2012

APPENDIX C

State Environmental Planning Policies



Planning Proposal

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State Environmental Planning Policy	Relevance	Consistency
SEPP No. 1 – Development Standards	N/A	
SEPP No. 14 – Coastal Wetlands	N/A	
SEPP No. 15 – Rural Land-sharing Communities	N/A	
SEPP No. 19 – Bushland in Urban Areas	N/A	
SEPP No. 21 – Caravan Parks	N/A	
SEPP No. 26 – Littoral Rainforests	N/A	
SEPP No. 29 – Western Sydney Recreation Area	N/A	
SEPP No. 30 – Intensive Agriculture	N/A	
SEPP No. 32 – Urban Consolidation (Re-development of Urban Land)	N/A	
SEPP No. 33 – Hazardous and Offensive Development	N/A	
SEPP No. 36 – Manufactured Home Estates	N/A	
SEPP No. 39 – Spit Island Bird Habitat	N/A	
SEPP No. 44 – Koala Habitat Protection	N/A	
SEPP No. 47 – Moore Park Showground	N/A	
SEPP No. 50 – Canal Estate Development	N/A	
SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	
SEPP No. 55 – Remediation of Land	YES	CONSISTENT
SEPP No. 59 Central Western Sydney Economic and Employment Area	N/A	
SEPP No. 62 – Sustainable Aquaculture	N/A	
SEPP No. 64 – Advertising and Signage	N/A	
SEPP No. 65 – Design Quality of Residential Flat Development	N/A	
SEPP No. 70 – Affordable Housing (Revised Schemes)	N/A	

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State Environmental Planning Policy	Relevance	Consistency
SEPP No. 71 – Coastal Protection	N/A	
SEPP – Affordable Rental Housing 2009	N/A	
SEPP – Building Sustainability Index BASIX 2004	N/A	
SEPP – Exempt and Complying Development Codes 2008	N/A	
SEPP – Housing for Seniors or People Living with a Disability 2004	N/A	
SEPP – Infrastructure 2007	N/A	
SEPP – Major Development 2005	N/A	
SEPP – Mining, Petroleum Production and Extractive Industries 2007	N/A	
SEPP – Rural Lands 2008	YES	CONSISTENT
SEPP – State and Regional Development 2011	N/A	

APPENDIX D
Section 117 Directions



Planning Proposal

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Section 117 Ministerial Directions	Relevance	Consistency
1. Employment and Resources		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	YES	CONSISTENT
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	YES	CONSISTENT
2. Environment and Heritage		
2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	N/A	
2.4 Recreation Vehicle Areas	N/A	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	N/A	
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations	N/A	
3.4 Integrating Land Use and Transport	N/A	
3.5 Development Near Licensed Aerodromes	YES	CONSISTENT
3.6 Shooting Ranges	N/A	
4. Hazard and Risk		
4.1 Acid Sulphate Soils	N/A	
4.2 Mine Subsidence and Unstable Land	N/A	
4.3 Flood Prone Land	N/A	

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Section 117 Ministerial Directions	Relevance	Consistency
4.4 Planning for Bushfire Protection	N/A	
5. Regional Planning		
5.1 Implementation of Regional Strategies	YES	CONSISTENT
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific highway, North Coast	N/A	
5.8 Second Sydney Airport: Badgerys Creek	N/A	
6. Local Plan Making		
6.1 Approval and Referral Requirements	YES	CONSISTENT
6.2 Reserving Land for Public Purposes	N/A	
6.3 Site Specific Provisions	YES	CONSISTENT
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	N/A	



**Central West Councils
Environment & Waterways Alliance**

5 Year Plan

Central West Councils
Environment & Waterways Alliance

5 Year Plan

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Central West Councils
Environment & Waterways Alliance

5 Year Plan

Mission Statement

To be an active partnership of Councils across the Central West of NSW, engaging all tiers of Government and our Communities, contributing to the protection and enhancement of the environmental, social, economic and cultural condition of our part of the world.

Introduction

The Central West Councils Environment & Waterways Alliance (Alliance) is a partnership of 19 Councils across the Central West of New South Wales, supported by Local Land Services in the Central Tablelands and Central West regions. The Alliance exists to improve environmental outcomes across the greater Central West region of NSW.

This 5 Year Plan has been developed to guide the direction and actions of the Alliance in the short to medium term and will be reviewed annually to ensure that the document remains current and in keeping with the requirements of the member Councils.

To ensure that the Alliance continues to operate as the primary means of engagement with Local Government for Central Tablelands and Central West Local Land Services, the Strategies and Actions developed in consultation with the member Councils have all been aligned to the Local Land Services Strategies, as contained within the Local Land Services State Strategic Plan.

History

The member Councils of the Alliance have a long history of collaboration, dating back to 2000, when a group of Councils first came together as the Salinity Action Alliance. Representatives from a number of Councils in the Central West Catchment met to develop the concept of a consortium of regional Local Government bodies to specifically focus on the emerging social, economic and environmental threat of salinity.

At that time the Alliance was comprised of 14 member Councils covering approximately 40,000km² of the Central West of NSW being:

Coonabarabran*
Gilgandra
Narromine
Dubbo
Cabonne

Wellington
Coolah*
Mudgee*
Orange
Evans*

Bathurst*
Oberon
Lithgow
Rylestone*

*Denotes Councils that have since amalgamated

Central West Councils
Environment & Waterways Alliance

5 Year Plan

This group of Councils determined that the focus for the Salinity Action Alliance would be to address salinity in a whole of catchment manner through:

- Collaborative action between Councils, Landcare, state agencies and others;
- Education and support of on-ground action by rural landholders and urban residents; and
- Capacity building at the grass roots level of government.

The Alliance member Councils committed funds to the initiative and applied to the Natural Heritage Trust, in 2001, for co-funding to develop a strategic action plan for Local Government in the region. Upon the success of this application the planning process for the strategic action plan was commenced in February 2002.

In 2003 the Central West Catchment Management Authority (Central West CMA) was established under the Catchment Management Authorities Act, 2003. At this time the development of the original Central West Catchment Action Plan (CAP) was initiated with the CAP being launched on 19 March, 2007.

The Alliance approached the Board of the Central West CMA during the development of the CAP in 2005, to detail how a partnership would be mutually beneficial and supportive. This set the foundation for what has evolved to be a robust and dynamic relationship delivering sound and practical on-ground environmental outcomes across the catchment through the development of the Central West CMA Local Government Reference Group (LGRG).

This new partnership between the Alliance and the Central West CMA led to the scope of the Alliance activities widening to include the protection of waterways. In order to reflect this change, the Salinity Action Alliance formally changed name to become the Central West Councils Salinity & Water Quality Alliance in 2007.

With the cessation of the Catchment Management Authority model across NSW in 2014, and the subsequent transition to Local Land Services, the existing Alliance region was broken into two Local Land Services regions. However, the group elected to remain as a single entity and to embrace the additional Councils that were now included within the new boundary structure.

In July 2015 it was decided that the group would again change their name to become the Central West Councils Environment & Waterways Alliance, in order to better represent the priorities and outcomes of the partnership. This new name recognises that much of the focus of the Alliance now surrounds broad environmental management including issues along waterways and rivers – Coxes, Fish, Macquarie, Castlereagh, Bogan, Lachlan, Cudgegong Rivers and their many tributaries.

Central West Councils
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5 Year Plan

The Alliance Region

The region covered by the Central West Councils Environment & Waterways Alliance mirrors that of the supporting Central Tablelands and Central West Local Land Services regions.

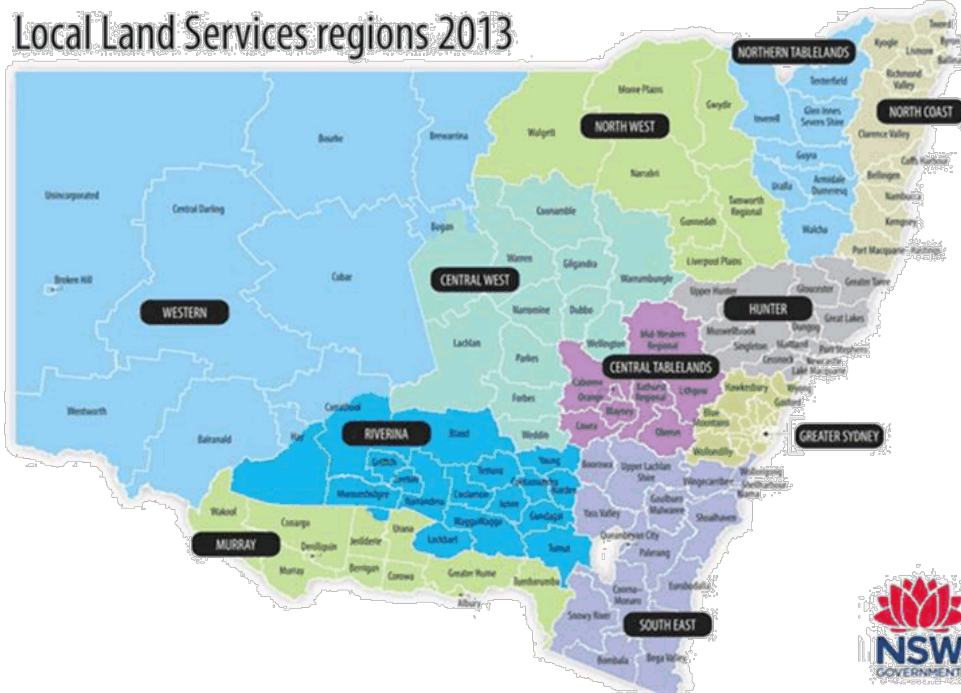


Figure 1 - NSW Local Land Services Regions

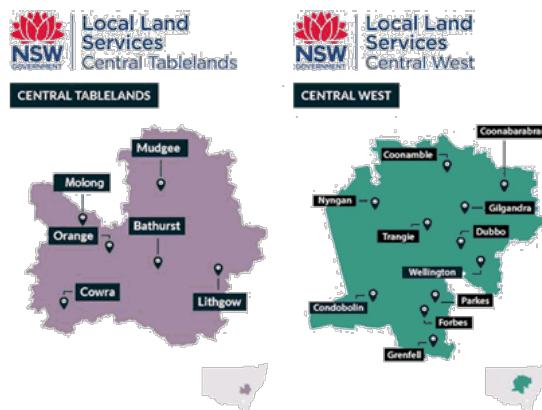


Figure 2 - Central Tablelands & Central West LLS Regions

Central West Councils Environment & Waterways Alliance 5 Year Plan

Alliance Members

The Central West Councils Environment & Waterways Alliance is a member based organisation of Councils supported by the Central Tablelands and Central West Local Land Services. 19 of the 20 Councils within the Alliance region are current financial members.



Central West Councils Environment & Waterways Alliance

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Alliance Operations

The Environment & Waterways Alliance operates as the primary means of engagement with Local Government, an identified key stakeholder for both the Central Tablelands and Central West Local Land Services.

The Alliance members attend quarterly Alliance meetings held in various locations around the Alliance region where discussion typically includes: planning for future activities, updates on Alliance activities, current issues, and other pertinent information. Additionally, guest speakers are given the opportunity to present to the group on a range of topics relevant to Alliance business.

The member Councils of the Alliance review and sign the Central West Councils Environment & Waterways Alliance Terms of Reference and Membership Agreement periodically which has historically been over a three year term. This document outlines the operational conditions of the Alliance in its efforts to achieve the Strategies and Actions outlined in the 5 Year Plan. The Terms of Reference outline contributions made to the Alliance by member Councils and the Central Tablelands and Central West Local Land Services on an annual basis.

Funding for the Alliance is received through the following contributions:

- | | |
|--|-----|
| • Member Council Contributions | 50% |
| • Central Tablelands Local Land Services | 25% |
| • Central West Local Land Services | 25% |

This funding allows for the employment and associated costs of an Alliance Project Support Officer (PSO) as well as additional operational costs of the Alliance. Additionally, the Central Tablelands Local Land Services provides office space and associated employee support for the PSO. Further funding through grants to facilitate training, on-ground works and education campaigns for Alliance members is also targeted.

Elected Representatives

The Alliance functions with an elected Chair and Deputy Chair who are nominated annually. This term may be reviewed to align with the timeframe for member Councils financial contributions in line with the Terms of Reference.

Chair:
Murray Wood
Director Parks and Landcare Services
Dubbo City Council

Deputy Chair:
David Waddell
Director Development Services
Orange City Council

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Project Support Officer

A Project Support Officer is employed to provide day to day support to the 19 Councils of the Environment & Waterways Alliance; as well as to plan, implement and undertake capacity building activities as identified in the Strategies and Actions of this 5 Year Plan.

Project Support Officer: Mick Callan
Project Support Officer
Environment & Waterways Alliance

Local Land Services Local Government Engagement

In order to provide further support to, and engage with, Local Government, both Central Tablelands and Central West Local Land Services employ staff to assist in this role. As well as supporting the Alliance, the two Local Land Services regions provide additional funds to offer on-ground incentive funding to Councils, implement capacity building through support and formal training and assist in the operation and running of Alliance meetings.

Central Tablelands Local Land Services: Diana Kureen
Senior Land Services Officer – Local Government
Central Tablelands Local Land Services

Central West Local Land Services: Cherie Hughes
Senior Strategic Land Services Officer – Communities
Central West Local Land Services

5 Year Plan – Management and Review

This 5 Year Plan is considered to be a working document of the Central West Councils Environment & Waterways Alliance. The plan is to be reviewed annually for the period of 5 years following adoption, after which time a major review should be considered.

The annual review is designed to ensure the currency of the Strategies and Actions as listed. Further to this, the annual review will allow for achievements to be celebrated and changing priorities of Alliance, supporting Local Land Services regions and member Councils to be identified.

By ensuring that this document remains flexible and adaptable over time allows for new opportunities, partnerships and priorities to be embraced and included in Alliance activities in coming years which may not be possible with a more rigid approach to the management of the 5 Year Plan and Alliance in general.

Central West Councils
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Priorities and Goals

The Environment & Waterways Alliance has elected to focus on six Priorities that align with the Regional State of the Environment Reporting to guide the direction of the group. These Priorities are:

- **Land**
- **Biodiversity**
- **Water & Waterways**
- **People & Communities**
- **Towards Sustainability**
- **Council Capacity**

Under each of these Priorities sits a Goal or big picture statement of what the Alliance plans to achieve for each Priority.

Land – Planning and management of land leads to appropriate land use to minimise impacts on the environment and enhance natural resources

Biodiversity – Improve quality and mitigate the impacts on the extent of habitat and ecological systems across the Alliance region

Water & Waterways – Healthy and resilient waterways dominated by native vegetation

People & Communities – Residents and community groups actively engaged with Councils for positive and practical natural resource management outcomes

Towards Sustainability – Decisions made and actions taken that are in the interests of protecting our natural environment so that it maintains the capability to support current and future regional populations

Council Capacity - Access to capacity – both internal and shared – to deliver the Alliance Vision, Mission and Priorities

Tables – Strategies and Actions

The following tables outline the Strategies and Actions within each Priority in order to act as a pathway to achieving the Goals. As aspects of the Priorities, Strategies and Actions have some overlap, included in the tables is a 'links' column to identify overlap in Actions. The Priorities and Goals are listed below.



Central West Councils Environment & Waterways Alliance 5 Year Plan

Land		Planning and management of land leads to appropriate land use to minimise impacts on the environment and enhance natural resources		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
L1 Improve the integration of natural resource management into planning instruments to maintain and enhance the values of the natural landscape	L1a Engage Office of Environment & Heritage to host a workshop to educate council staff on how to better use clauses and mapping for environmental outcomes in LEPs and DCPs	L1c B1a B1c W3d W5a T1a C2c C2d		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice Strategy 8: Deliver consent and compliance services that educate and protect communities and industries
	L1b Engage a consultant to map vegetation communities to the Hectare level or further refined dataset or seek existing information from OEH or other relevant organisations	B1b		
	L1c Conduct training and capacity building for Councils to offset native vegetation clearing in the DA process through the application of biobanking	L1a B1a B1c P1c C1b C2a C2b C2c C2d		
L2 Build capacity to manage contaminated lands to achieve Best Management Practice	L2a Implement Contamination Central Project	C1a C2d C2c C4b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice Strategy 8: Deliver consent and compliance services that educate and protect communities and industries



Central West Councils Environment & Waterways Alliance 5 Year Plan

Land		Planning and management of land leads to appropriate land use to minimise impacts on the environment and enhance natural resources		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
L3 Promote implementation of Best Management Practice sediment & erosion control by Councils and communities to protect soils and downstream receiving waters	L3a Conduct sediment & erosion control training for Alliance member Council staff	C2c C2d		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 8: Deliver consent and compliance services that educate and protect communities and industries
	L3b Share relevant sediment & erosion control documents through internal access of Alliance website	C1a		
	L3c Investigate engagement of an Alliance compliance officer for sediment & erosion control across the Alliance region			
	L3d Share sediment & erosion control for new home owners brochure on the Alliance website	C1a C4a		
	L3e Review standard conditions imposed on consents to determine if stringent enough to deal with sediment & erosion control issues	C4b		
L4 Councils better recognise and identify salinity issues and build capacity to address salinity	L4a Develop and distribute case studies on salinity issues/management	P5c C1a C4c		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice
	L4b Share relevant Council salinity management documents through internal access section of Alliance website	C1a		
	L4c Conduct salinity identification and management training for Alliance member Councils	C2c C2d		
L5 Support the development of Salinity Hazard Mapping for all Councils	L5a Conduct an audit of Alliance member Councils to identify current, outdated and absent Salinity Hazard Mapping documents	C3b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice
	L5b Seek external assistance to conduct Salinity Hazard Mapping for Councils that do not have an existing document	C3c		
	L5c Seek external assistance to update Salinity Hazard Mapping for Councils with outdated documents	C3c		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Biodiversity		Improve quality and mitigate impacts on the extent of habitat and ecological systems across the Alliance region		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
B1 Advocate for development applications to adequately consider biodiversity impacts	B1a Engage Office of Environment & Heritage to host a workshop to educate council staff on how to better use clauses and mapping for environmental outcomes in LEPs and DCPs	L1a L1c B1c W3d W5a T1a C2c C2d		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers Strategy 8: Deliver consent and compliance services that educate and protect communities and industries
	B1b Engage a consultant to map vegetation communities to the Hectare level or further refined dataset or seek existing information from OEH or other relevant organisations	L1b		
	B1c Conduct training and capacity building for Councils to offset native vegetation clearing through the application of biobanking	L1a L1c B1a P1c C1b C2a C2b C2c C2d		
	B1d Lobby State Government to require consideration of cumulative impacts of subdivision and development			
B2 Advocate that Council works consider biodiversity impacts	B2a Share REF template and guidelines on internal access area of Alliance website	C1a C4b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 8: Deliver consent and compliance services that educate and protect communities and industries
	B2b Conduct an audit of Alliance member Councils to ascertain who is using the REF template and guidelines	C3b		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Biodiversity		Improve quality and mitigate impacts on the extent of habitat and ecological systems across the Alliance region		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
B3 Appropriately manage roadside vegetation and other linear reserves for biodiversity outcomes	B3a Investigate need for further roadside vegetation training	C2c C2d		Strategy 2: Deliver extension services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events Strategy 9: Manage Crown Land vested in Local Land Services for environmental, social and economic outcomes
	B3b Conduct an audit of Alliance member Councils to identify current, outdated and absent Roadside Vegetation Management Plans and to identify if/how plans are being used	C3b		
	B3c Seek external assistance to develop Roadside Vegetation Management Plans for Councils that do not have an existing document	C3c		
	B3d Seek external assistance to update Roadside Vegetation Management Plans for Councils with outdated documents	C3c		
	B3e Assist member Councils to identify and apply for relevant funding	C3b C3c		
B4 Improve biodiversity of urban open space and rural reserves under Council's operational control	B4a Conduct baseline assessment of biodiversity condition across urban open space and rural reserves	B4b B5a		Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices
	B4b Investigate project opportunities to improve the biodiversity of public open space	B4a B5a C3b		
	B4c Distribute Reserve Management Plan Template on internal access section of Alliance website	B5d C1a C3a C4b		
	B4d Assist Councils to develop Reserve Management Plans for urban and rural open space areas	B5d C3a		
	B4e Compile audit of existing Reserve Management Plans	B5d C3b		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Biodiversity		Improve quality and mitigate impacts on the extent of habitat and ecological systems across the Alliance region		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
B5 Support Councils to undertake best management practice invasive species control – both flora and fauna	B5a Assist Councils to identify and document potential invasive species projects	B4a B4b B5b B5c B5d W2a W4a C3b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events Strategy 8: Deliver consent and compliance services that educate and protect communities and industries
	B5b Support Councils undertaking invasive species control projects by assisting with project planning & development, project management and community engagement as necessary	B5a B5c B5d W2b W4b P1b P2a P3c P5a C3b C3d		
	B5c Seek external funding to undertake invasive species control projects	B5a B5b W2c W4c C3c		
	B5d Document invasive species controls in reserve management plans utilising the reserve management plan template	B5a B5b B4c B4d B4e W2d W4d C1a C2b C3a C4b		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Water & Waterways		Healthy and resilient waterways dominated by native vegetation		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
W1 Support the development of urban waterways management plans	W1a Conduct an audit of Alliance member Councils to identify current, outdated and absent Urban Waterways Management Plans	C3b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice
	W1b Seek external assistance to develop Urban Waterways Management Plans for Councils that do not have an existing document	C3c		
	W1c Seek external assistance to update Urban Waterways Management Plans for Councils with outdated documents	C3c		
	W1d Develop case study of Councils with existing Urban Waterways Management Plans and their benefits	P5c C1a C4c		
W2 Support Councils to undertake urban waterway rehabilitation projects	W2a Assist Councils to identify and document potential urban waterways projects	C3b B5a		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices
	W2b Support Councils undertaking urban waterways projects by assisting with project planning & development, project management and community engagement as necessary	B5b P1b P2a P3c P5a C3b C3d B5b		
	W2c Seek external funding to undertake urban waterway rehabilitation projects	B5c C3c		
	W2d Develop reserve management plans utilising the reserve management plan template	B5d C3a C4b		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Water & Waterways		Healthy and resilient waterways dominated by native vegetation		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
W3 Champion the implementation of Water Sensitive Urban Design (WSUD) principles across the Alliance region	W3a Maintain membership of the Cooperative Research Centre (CRC) for Water Sensitive Cities	C2a C2d		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice
	W3b Investigate opportunities/relevance of joining other peak bodies related to stormwater management such as Stormwater NSW	C2d		
	W3c Distribute CRC for Water Sensitive Cities documents and other relevant WSUD information on the internal access section of the Alliance website	C1a C4a		
	W3d Support the implementation of the Stormwater 2 Smartwater WSUD Policy and technical guidelines and distribute through the internal access section of the Alliance website	L1a B1a C1a		
	W3e Conduct an audit of Alliance member Councils to identify existing use of the Stormwater 2 Smartwater Policy and technical guidelines	C3b		
	W3f Assist Councils to identify and document potential WSUD projects	C3b		
	W3g Support Councils undertaking WSUD projects by assisting with project planning & development, project management and community engagement as necessary	P1b P2a P3c P5a C3b C3d		
	W3h Seek external funding to undertake WSUD projects	C3c		
	W3i Create case studies relating to completed WSUD projects within the Alliance region and distribute through the public access section of the Alliance website	P5c C1a C4c		
	W3j Provide training and capacity building for Council staff in relation to WSUD principles, techniques and barriers to adoption	P1c C1b C2a C2b C2c C2d		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Water & Waterways		Healthy and resilient waterways dominated by native vegetation		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
W4 Support Councils to undertake river rehabilitation projects	W4a Assist Councils to identify and document potential river rehabilitation projects	C3b B5a		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices
	W4b Support Councils undertaking river rehabilitation projects by assisting with project planning & development, project management and community engagement as necessary	B5b P1b P2a P3c P5a C3b C3d B5b		
	W4c Seek external funding to undertake river rehabilitation projects	B5c C3c		
	W4d Develop reserve management plans utilising the reserve management plan template	B5d C3a C4b		
W5 Support the development of Stormwater Management Plans	W5a Conduct an audit of Alliance member Councils to identify current, outdated and absent Stormwater Management Plans	L1a B1a		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events Strategy 6: Connect research and development with advisory services to address priority data, information and knowledge gaps and barriers to improved practice
	W5b Seek external assistance to develop Stormwater Management Plans for Councils that do not have an existing document	C3c		
	W5c Seek external assistance to update Stormwater Management Plans for Councils with outdated documents	C3c		



Central West Councils Environment & Waterways Alliance 5 Year Plan

People & Communities		Residents and community groups actively engaged with Councils for positive and practical natural resource management outcomes		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
P1 Create an online presence for the Alliance as a means of engaging with the wider community	P1a Engage a consultant to design and build an Alliance website with a public 'front' area as well as a member log-in area for shared documents etc.	T2a C1a C4a C4b C4c		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers
	P1b Maintain a social media presence through the Alliance Facebook page as a means of promoting Alliance outcomes to the public	B5b W2b W3g W4b		
	P1c Investigate the opportunity to utilise an Alliance LinkedIn group to share relevant journal articles, technical documents, opinion pieces etc.	L1c B1c W3j P2b P3a P3b P4a T1a T2b C1b		
P2 Engage the community through major environmental initiatives such as National Tree Day, Clean Up Australia Day and Bushcare's Major Day Out	P2a Assist Councils to promote events through distribution of media releases and Alliance social media	B5b W2b W4b P2c		Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers
	P2b Provide training and capacity building to member Councils in the organisation and management of community events	P1c P2c C1b C2a C2b C2c C2d		
	P2c Assist Councils to organise and manage community environmental events	P2a P2b P2d P3a P4c P5a C3b C3d C4b		
	P2d Develop an Alliance volunteer policy and procedure to reduce the burden on Councils hosting community events	P2c C1a C4b		
	P2e Leverage large businesses to support community events through donations/staff time/advertising etc.	P3a C3d		



Central West Councils Environment & Waterways Alliance 5 Year Plan

People & Communities		Residents and community groups actively engaged with Councils for positive and practical natural resource management outcomes		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
P3 Build relationships between Councils and community groups such as Schools, Landcare, Aboriginal groups/organisations, Lions, Rotary etc.	P3a Provide training and capacity building to member Councils relating to the engagement of community groups and project partnerships	P1c P2c P2e C1b C2a C2b C2c C2d		Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers Strategy 5: Ensure local people participate in decision making Strategy 7: Deliver services that support Aboriginal people to care for Country and share traditional land management knowledge
	P3b Provide training and capacity building to member Councils relating to the engagement of the Aboriginal community and project partnerships	P1c C1b C2a C2b C2c C2d		
	P3c Utilise Project Support Officer to present to relevant community groups on current projects/issues	B5b W2b W3g W4b		
P4 Engage the community through regular Alliance updates	P4a Develop a biannual Alliance e-newsletter for distribution to member Councils, Councillors and public	P1c C1b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers
	P4b Prepare a generic biannual Council report for Council Officers to submit to Council meetings	C4b		
	P4c Issue media releases related to all major Alliance events i.e. awards, incentive funding, major meetings	P2c C2c C2d		
P5 Create an Alliance presence at field days, environmental events and other relevant public events	P5a Alliance Project Support Officer to attend field days, environmental events and other relevant public events where appropriate	B5b W2b W3g W4b P2c P5b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers
	P5b Alliance information board/display to be developed for field days, environmental events and other relevant public events	P5a P5c		
	P5c Posters, case studies, fact sheets etc. to be produced for distribution at field days, environmental events and other relevant public events	L4a W1d W3i P5a P5b C4a C4c		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Towards Sustainability		Decisions made and actions taken that are in the interests of protecting our natural environment so that it maintains the capability to support current and future regional populations		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
T1 Build capacity of Council decision makers and integrate sustainability into strategic plans	T1a Provide relevant training and capacity building to member Council staff to ensure that environmental sustainability is considered during development of strategic planning documents	L1a B1a P1c T2a C1b C2a C2b C2c C2d		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 5: Ensure local people participate in decision making
	T1b Share examples of Council strategic plans on the internal access section of the Alliance website that adopt industry leading sustainability practices i.e. Procurement Policies	C1a		
T2 Build Alliance member capacity to implement behaviour change within organisations and the community focussing on sustainability	T2a Develop and distribute sustainability case studies through the internal access section of the Alliance website	P1a T1a C1a C4c		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 5: Ensure local people participate in decision making
	T2b Provide change management and leadership training and capacity building to Council staff involved in community engagement and sustainability	P1c C1b C2a C2b C2c C2d		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Council Capacity		Access to capacity – both internal and shared – to deliver the Alliance Vision, Mission and Priorities		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
C1 Provide member Councils with current best management practice resources related to relevant fields	C1a Utilise the Alliance website as a repository of current information relating to best management practice	L2a L3b L3d L4a L4b B2a B4c B5d W1d W3c W3d W3i P1a P2c T1b T2a C4a C4b C4c		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events
	C1b Investigate the opportunity to utilise an Alliance LinkedIn group to share relevant journal articles, technical documents, opinion pieces etc.	L1c B1c W3j P1c P2b P3a P3b P4a T1a T2b		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Council Capacity		Access to capacity – both internal and shared – to deliver the Alliance Vision, Mission and Priorities		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
C2 Provide members access to industry leaders, experienced project managers and industry peers to build capacity	C2a Invite external guest speakers to present at Alliance meetings	L1c B1c W3a W3j P2b P3a P3b T1a T2b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers
	C2b Invite representatives from member Councils to present at Alliance meetings regarding successful projects, relevant plans and policies etc.	L1c B1c B5d W3j P2b P3a P3b T1a T2b		
	C2c Provide formal training in a range of fields to upskill members and bridge identified knowledge gaps	L1a L1c L2a L3a L4c B1a B1c B3a W3j P2b P3a P3b P4c T1a T2b		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Council Capacity		Access to capacity – both internal and shared – to deliver the Alliance Vision, Mission and Priorities		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
C2 Provide members access to industry leaders, experienced project managers and industry peers to build capacity	C2d Partner with other agencies to share resources and host larger training events/conferences than possible as a single agency	L1a L1c L2a L3a L4c B1a B1c B3a W3a W3b W3j P2b P3a P3b P4c T1a T2b		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events Strategy 4: Collaborate with investors, stakeholders and external organisations to deliver improved products and services to customers
C3 Alliance Project Support Officer to provide direct support to Alliance members	C3a Project Support Officer to assist Councils to develop Reserve Management Plans	B4c B4d B5d W2d W4d		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices
	C3b Project Support Officer to assist Councils to identify issues and potential projects	L5a B2b B3b B3e B4b B4e B5a B5b W1a W2a W2b W3e W3f W3g W4a W4b P2c		



Central West Councils Environment & Waterways Alliance 5 Year Plan

Council Capacity		Access to capacity – both internal and shared – to deliver the Alliance Vision, Mission and Priorities		
Alliance Strategies	Alliance Actions	Links	Progress	Local Land Services Strategies
C3 Alliance Project Support Officer to provide direct support to Alliance members	C3c Project Support Officer to assist in preparation and review of grant applications	L5b L5c B3c B3d B3e B5c W1b W1c W2c W3h W4c W5b W5c		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices
	C3d Project Support Officer to provide assistance with Alliance related project management where required	W2b W3g W4b B5b P2c P2e		
C4 Alliance to produce relevant educational materials for use by member Councils	C4a Develop and distribute relevant fact sheets for use by Council and for Councils to distribute to the public	L3d W3c P1a P5c C1a		Strategy 1: Provide data, information and knowledge that supports and enables land managers and customers to improve decision making Strategy 2: Provide products and advisory services that support and enable customers to implement improved practices Strategy 3: Provide products and services that support and enable customers, land managers and the community to prevent, prepare, respond and recover from biosecurity and natural disaster events
	C4b Develop and distribute relevant templates and guidelines for Council use	L2a L3e B2a B4c B5d W2d W4d P1a P2c P2d P4b C1a		
	C4c Develop and distribute project case studies	L4a W1d W3g P1a P5c T2a C1a		

Central West Councils
Environment & Waterways Alliance

5 Year Plan

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Environment & Waterways Alliance Facebook

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CENTRAL WEST COUNCILS
ENVIRONMENT
& WATERWAYS
ALLIANCE

A prosperous & progressive community

Delivery Program for 2014 - 2017

Six Monthly Progress Report



Looking after our community

Vibrant towns and villages with a rich history, a safe and healthy community, and a strong sense of community pride – a great place for families

A safe and healthy community

Maintain the provision of high quality, accessible community services that meet the needs of our community

DP Action	Action	Action Comments	Action Status
Provide comprehensive community support programs that embrace social justice and access and equity	Meals on Wheels	Meals on Wheels, supported by its volunteers, continues to service the elderly residents unable to provide a nutritious meal for themselves each day. The service also provides a vital daily 'checking service' for those residents living alone within our community.	Completed
Provide comprehensive community support programs that embrace social justice and access and equity	Respite Care	Council continues its volunteer based host family respite service which provides respite assistance to families living within the Region who care for children or adults with a disability.	Completed
Provide comprehensive community support programs that embrace social justice and access and equity	Home Modification & Maintenance	Council continues to provide home modifications to assist elderly and disabled residents to live in their own homes safely and to avoid the risk of premature institutionalisation.	Completed
Provide comprehensive community support programs that embrace social justice and access and equity	Community Transport	Council continues to auspice its Community Transport service that provides vital transport to those living in the community that do not have accessible or affordable transportation options.	Completed
Provide comprehensive community support programs that embrace social justice and access and equity	Provide financial and in-kind support to MWRC Youth Council to deliver a range of youth oriented initiatives	Council provides funds to assist with the delivery of youth orientated initiatives by the Youth Council, including the purchase of Youth Room furniture, youth-orientated art workshops, and support for The Loft, which runs social and recreational programs and activities for young people in Kandos.	Completed
Provide comprehensive community support programs that embrace social justice and access and equity	Family Day Care	Council continues to provide community support programs.	Completed

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DP Action	Action	Action Comments	Action Status
Provide customer focused library and information services	Delivery of high quality, modern library services at Mudgee, Kandos and Gulgong	Council continues to provide high quality, modern library services at Mudgee, Kandos and Gulgong.	Progressing
Provide customer focused library and information services	Mobile Library Service	Council continues to provide a mobile library service.	Progressing
Provide customer focused library and information services	Children and youth library programs including Pre-School Bookworms and school holiday reading program	Council continues to provide children and youth library programs.	Progressing
Provide customer focused library and information services	Maintain an up to date library collection in accordance with Collection Policy	Council continues to maintain an up to date library collection.	Progressing

Work with key partners and the community to lobby for effective health services in our Region

DP Action	Action	Action Comments	Action Status
Explore funding opportunities for improved health services Work in partnership with Western Local Area Health Network to promote health projects	Lobby government and industry for funding including potential upgrade of Mudgee Hospital.	Continue to work with Western Local Area Health Network and local MP on the redevelopment of Mudgee Hospital including needs assessment and participation in community meetings.	Progressing
Explore funding opportunities for improved health services Work in partnership with Western Local Area Health Network to promote health projects	Liaise with Western NSW Local Health District and work with local Medical Services Organisations through interagency meetings.	Council continues to participate in and provide secretarial assistance to interagency meetings held in Mudgee and Kandos. Stakeholders from the Western NSW Local Health District and other medical service organisations participate in these meetings also.	Completed
Explore funding opportunities for improved health services Work in partnership with Western Local Area Health Network to promote health projects	Provision of accommodation for Doctors in the region	Council continues to budget for the provision of accommodation for doctors in the region in order to ensure that adequate medical services are secured locally.	Completed

Support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles

DP Action	Action	Action Comments	Action Status
Provide financial assistance in accordance with Council's Financial Assistance Policy	Provide financial assistance including for local and regional bodies in accordance with Financial Assistance Policy	November 2015 meeting report presented, only \$10,600 remaining of \$148.k.	Progressing

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DP Action	Action	Action Comments	Action Status
Promote and support programs aimed at increasing community health and wellbeing	Provide funding for Healthy Communities initiatives	Council has provided funding for various Healthy Community programs in the region, including aqua fitness classes in Mudgee, Gulgong and Kandos, strength and conditioning classes in Gulgong and an outdoor exercise program in Lawson Park, Mudgee.	Completed

Work with key partners and the community to reduce crime, anti social behaviour and improve community safety

DP Action	Action	Action Comments	Action Status
Support and implement programs which aim to reduce anti-social behaviour.	Maintain effective working relationship with NSW Police	Council continues to liaise with local police to reduce anti-social behaviour and reported incidents.	Progressing
Support and implement programs which aim to reduce anti-social behaviour.	Participate in the Liquor Accord	Council's Health & Building manager is on the Mudgee accord email list and will attend meetings as required. Further assistance and advice will be provided to the governance section regarding the proposed amendments to the footpath dining and AFZ within Mudgee CBD.	Progressing
Support and implement programs which aim to reduce anti-social behaviour.	Review Alcohol Free Zones in Town Centres	The AFZ was adopted in June 2009 for 4 years. It was re-established by Council 7 May 2014 for a further period of 4 years ending June 2018. Council is being asked at the February 2016 meeting to again consider the AFZ in light of amendments to the business use of footpaths that may see the introduction of the service of alcohol with meals for restaurants and cafes who extend their liquor licences on the footpath permitted areas.	Progressing
Support and implement programs which aim to reduce anti-social behaviour.	Increase lighting and other safety initiatives in parks and gardens as per Capital Works Program 2015/16	Continuation of lighting in Lawson Park completed and light at Glen Willow installed.	Completed
Support and implement programs which aim to reduce anti-social behaviour.	Installation of CCTV cameras at Mudgee CBD cab rank		Not Due To Start
Maintain clean and attractive streets and public spaces where people feel safe	Regular street cleaning and litter collection in town centres	Street cleaning program is in place and will be active throughout the year in accordance with set levels of service.	Progressing

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DP Action	Action	Action Comments	Action Status
Work effectively with State Agency partners to maintain and enhance public safety	Update of Displan to new Emergency Plan	The EMPLAN, formerly known as the Displan, has been completed and presented to the Regional Emergency Management Committee on December 3rd for endorsement.	Completed
Effective public health regulation and continuing education	Work in partnership with the NSW Food Authority in addressing matters such as food premises inspections, safe food handling and food borne illness investigations	A small percentage of shops have been inspected. Due to staff availability, the food inspection program has been delayed and will be resumed in February. Rylstone/Kandos area to be completed first, followed by Mudgee, then Gulgong area with 100% completion before the end of the financial year.	Progressing
Effective public health regulation and continuing education	Continued support and promotion of Scores on Doors initiative	Council continues to actively promote the value of scores on doors to business owners. Effective advice to new businesses and detailing their obligations to ensure the safe handling and sale of food has prevented any major incidences.	Progressing
Effective public health regulation and continuing education	Onsite sewerage management registration and inspections	Resources have not been allocated to this activity to date.	Not Progressing
Effective animal control regulation	Utilise website to actively re-home animals	Council's website contains information for residents on companion animals. Council also participates with a Friends of the Mudgee Pound group who promote re-homing using Facebook. Council's own Facebook page also promotes re-homing of impounded companion animals.	Progressing
Effective animal control regulation	Media campaign to encourage registration of dogs	Micro-chipping campaign completed in Kandos/Rylstone during Nov 2015 Community News used to promote desexing and registration.	Progressing
Effective animal control regulation	Installation of path bins and bag dispensers along walking trails	Bins to be installed March 2016.	Progressing
Effective animal control regulation	Provision of off lease areas	Council provides off leash dog areas in Gulgong, Mudgee and Rylstone.	Progressing

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Vibrant towns and villages**Respect and enhance the historic character of our Region and heritage value of our towns**

DP Action	Action	Action Comments	Action Status
Heritage advisory services and Heritage conservation	Access to heritage funding through Local Assistance Program	Annual heritage grants allocated.	Completed
Support and assist preservation of important historical sites in the Region	Support Kandos Museum with financial assistance for insurance and rates expenses	The Kandos Museum has been supported through the provision of financial assistance covering insurance, rates and operational costs.	Completed
Support and assist preservation of important historical sites in the Region	Maintain historical sites within the region, for example Red Hill Reserve	Red Hill, camping tree and Henry Lawson Memorial mowed, brush cut and maintained throughout the year on a regular basis.	Progressing

Manage growth pressure driven by the increase in mining operations in the Region

DP Action	Action	Action Comments	Action Status
Monitor employment and population growth	Work with State Government to provide updated population estimates based on building statistics and employment growth	Council continues to monitor relevant statistics and update documentation in conjunction with government agencies.	Progressing
Monitor employment and population growth	Support the preparation of Central West Regional Land Use Plan	Planning staff have participated in a briefing session for release of the Draft Regional Land Use Plan. Draft expected for release Mar-Apr 2016.	Progressing
Meet regularly with mining companies	Engage with Mine Managers at quarterly meetings	Council is represented on each of the Mine's Community Consultative Committees. Quarterly meetings are held with representatives of local mines.	Progressing

Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning

DP Action	Action	Action Comments	Action Status
Ongoing monitoring of land release and development	Continue to review and release land for development as required	With the adoption of the Urban Release Strategy Council adopted a quarterly Land Monitoring Report on the building approvals, subdivision approvals, construction and subdivision certificates.	Completed
Regular updating of the Comprehensive Land Use Strategy	Nil activity planned for 2015/16		Not Due To Start
Promote Affordable Housing options within the Region	Provide funding to lease emergency housing for women and children leaving family violence	Council contracts Barnardos and Housing Plus to provide short term crisis accommodation to homeless families, women and children escaping domestic violence and young people who do not have somewhere safe to stay. This arrangement secures at least support crisis accommodation properties within the region.	Completed

Maintain and promote the aesthetic appeal of the towns and villages within the Region

DP Action	Action	Action Comments	Action Status
Maintain and beautify civic open space and street access areas within towns and villages in the Region	Ongoing program of street beautification and tree planting	Street trees have been planted in Spring, minor follow up plantings to occur in Autumn.	Progressing
Maintain and beautify civic open space and street access areas within towns and villages in the Region	Work in partnership with the public Art Advisory Panel and local groups to apply for grants, buy, and erect sculptures across the region.	Art works from Sculptures in the Garden due to be installed in February.	Progressing
Application of appropriate building and development controls to protect and enhance the natural and built environment of the Mid-Western Region	Delivery of statutory and strategic planning functions, and building regulation in accordance with relevant legislation and adopted planning instruments	Council Continues to undertake statutory, strategic and building regulatory functions.	Progressing

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Effective and efficient delivery of infrastructure

Provide infrastructure and services to cater for the current and future needs of our community

DP Action	Action	Action Comments	Action Status
Review asset management plans and underpin with financial strategy	Review, update and develop asset management plans for each major category of infrastructure in accordance with AMP review schedule	All AMP presented to Council. AMS development continues with data cleansing underway.	Progressing
Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region	Review and update Parks Management Plans	Plans for Glen Willow, Anzac Park Gulgong, Robertson and Lawson Parks Mudgee under review and to go to Council in March for adoption. Remaining pocket parks continuing to be reviewed.	Progressing
Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region	Maintain and operate public open space in accordance with agreed service levels	Maintenance ongoing throughout the year.	Progressing
Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region	Passive parks and facilities upgrades as per Capital Works Program 2015/16	Percy Nott Rest Area gardens upgraded.	Completed
Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region	Public toilet construction and refurbishment as per Capital Works Program 2015/16	Program ongoing throughout the year.	Progressing
Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region	Playground installations and upgrades as per Capital Works Program 2015/16	Gilbey, George Campbell and Eleanor Dark Playgrounds completed.	Completed
Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region	Construction of Rylstone Skate Park	Quotes received, with contracts to be awarded and works to commence in March.	Progressing
Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region	Active parks and facilities upgrades as per Capital Works Program 2015/16	Existing lights on fields 5 and 6 at Glen Willow have been upgraded and speed humps installed on Pitts Lane. Maintenance continuous throughout the year.	Progressing
Manage and maintain cemeteries throughout the Region	Maintain and operate town and rural cemeteries in accordance with adopted service levels and policy requirements	Maintenance will continue throughout the year.	Progressing
Manage and maintain cemeteries throughout the Region	GPS mapping of town cemeteries	Contractors undertaking works.	Progressing
Manage and maintain cemeteries throughout the Region	Upgrades and extensions of cemeteries as per 2015/16 Capital Works Program	Planting to be undertaken in cooler months.	Progressing

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DP Action	Action	Action Comments	Action Status
Manage, plan and maintain buildings and other assets across the Region	Buildings upgrade and refurbishments as per Capital Works Program 2015/16	Program ongoing throughout the year.	Progressing
Manage, plan and maintain buildings and other assets across the Region	Complete construction of new pre-school facility	To be completed in February, with official opening in April.	Progressing
Showground upgrades	Minor upgrades and renewal works undertaken in accordance with Capital Works Program 2015/16	Building works continue and expect to be completed by May.	Progressing
Maintain and operate swimming pool centres across the Region	Maintain and operate swimming pool facilities at Mudgee, Gulgong and Kandos in accordance with adopted service levels	Pools opened on 26 September and operating as per advised pool season.	Progressing
Maintain and operate swimming pool centres across the Region	Undertake capital upgrades and renewals to swimming pool facilities as per Capital Works Program 2015/16	Tiling maintenance works at the Kandos Pool to be undertaken at the end of the pool season.	Progressing

Meet the diverse needs of the community and create a sense of belonging

Support programs which strengthen the relationships between the range of community groups

DP Action	Action	Action Comments	Action Status
Provide youth representation through the Youth Council	Provide secretarial support for Youth Council	Council's Community and Youth Development Officer provides secretarial assistance to the Youth Council and encourages and promotes youth interest and participation in Youth Council supported and instigated events, such as Youth Week events and quarterly youth movie nights. Preparation is underway for the planning of 2016 Youth Week activities.	Completed
Provide youth representation through the Youth Council	Allocation of funding for delivery of youth oriented initiatives by MWRC Youth Council	Council has allocated funds to assist with the delivery of youth orientated initiatives by the Youth Council. This has included the purchase of furniture for the Youth Room in the Mudgee Library, the hosting of quarterly youth movie nights and support for The Loft, which runs social and recreational programs and activities for young people in Kandos.	Completed
Provide meaningful employment to members of the disabled community	Maintain policies that support employment for people with disabilities at MWRC	Council continues to maintain places for the employment of supported workers.	Progressing

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DP Action	Action	Action Comments	Action Status
Provide meaningful employment to members of the disabled community	Continued operations of Mudgee Recycling and Ironed Out	Meaningful employment is offered to members of the disabled community through Ironed Out and Mudgee Recycling ongoing.	Completed
Work with lead agencies to ensure adequate provision of a range of services	Attend inter-agency meetings	Community Development Officers attend and provide secretarial support to Interagency meetings held in Mudgee and Kandos. Other relevant Community Services staff also attend meetings and network with stakeholder agencies.	Completed
Promote volunteering through the community	Run community services programs that encourage volunteering	Community Services utilises both individual and group volunteers with its Meals on Wheels, Community Transport and Host Family Respite services, and regularly advertises for same. Council's Community Development Officers are also able to point members of public to other volunteering opportunities within the community when requested.	Completed

Support arts and cultural development across the region

DP Action	Action	Action Comments	Action Status
Arts and cultural events promotion	Provide financial and in-kind support to events in accordance with Events Assistance Policy	The Events Assistance Policy continues to be delivered every 6 months to provide financial support for local community events.	Completed
Arts and cultural events promotion	Promote the use of Council facilities for significant events	Council continues to promote the use of Council owned facilities for major events. Major events to be held at Council owned facilities in 2015/16 include Flavours of Mudgee, Rugby League 9's, NSW U15 State Rugby Championships, Western Mariners regional competition, Mudgee Netball Regional Carnival, Peter Sterling clinic and local shows.	Completed
Provision of meeting and exhibition space	Make existing community buildings available at reasonable cost, and promote their use and availability through the website	All facilities are available at a reasonable cost and are promoted through the website - currently drafting Fees & Charges for 2016/17.	Progressing
Provision of meeting and exhibition space	Promote the use of exhibition space provided at the Regional Library	Resources have not been allocated to this activity to date.	Not Progressing

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DP Action	Action	Action Comments	Action Status
Coordinate and facilitate cultural and arts projects throughout the Region	Implement recommendations from the pARTicipate investigation	The Cultural Development Committee continues to meet to discuss art and cultural development in the region, including the possibility of a regional art gallery. The Committee is supported by the Public Art Advisory Panel.	Progressing
Coordinate and facilitate cultural and arts projects throughout the Region	Liaise with Cultural Development Committee, Public Art Advisory Panel, Orana Arts and local arts and cultural groups to develop cultural and artistic projects within the Region	Council continues to liaise with the Cultural Development Committee and the Public Art Advisory Panel respect of cultural and artistic projects within the Region. Orana Arts sits on the Public Art Advisory Panel and participates in these discussions.	Progressing
Coordinate and facilitate cultural and arts projects throughout the Region	Initiate an arts prize for the Mid-Western Region	The 2015 Mid-Western Art Prize contributed to artists' honoraria at the Rylstone Wood Symposium and a report is due to go to Council in March 2016 regarding potential installation sites for the wood sculptures.	Completed

Provide equitable access to a range of places and spaces for all in the community

DP Action	Action	Action Comments	Action Status
Public facilities to be accessible	Ongoing monitoring of existing buildings	Council continues to monitor existing buildings.	Progressing
Public facilities to be accessible	Commence development of a Disability Access Inclusion Plan	Investigations have been made regarding suitable consultants to assist in undertaking a Disability Inclusion Access Plan.	Progressing
Coordinate the provision of local community centres and halls for community use	A variety of community facilities available for use	Council continues to provide community facilities for use.	Progressing
Corporate and Community Buildings upgrades	Buildings upgrade and refurbishments as per Capital Works Program 2015/16	Program of works ongoing throughout the year.	Progressing

Protecting our natural environment

Conserving and promoting the natural beauty of our region

Protect and enhance our natural environment

Ensure land use planning and management enhances and protects biodiversity and natural heritage

DP Action	Action	Action Comments	Action Status
Include biodiversity and heritage as key components in the development application process	Implement Comprehensive Development Control Plan (DCP) through the development assessment process in relation to environment protection	This was completed in 2012.	Completed
Manage environmental and cultural factors impacted by physical works on Council lands	Continue to prepare Review of Environmental Factors for MWRC works	REF's continue to be undertaken for the Roads Program.	Progressing
Manage environmental and cultural factors impacted by physical works on Council lands	Work with local Aboriginal groups to effectively plan works involving sites of cultural significance	Council continues to liaise through the Aboriginal Reference Group in 2015/16.	Progressing

Minimise the impact of mining and other development on the environment both natural and built

DP Action	Action	Action Comments	Action Status
Work with the community and government agencies to identify and address the issues and mitigate impacts associated with mining	Raise any issues as part of Environmental Assessment stage of development approvals process	Council is represented on each of the Mine's Community Consultative Committees. Quarterly meetings are held with representatives of local mines.	Progressing
Work with the community and government agencies to identify and address the issues and mitigate impacts associated with mining	Represent MWRC on Community Consultative Committees	Councillors are represented on Community Consultative Committees for local mines.	Progressing
Work with the Department of Planning in the approval process to ensure community concerns are addressed in consents	Address issues as part of Environmental Assessment	Council is represented on each of the Mine's Community Consultative Committees. Quarterly meetings are held with representatives of local mines.	Progressing

Raise community awareness of environmental and biodiversity issues

DP Action	Action	Action Comments	Action Status
Deliver projects which work towards protecting biodiversity and regeneration of native environment	Implement a roadside vegetation management plan	Resources have not been allocated to this activity to date.	Not Progressing
Deliver projects which work towards protecting biodiversity and regeneration of native environment	Pursue grant funding for environmental projects	Council continues to monitor grant opportunities for eligible projects.	Progressing
Deliver projects which work towards protecting biodiversity and regeneration of native environment	Support Green Army project	First round completed in October 2015. Funding for a second round announced December 2015 for commencement July 2016.	Completed
Support National Tree Day	Facilitate National Tree Day		Not Due To Start
Work with schools to promote environmental awareness amongst students	Support Green Day	Staff supported 2015 Green Day initiative.	Completed

Control invasive plant and animal species

DP Action	Action	Action Comments	Action Status
Effective weeds management	Effective monitoring and management of noxious weeds across region	Total new inspections and re inspections for the period to February is 1,136. Council's Chief Weeds Officer has accepted the position as Chair of the Central Tablelands LLS Committee.	Progressing
Effective weeds management	Ongoing community education on noxious weeds	Marketing / advertising plan is running to schedule. Community forum held with lease holders of Wyndamere foreshore land to continue education and proactive management of that land.	Progressing
Effective weeds management	Undertake weed control on roadsides and MWRC land	WAP target is to spray 500km of roadsides. Current Km inspected and sprayed are 933km.	Progressing
Collaborate with agencies to manage feral animals	Ongoing community education on the impact of domestic pets on rural land managers	Council in cooperation with Local Land Services has undertaken letterbox drops of rural areas where stray dogs are observed or dog attacks of livestock have been reported.	Progressing

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Provide total water cycle management

Identify and implement innovative water conservation and sustainable water usage management practices

DP Action	Action	Action Comments	Action Status
Encourage reduced water consumption through Best Practice Pricing	Maintain Best Practice water pricing structure	Council is currently preparing the 30 year long term financial plan for Water Fund, and is set to meet the 75/25 billing mix ratio. Water consumption is lower to 31 December 2015, than the same period last year (1,035 vs 1,130 kilolitres).	Progressing
Implement water conservation and reuse programs	Ongoing community education on water conservation	Potable water consumption for 2nd quarter 2015/16 is less than total water consumption for 2nd quarter 2014/15.	Progressing
Work to secure water for agriculture and urban use	Work with State Government to secure domestic water supply	Council continues to undertake dialogue with the State Government to ensure that subsidies are secured for the Rylstone/Kandos sewer scheme.	Progressing
Promote an active role and participate in the review of the Murray Darling Basin Plan	Effectively represent MWRC at Murray Darling Association meetings	Council is represented at the Murray Darling Association by Cllr Lucy White and Mr Russell Holden.	Progressing

Maintain and manage water quantity and quality

DP Action	Action	Action Comments	Action Status
Identify and plan future maintenance, renewals and upgrades for Council's stormwater assets	Complete drainage works for the detention basin between Horatio Street and Winter Street	Detention basin project currently in design phase.	Progressing
Identify and plan future maintenance, renewals and upgrades for Council's stormwater assets	Drainage renewal and extension works undertaken as per Capital Works Program 2015/16	Program of works is ongoing throughout the year.	Progressing
Identify and plan future maintenance, renewals and upgrades for Council's stormwater assets	Effectively maintain existing drainage network including built infrastructure and overland drainage reserves	Drainage works are progressing to schedule.	Progressing
Identify and plan future maintenance, renewals and upgrades for Council's stormwater assets	Identify and undertake culvert replacement and causeway improvement program	Works have commenced on the culvert replacement project on Spring Ridge Road. Two causeways have been identified for replacement in Q3, one on Campbell's Creek Road and the second on Barney's Reef Road.	Progressing

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DP Action	Action	Action Comments	Action Status
Achieve NSW Government Best Practice Management of Water Supply and Sewerage	Integrated Water Cycle Management Strategy implemented in accordance with NSW Office of Water Guidelines	Environmental assessments are being undertaken and works are planned to commence in April 2016. IWCM Issue paper draft (water supply) received during 2nd quarter.	Progressing
Achieve NSW Government Best Practice Management of Water Supply and Sewerage	Ongoing implementation and review of the Drinking Water Management System	Drinking Water Management System implemented for all potable water supply systems. The Management Systems are dynamic documents that will be reviewed annually in line with legislative requirements.	Completed
Identify and plan future maintenance, renewals and upgrades for Council's water supply infrastructure	West Mudgee water distribution extension	Contractor mobilising in February 2016. Scheduled completion of contract is May 2016.	Progressing
Identify and plan future maintenance, renewals and upgrades for Council's water supply infrastructure	Water Supply infrastructure renewals and new works undertaken as per Capital Works Program 2015/16	46% complete regarding Actuals + Commitments related to total budget for Water Fund Capital Projects 2015/16.	Progressing

Protect and improve catchments across the Region by supporting Catchment Management Authorities

DP Action	Action	Action Comments	Action Status
Support the Central West Catchment Management and Hunter Central Rivers CMA Catchment Action Plan implementation	Represent MWRC interests as appropriate	Staff continue to support relevant initiatives and represent MWRC interests as appropriate.	Completed
Continue riparian rehabilitation program along waterways	Continue riverbed regeneration	Completed as part of the Green Army Project.	Completed
Continue riparian rehabilitation program along waterways	Maintenance and promotion of Putta Bucca Wetlands	Working with Dads Army and Friends of Putta Bucca to promote and maintain Putta Bucca. Notice board installed and Plan of Management drafted with new pathways complete.	Progressing
Provide education to the community of the importance of waterways	Ongoing community education on protecting waterways	This program is ongoing.	Progressing

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Maintain and manage waste water quality to meet Environmental Protection Agency standards

DP Action	Action	Action Comments	Action Status
Identify and plan future maintenance, renewals and upgrades for Council's sewerage treatment infrastructure	West Mudgee sewer pump station construction	Council resolved to award contract in February 2016 meeting. Construction works scheduled to be completed by end May 2016.	Progressing
Identify and plan future maintenance, renewals and upgrades for Council's sewerage treatment infrastructure	Decommissioning Mudgee Sewer Treatment Plant (Putta Bucca)	Awaiting results of contaminate analysis to advise final reporting.	Progressing
Identify and plan future maintenance, renewals and upgrades for Council's sewerage treatment infrastructure	Sewer Infrastructure renewals and new works undertaken as per Capital Works Program 2015/16	48% complete based on Actuals + Commitments in relation to total budget for Sewer Fund capital projects for 2015/16.	Progressing
Improve and develop treatment options to ensure quality of waste water meets EPA standards	Develop options and plans for effective management of sewage at Charbon village	No further progress on centralised servicing options in 2nd quarter.	Progressing
Improve and develop treatment options to ensure quality of waste water meets EPA standards	Continue to improve outgoing water quality at all sewerage treatment plants across the Region	Process adjustment trials established in first quarter continuing successfully. During next quarter, the focus will be on operator training to increase capacity of operators in the adjusted process operations.	Progressing
Achieve NSW Government Best Practice Management of Water Supply and Sewerage	Develop Liquid Trade Waste Policy and Pricing with implementation from 1 July 2016	No further progress in 2nd quarter.	Progressing

Live in a clean and environmentally sustainable way**Educate, promote and support the community in implementing waste minimisation strategies**

DP Action	Action	Action Comments	Action Status
Promote a philosophy of Reduce, Reuse, Recycle	Ongoing education on waste minimisation	Council runs periodic education through the web site, face book and school groups that visit the waste facility. Through an association with NetWaste, smaller schools are targeted for education sessions through the NetWaste Education Officer.	Progressing

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DP Action	Action	Action Comments	Action Status
Provide a domestic recycling and waste services for all residents through kerbside collection and rural waste transfer stations	Kerbside and local recycling facilities	A domestic waste and recycling service is provided to urban residents through kerbside collections and to rural residents through the waste transfer station drop off facilities.	Progressing
Promote home composting initiatives for green waste	Ongoing education on managing green waste	Investigation underway for kerbside organics collection that will replace or compliment the home composting initiative. This investigation is linked to a regional project through Dubbo City Council. Project meeting to progress regional tender for kerbside organics is scheduled for 10 March 2016.	Progressing

Work regionally and collaboratively to implement strategies that will enhance environmental outcomes in regards to waste management and minimisation

DP Action	Action	Action Comments	Action Status
Participate in regional procurement contracts for waste services that provided added value.	Regional scrap steel, green waste processing, used motor oil, house hold chemical collection, e-waste	All contracts in place through NetWaste or other service providers on a regional basis.	Completed
Participate in regional investigations for collaborative solutions to problem wastes types.	Participate in NetWaste steering committee for strategic direction of the group	Manager of Waste and Weeds Services sits on the steering committee for NetWaste. Meetings are held quarterly with attendance at both meetings this year. Currently part of a regional project targeting kerbside organics and regional contracts for green waste mulching, waste tyre collection and processing, waste oils and household chemical collection.	Progressing
Participate in regional investigations for collaborative solutions to problem wastes types.	Participate in Organics Processing tender with Dubbo City Council	Public consultation underway. This project is a regional project that relies on Dubbo City Council accepting and constructing a regional processing facility and introducing their own kerbside organics system. Dubbo are trialling a kerbside organics system in February 2016. Project meeting scheduled for 10 March 2016 to formulate tender information for each Council. At this stage Dubbo City Council have not committed to the project until after the trial finishes.	Progressing

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DP Action	Action	Action Comments	Action Status
Apply for available grants under the NSW Government 'Waste Less Recycle More' package	Apply for grants to upgrade or introduce services to the Mid-Western Community that reduces landfill tonnes and Co2 emissions	Council was successful in receiving a grant to assist in introducing a kerb-side organics collection system. This grant will only be taken up if the project goes ahead.	Progressing

Support programs that create environmental awareness and promote sustainable living

DP Action	Action	Action Comments	Action Status
Build community awareness through environmental education	Enhanced communications on environmental issues	This is ongoing and includes promotion of community gardens grants.	Progressing
Build community awareness through environmental education	Facilitate and promote community garden programs	Continue to promote programs through assistance to schools for community gardens.	Progressing

Consider technologies in Council's facilities, infrastructure and service delivery to reduce ecological footprint

DP Action	Action	Action Comments	Action Status
Implement alternative energy and sustainable technologies in physical works and service delivery	Nil planned for 2015/16		Not Due To Start

Building a strong local economy

A prosperous and diversified economy delivering lifestyle benefits to the community through employment, income and sustainable economic growth

A prosperous and diversified economy

Support the attraction and retention of a diverse range of businesses and industries

DP Action	Action	Action Comments	Action Status
Business expos targeting businesses that complement key local industries	Presence at 2-3 conferences or events where the Region can be marketed	Two major events were held during this quarter (Flavours of Mudgee Street Festival and Football NSW State Titles).	Completed
Work with business and industry groups to facilitate business development workshops for existing businesses in the region	Support the business chambers by attendance at meeting as required	Council continues to support initiatives of local business chambers and attend meetings as requested.	Completed
Work with business and industry groups to facilitate business development workshops for existing businesses in the region	Formulate policy on provision of financial support for business attraction	Council continues to support business development initiatives in the region and respond to and follow up opportunities relating to new business investment and expansion of local businesses.	Completed
Establish a process of capturing and monitoring relevant economic data to identify opportunities, trends and needs of local businesses	Produce annual update to Economic and Business Profile booklet	Relevant statistics collected and updated as available.	Progressing
Develop and strengthen partnerships with major employers in the region	Conduct two Think Tank forums to encourage business leaders to participate in local economic development	Next forum to be held in Q4.	Progressing
Work with the community to identify economic development opportunities	Be aware of new business investors coming to the Region and work with them to promote benefits	Respond to and follow up enquiries relating to new business investment in the Region and the expansion of local business activities.	Completed
Work with Mudgee Regional (MRTI) to identify target markets and promote the region	Develop parameters for target markets in terms of how tourism will be developed in the Region	MRTI has a contract with Council to undertake tourism marketing on behalf of the Region.	Completed
Develop existing events in the region and attract new event proponents to hold major events and festivals in the region	Identify opportunities to submit bids for new events and conferences and support event proponents holding or wishing to hold events in the Region	Council continues to identify opportunities to attract new events to the region and submit bid proposals for new events. Major events or new events held in this quarter	Progressing

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DP Action	Action	Action Comments	Action Status
Develop existing events in the region and attract new event proponents to hold major events and festivals in the region	Deliver Flavours of Mudgee in September 2015	include Rugby League 9's tournament, Hogs for Homeless and Peter Sterling development clinic. Flavours of Mudgee event was held in September 2015.	Completed

Encourage the development of a skilled and flexible workforce to satisfy local industry and business requirements

DP Action	Action	Action Comments	Action Status
Work with business and industry groups to identify the main skills shortage areas	Conduct two think tank forums to encourage business leaders to participate in local economic development and provide feedback on skills issues	Next forum to be held in Q4.	Progressing
Encourage workers to move to the region for employment opportunities where skills shortages exist	Presence at 2-3 conferences or events where the Region can be marketed	Two major events were held during the quarter (Flavours of Mudgee Street Festival and Football NSW State Titles).	Completed

An attractive business and economic environment**Promote the region as a great place to live, work, invest and visit**

DP Action	Action	Action Comments	Action Status
Provide brand leadership, market the Region's competitive advantages and targeted marketing of investment opportunities	Presence at 2-3 conferences or events where the Region can be marketed	Two major events were held during this quarter (Flavours of Mudgee Street Festival and Football NSW State Titles).	Completed

Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region

DP Action	Action	Action Comments	Action Status
Promote the development of infrastructure at the Mudgee Airport as an opportunity for business expansion in the aviation industry	Deliver infrastructure upgrades at Mudgee Airport Precinct in accordance with Restart NSW funding	Waiting for CASA approval to commission the PAPI system.	Progressing

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DP Action	Action	Action Comments	Action Status
Promote the development of infrastructure at the Mudgee Airport as an opportunity for business expansion in the aviation industry	Review airport development strategy and promotional opportunities in the future	The update of the Airport Master Plan was completed during Q2 2015.	Completed
Facilitate the production of a study on investment opportunities in the local property market	Provide information package regarding development opportunities in property market	Property data and trends for the Region are collected and included in Economic Profile Booklet.	Completed
Lobby State and Federal Government on infrastructure needs of local businesses including transport and communications linkages	Continue to lobby government agencies and departments on the provision of infrastructure to meet community needs	Council continues to lobby and apply for grant funding.	Completed

Support the expansion of essential services (education, health) to match business and industry development in the region

DP Action	Action	Action Comments	Action Status
Lobby State and Federal Government for expanded health and education services	Lobby government agencies and departments on the provision of infrastructure to meet community needs	Respond to and follow up enquiries relating to new business investment in the Region and the expansion of local business activities.	Completed
Work with local service providers to maintain an acceptable level of service delivery	Participate in regional planning working group	Council continues to work with the Department of Planning with the focus on delivery of regional land use plans.	Completed
Work with local service providers to maintain an acceptable level of service delivery	Raise identified deficiencies in education needs across the Region in particular Pre-School and High School	Council continues to work with local service providers to meet the education needs of the region. The Mudgee Early Childhood Hub will provide additional preschool places from Term 1 2016.	Completed

Develop tools that simplify development processes and encourage high quality commercial and residential development

DP Action	Action	Action Comments	Action Status
Develop a step by step guide to assist potential investors to work through the regulatory framework	Develop a guide to assist potential investors and developers to work through regulatory framework	Staff reviewing content which can be included in fact sheets made available to all users.	Progressing

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DP Action	Action	Action Comments	Action Status
Review plans and controls with economic impacts	Update and review guides, as required, to keep up with changes in legislation and the economy.	Produce annual update to economic data to assist investors and developers understand local economic conditions.	Completed

A range of rewarding and fulfilling career opportunities to attract and retain residents

Support projects that create new jobs in the Region and help to build a diverse and multi-skilled workforce

DP Action	Action	Action Comments	Action Status
Work with lead agencies for employment to identify trends and discuss issues impacting employment	Work with employment agencies to identify trends and develop strategies to assist employment opportunities across the Region	Continue to monitor workforce trends and regional projects which will lead to new job creation.	Progressing
Encourage local business to explore traineeships and apprenticeships	Work with local businesses to promote traineeship and apprenticeship positions, including educating businesses on available government support.	Forward relevant information to local chambers of commerce for distribution to members.	Progressing

Build strong linkages with institutions providing education, training and employment pathways in the Region

DP Action	Action	Action Comments	Action Status
Work with lead agencies for education in the region and understand their roles and responsibilities in economic development	Work with education providers on the provision of services to meet community needs	Continue to investigate education gaps from preschool to higher education and provide feedback to relevant agencies.	Completed
Pursue opportunities to develop a university outreach campus with offerings aligned to local industries	Nil activity planned for 2015/16		Not Due To Start

Connecting our region

Vibrant towns and villages with a rich history, a safe and healthy community, and a strong sense of community pride – a great place for families

High quality road network that is safe and efficient

Provide traffic management solutions that promote safer local roads and minimise traffic congestion

DP Action	Action	Action Comments	Action Status
Work with the RMS to improve road safety	Liaise with the RMS on road safety matters	Road safety matters continue to be addressed with RMS through the RMCC, RMS Road safety and Traffic Committee.	Progressing
Work with the RMS to improve road safety	Improve pedestrian safety at Lewis St and Mortimer St intersection	The drainage works have been completed to facilitate the intersection upgrade. Construction of the kerb blisters will commence in January 2016.	Progressing
Regulate effective and appropriate user activities on the road network	Contribute to and support load limit variations and B-Double restrictions on various local roads as necessary	Oversize and over mass vehicle movement applications are evaluated when received.	Progressing
Regulate effective and appropriate user activities on the road network	Review speed limits and traffic management	Traffic Management assessments are undertaken as and when required. Speed Zone assessments are referred to RMS for review.	Progressing
Partner with Transport NSW regarding local transport needs	Support the Transport Working Group	Council is waiting to hear from Transport for NSW regarding new Regional Transport Coordinator appointments but, in the meantime, all members of the Transport Working Party have been contacted and advised if they identify any local transport issues that need addressing in the short term, they can revert directly to Council's Manager, Community Services.	Completed
Participate in relevant regional transport committees and working parties	Facilitate the Local Traffic Committee	Council continues to undertake this activity.	Progressing

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Provide a roads network that balances asset conditions with available resources and community needs

DP Action	Action	Action Comments	Action Status
Annually review the Roads Asset Management Plan	Continue to update data for Asset Management Plans	The annual review of the Roads AMP will commence in Q3 following the finalisation of the Fair Value assessments.	Progressing
Implement the works program in accordance with the Roads Asset Management Plan	Manage State Roads in accordance with RMS contracts	Council continues to maintain the state roads under the Routine Maintenance Council Contract. Council also undertakes ordered work projects as and when requested by RMS. Currently Council has commenced a 3.5km widening on Guntawang Road which will be completed by April 2016.	Progressing
Implement the works program in accordance with the Roads Asset Management Plan	Ongoing maintenance and upgrades of Regional Roads network	Additional heavy patching will be undertaken on the Bylong Valley Way to expend the allocated budget. Cope Road project is proceeding on schedule and due to be completed in late 2016. General maintenance works continue throughout the year.	Progressing
Implement the works program in accordance with the Roads Asset Management Plan	Maintenance of MWRC local road network in accordance with established levels of service	Maintenance continues as requested throughout the year, driven by works requests, road inspections and general planned maintenance. 501km of grading has been completed year to date up to December 2015.	Progressing
Implement the works program in accordance with the Roads Asset Management Plan	Upgrade, renewal and extension of local roads in accordance with Capital Works Program 2015/16	The capital works projects are progressing on schedule. Additional projects have been identified following additional R2R funding.	Progressing
Implement the works program in accordance with the Roads Asset Management Plan	Upgrade and renewal of bridges across the region in accordance with the Capital Works Program 2015/16	Works are on schedule to commence in early 2016. The off-site fabrication of bridge precast components have commenced.	Progressing
Implement the works program in accordance with the Roads Asset Management Plan	Sealing of and upgrades to Wollar Road in accordance with Restart NSW funding agreement	Initial design works undertaken.	Progressing
Implement the works program in accordance with the Roads Asset Management Plan	Undertake upgrades of Ulan Road in accordance with the Ulan Road Strategy	The project is progressing to schedule.	Progressing
Pursue additional funding for upgrading of roads infrastructure	Lobby for additional funding for roads	Successfully applied to replace 3 timber bridges across the Region through the Bridges Renewal Program. In addition,	Completed

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DP Action	Action	Action Comments	Action Status
Pursue additional funding for upgrading of roads infrastructure	Ensure that major developers pay for the impact additional development will have on road network	applications were also made for black spot funding for road safety improvements and regional road repair. Funding committed through Ulan Road Strategy and Resources for Regions program.	Completed

Develop and enhance walking and cycling networks across the Region

DP Action	Action	Action Comments	Action Status
Implement the Pedestrian Access Mobility Plan	Upgrade and renewal of footpaths and cycleways in accordance with Capital Works Program 2015/16	The PAMP was placed on public exhibition in late 2015 with adoption by Council planned for early 2016. A contractor has been engaged to undertake the pathway construction works, commencing the Q3.	Progressing
Implement the Pedestrian Access Mobility Plan	Maintain existing footpath and cycleway network in accordance with established levels of service	Footpath maintenance works are progressing as resources allow.	Progressing
Implement the Pedestrian Access Mobility Plan	Extension of Cudgegong River shared pathway to Glen Willow/Putta Bucca	Completed in 2014/15.	Completed

Efficient connection of the region to major towns and cities

Develop a regional transport network that grows with the needs of business and industry

DP Action	Action	Action Comments	Action Status
Support the continuation of commercial passenger services at Mudgee Airport	Work with service provider to re-establish passenger services to end from Sydney	Fly Pelican commenced services in June 2015.	Completed
Support the continuation of commercial passenger services at Mudgee Airport	Operation and maintenance of Mudgee Airport in accordance with agreed service levels	CASA audit review received and actions arising from the audit will be addressed by May 2016	Progressing
Lobby for improved highway linkages along the Great Western Highway and Bells Line	Lobby for improved access to Western NSW from Sydney	Participate in CENTROC transport infrastructure planning and General Manager meetings with Ministers.	Completed

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Create a communication network that services the needs of our residents and businesses

DP Action	Action	Action Comments	Action Status
Pursue improved broadband and mobile coverage with Government and major service providers	Lobby for improved internet speeds and mobile coverage throughout the region	Continue to meet with representatives of NBN in relation to rollout and timing.	Completed

Good government

A strong council that is representative of our community and effective in meeting the needs of the community

Strong civic leadership

Provide clear strategic direction through the Community Plan, Delivery Program and Operational Plans

DP Action	Action	Action Comments	Action Status
Ensure actions of the Operational Plan and Delivery Program are completed on time, on budget and meets success criteria	Successful delivery of 2015/16 Operational Plan	This program is ongoing.	Progressing
Ensure actions of the Operational Plan and Delivery Program are completed on time, on budget and meets success criteria	Six monthly progress reporting against Delivery Program and comprehensive Quarterly Budget Reviews against Operational Plan	This program is ongoing.	Progressing

Provide accountable and transparent decision making for the community

DP Action	Action	Action Comments	Action Status
Ongoing review and enhancement of governance framework	Continue to hold "Open Day" prior to Council Meetings	Open days continue to be conducted commencing at 5.30pm on Council meeting days. Speakers are given 5 minutes with a 1 minute summary/windup.	Progressing
Ongoing review and enhancement of governance framework	Webcast of Council Meetings	Conducted on an ongoing basis.	Progressing
Ongoing review and enhancement of governance framework	Installation of Audio Loop in Council Chambers		Not Due To Start
Provide professional development opportunities to support elected members in fulfilling their obligations as councillors	Provide access to professional development programs for elected members	Councillors were inducted and Office of Local Government packages made available. GMs EA circulates monthly Newsletters LG NSW newsletters to Councillors.	Progressing

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DP Action	Action	Action Comments	Action Status
Hold awareness sessions for potential candidates in the six months leading up to each Council election and ensure information packages are available	Develop program for candidate awareness sessions	Work to commence early 2016. Elections may be moved from Sept 2016 to March 2017 following release of the Government Fit for the Future reform announcements in December 2015.	Not Progressing

Provide strong representation for the community at Regional, State and Federal levels

DP Action	Action	Action Comments	Action Status
Continue to lobby State and Federal Government on all matters that are of interest to the Mid-Western Region	Work with the Mayor to access Local Members and Ministers on relevant issues	Regular meetings are held throughout the year with local members and access provided to various ministers for specific issues (including transport, regional development, tourism, local government reform).	Completed
Continue to lobby State and Federal Government on all matters that are of interest to the Mid-Western Region	Strengthen relationships with local State and Federal members	Regular meetings are held throughout the year with local members and access provided to various ministers for specific issues (including transport, regional development, tourism, local government reform).	Completed
Continue to lobby State and Federal Government on all matters that are of interest to the Mid-Western Region	Engage with Regional Directors of State Government	Regular meetings are held throughout the year with local members and access provided to various ministers for specific issues (including transport, regional development, tourism, local government reform).	Completed

Good communications and engagement**Improve communications between Council and the community and create awareness of Council's roles and responsibilities**

DP Action	Action	Action Comments	Action Status
Publish monthly editions of Community News	Community News	Community News completed and distributed to residents as scheduled.	Progressing
Provide an up to date and functional web interface	Ensure web content is kept up to date and relevant	Content updated ongoing.	Progressing

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DP Action	Action	Action Comments	Action Status
Regularly report to the community in a variety of interesting ways	Increased use of all media avenues including social media, radio and television.	Council provides ongoing opportunities for community engagement to improve communications and create awareness of Council's activities. This includes increased utilisation of online surveys, facebook activities and community workshops.	Completed
Regularly report to the community in a variety of interesting ways	Implementation of Social Media Strategy	Council utilises a range of communications tools to improve communications with the community and create awareness of Council's roles and responsibilities. This includes surveys, advertising, TV, radio, newspaper and facebook.	Progressing
Operate and maintain a community works request system that provides timely and accurate information and responses	Maintain Works Request System and produce regular reporting on response times	Latest report sent on 8 Feb. Total of 212 WR over 14 days.	Progressing
Operate and maintain a community works request system that provides timely and accurate information and responses	Promote use of Snap Send Solve for community to submit works requests	Council continues to promote this tool.	Progressing
Ensure the community has clear information about who to contact in Council	Provide a customer focused web site	Live Pro software purchased and currently loading knowledge with CS team.	Progressing
Educate the community on Council's roles and responsibilities	Provide access to Council's corporate planning documents both through the website and Administration Centres	All planning documents are available on both website and admin centres - new display board installed.	Progressing

Encourage community access and participation in Council decision making

DP Action	Action	Action Comments	Action Status
Seek feedback on policy development and local issues	Ensure policies, strategies and proposals impacting the community are placed on exhibition for public comment	Relevant documents exhibited as required.	Progressing
Seek feedback on policy development and local issues	Utilise a range of formal and informal engagement tools to seek community feedback on a broad range of issues	Council provides ongoing opportunities for community engagement and feedback through the use of survey monkey, workshops, phone surveys and facebook.	Progressing

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DP Action	Action	Action Comments	Action Status
Provide opportunities and make it easy for the community to participate in and influence decision making	Encourage attendance at Council Meetings in person and via webcast	Council's webpage provides easy access to the webcast and encourages members of the public to view proceedings.	Progressing

An effective and efficient organisation**Pursue excellence in service delivery**

DP Action	Action	Action Comments	Action Status
Benchmark Council's service delivery against relevant organisations	Provide Planning and Building Statistics to Department of Planning	Reports completed and submitted to Department of Planning as required.	Completed
Benchmark Council's service delivery against relevant organisations	Participate in Centroc, NSW LGPA, LGNSW and other industry body surveys and benchmarking exercises	Staff continue to participate in relevant activities.	Progressing
Benchmark Council's service delivery against relevant organisations	Desktop analysis of annual financial results against other NSW councils	Awaiting release of LG Solutions financial comparative Analyser, due for release in January 2016.	Progressing
Benchmark Council's service delivery against relevant organisations	Report on OLG comparatives for Group 4 councils		Progressing
Conduct bi-annual community surveys 2014 & 2016	Nil activity planned for 2015/16	Investigating options for community survey later in 2016.	Progressing
Provide effective and efficient internal support functions, and undertake regular service reviews	Conduct quarterly Council Staff Updates across all work sites	Quarterly staff update meetings are held.	Completed
Provide effective and efficient internal support functions, and undertake regular service reviews	Engage with the community on desired levels of service across Council functions	This will occur as part of IP&R commencing March 2016.	Not Due To Start
Provide effective and efficient internal support functions, and undertake regular service reviews	Develop program of internal service reviews	Resources have not been allocated to date.	Not Due To Start
Provide effective and efficient internal support functions, and undertake regular service reviews	Provide effective Workshop services for Council fleet	Plant items identified for replacement and quotes being sought.	Progressing
Provide effective and efficient internal support functions, and undertake regular service reviews	Effective capture and management of corporate records	Records Management Policy has been reviewed in line with State Records Implementation Guide and will go to Council in March.	Progressing

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DP Action	Action	Action Comments	Action Status
Provide effective and efficient internal support functions, and undertake regular service reviews	Ongoing enhancements to Council procurement including Roadmap Best Practice Procurement project	Roadmap program is progressing. Introduction of Vendor Panel, Updating Tender documentation and returnable schedules. Investigating purchase cards (currently waiting on a response from the NAB Bank as to details and costs associated). Process improvements and review of policies is continual.	Progressing
Provide a responsive customer service function	Reply to all correspondence within 14 days	Council continues to target this standard.	Progressing
Provide a responsive customer service function	Review Customer Service Charter and deliver positive, informative, and professional front-of-house and phone customer service function	Resources have not been allocated to date.	Not Progressing

Promote Council as a great place to work for talented people

DP Action	Action	Action Comments	Action Status
Attract, retain and develop a skilled workforce	Develop a training program targeted towards achievement of Delivery Program and areas of risk identified in Workforce Plan.	A training program is maintained.	Progressing
Attract, retain and develop a skilled workforce	Promote our core values of Respect, Integrity and Recognition	Council continues to promote values.	Progressing
Attract, retain and develop a skilled workforce	Ensure all employees have clearly articulated accountabilities against which they will be assessed	This is managed through role profiles and job accountabilities.	Completed
Provide a safe, healthy and non-discriminatory working environment	Review current WHS systems and implement a WHS Management Framework based on AS4801	This program is ongoing.	Progressing
Provide a safe, healthy and non-discriminatory working environment	Align workplace behaviour with core values of Respect, Integrity and Recognition	Council continues to promote values.	Progressing
Provide a safe, healthy and non-discriminatory working environment	Annual review of Equal Employment Opportunity Management Plan	Resources have not been allocated to date.	Not Due To Start
Provide a safe, healthy and non-discriminatory working environment	Implement a service provider management framework	A manual system has been created to ensure staff have a framework to manage both feedback and non-	Completed

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DP Action	Action	Action Comments	Action Status
		conformance of our service providers. Procedures, non-conformance documentation, feedback forms and backing sheets have been created. The introduction of Vendor Panel to Council, will assist staff with their service provider management requirements. Vendor Panel will be compulsory once General Service Provider and Plant Hire tenders have been accepted by Council. This is targeted for July 2016	
Conduct annual Employee Opinion Surveys	Seek staff feedback via Employee Opinion Survey 2015/16	Resources have not been allocated to date.	Not Due To Start
Conduct annual Employee Opinion Surveys	Identify and implement improvement strategies based on feedback from Employee Opinion Survey	This activity is ongoing with management groups.	Progressing

Prudently manage risks associated with all Council activities

DP Action	Action	Action Comments	Action Status
Monitor and review Council's policies and strategies	Provide up to date Policy Register	Council has a rolling program to review its policies and all policies have a review date. A register is maintained to track policy review compliance.	Completed
Monitor and review Council's policies and strategies	Run test exercise against Business Continuity Plan	Scheduled Desktop Audit for June 2016.	Progressing
Monitor and review Council's policies and strategies	Identify and resolve existing policy gaps	Policy review register established. Executive resolve change to all policies moving to a 4 year review cycle or as required. Executive monitor review schedules.	Progressing
Monitor and review Council's policies and strategies	Education program to ensure staff understand policy requirements	Staff induction sessions conducted and staff advised of changes to existing policies as required.	Progressing
Enhance the information systems that support delivery of Council activities	Implementation of VOIP system	Telstra network configuration starting March.	Progressing
Enhance the information systems that support delivery of Council activities	Canvass options for increasing speed and reliability of Council network	Complete and operational.	Completed
Enhance the information systems that support delivery of Council activities	Continued investment in existing information systems to delivery productivity enhancements	Servers and san replaced, backup server underway	Progressing

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DP Action	Action	Action Comments	Action Status
Enhance the information systems that support delivery of Council activities	Implementation of Corporate Performance Reporting software solution	Pulse corporate reporting software has been introduced from Q1 2016.	Completed
Enhance the information systems that support delivery of Council activities	Implementation of mobility solutions for integrated asset management	Issues with data integrity are yet to be solved and meetings with Technology One are scheduled to progress this.	Progressing
Enhance the information systems that support delivery of Council activities	Implementation of online employee performance management system	Online system implemented from Q1 2016.	Completed
Provide long term financial sustainability through sound financial management	Update Long Term Financial Plan	The Long Term Financial Plan for 2015/16 was completed and approved in December 2015. The LTFP has been recently rolled and updated to Q2 budget figures in preparation for the 2016/17 budget process.	Progressing
Provide long term financial sustainability through sound financial management	Monthly reporting against budget and schedule for major works programs/strategic projects	Monthly reporting updated and completed per OLG and statutory requirements to December 2015.	Progressing
Provide long term financial sustainability through sound financial management	Comprehensive Quarterly Budget Review reporting	Quarterly budget reports provided within statutory deadlines, and produced to OLG Guidelines & requirements to 31 December 2015.	Progressing
Provide long term financial sustainability through sound financial management	Development of Rating Strategy to support LTFP	The development of this Strategy is contingent upon the feedback from the 2016/2017 Rates Reference Group and Council. Information will not be available until end March 2016 - last meeting of Group due to be held on 24/2/2016 and then Council workshops to consider.	Not Due To Start
Provide long term financial sustainability through sound financial management	Integration of long term impacts on financial sustainability indicators incorporated into Council decision making process		Not Due To Start
Ensure strategic and asset management plans are underpinned by sound financial strategies	Ongoing improvements to asset data and asset system capabilities	The AMS is currently going through a restructure, with the 6 register system being revised down to a more usable 3 register system. Other inadequate functionality has been addressed by Technology One consultants, in December 2015. Plans to continue to clean & migrate data across, are set for completion in quarter 3.	Progressing

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DP Action	Action	Action Comments	Action Status
Ensure strategic and asset management plans are underpinned by sound financial strategies	Integrate long term asset management considerations into Council decision making process		Not Due To Start
Ensure strategic and asset management plans are underpinned by sound financial strategies	Improved integration of Asset Management Plans and Long Term Financial Plan		Not Due To Start
Comply with relevant accounting standards, taxation legislation and other financial reporting obligations	Achieve a high standard of financial management		Progressing
Comply with relevant accounting standards, taxation legislation and other financial reporting obligations	All rating, taxation, statutory, and grant reporting obligations satisfied in an accurate and timely manner	Deadlines and reporting obligations met to December 2015	Progressing

Placeholder for Attachment 1
2016/17 Draft Operational Plan and Amended
Delivery Program
Draft 2016/17 Operational Plan and Amended
2013/14-2016/17 Delivery Program (combined)
0 Pages

Centroc Board Meeting - 25 February 2016

Option #1

CENTROC FEE TOTALS FOR 2016/2017						
(+1.8% + \$55,000 shared)						
<u>Excludes GST</u>						
	CENTROC	TRAINING		CENTROC	Screen Central	Total Fees
	Membership &	Training	OHS/HR	WATER UTILITIES	Membership	2016/2017
	Administration	Split	Split	ALLIANCE		
<u>COUNCIL</u>						
Orange	37,879	3,549	5,849	20,101	1,000	68,378
Bathurst	38,325	3,518	5,800	18,950	1,000	67,593
Mid-Western Regional Council	27,019	3,356	5,531	13,311	1,000	50,217
Lithgow	24,140	1,829	3,015	13,672	1,000	43,656
Parkes	19,268	1,493	2,465	11,726	1,000	35,952
Cowra	17,739	1,687	2,782	11,465	1,000	34,673
Cabonne	17,639	1,829	3,015	8,210	1,000	31,693
Forbes	14,992	956	1,575	10,187	1,000	28,710
Lachlan	12,618	1,768	2,917	9,536	1,000	27,839
Blayney	12,588	661	1,089	2,085	1,000	17,423
Oberon	11,219	752	1,241	8,400	1,000	22,612
Weddin	9,987	538	888	2,085	1,000	14,498
Young	17,286	1,109	1,827	10,758	1,000	31,980
Boorowa - operational fee	7,498	590	972	7,789	1,000	17,849
Upper Lachlan - operational fee	10,931	1,493	2,465	8,829	1,000	24,718
Central Tablelands water	6,604	193	319	9,420	0	16,536
TOTAL	285,732	25,321	41,750	166,524	15,000	534,327

Reports

Centroc Board Meeting - 25 February 2016

Option #2

CENTROC FEE TOTALS FOR 2016/2017						
(Business as Usual with a 1.8% fee increase plus revolving cost savings fund)						
<u>Excludes GST</u>						
	CENTROC	TRAINING		CENTROC	Screencentral	Total Fees
	Membership &	Training	OHS/HR	WATER UTILITIES	Membership	2016/2017
	Administration	Split	Split	ALLIANCE		
COUNCIL						
Orange	30,588	3,549	5,849	20,101	1,000	61,087
Bathurst	30,948	3,518	5,800	18,950	1,000	60,216
Mid-Western Regional Council	21,818	3,356	5,531	13,311	1,000	45,016
Lithgow	19,494	1,829	3,015	13,672	1,000	39,010
Parkes	15,559	1,493	2,465	11,726	1,000	32,243
Cowra	14,324	1,687	2,782	11,465	1,000	31,258
Cabonne	14,244	1,829	3,015	8,210	1,000	28,298
Forbes	12,106	956	1,575	10,187	1,000	25,824
Lachlan	10,189	1,768	2,917	9,536	1,000	25,410
Blayney	10,165	661	1,089	2,085	1,000	15,000
Oberon	9,059	752	1,241	8,400	1,000	20,452
Weddin	8,065	538	888	2,085	1,000	12,576
Young	13,959	1,109	1,827	10,758	1,000	28,653
Boorowa - operational fee	6,055	590	972	7,789	1,000	16,406
Upper Lachlan - operational fee	8,827	1,493	2,465	8,829	1,000	22,614
Central Tablelands water	5,332	193	319	9,420	0	15,264
TOTAL	230,732	25,321	41,750	166,524	15,000	479,327

Reports

Centroc Board Meeting - 25 February 2016

CENTROC BUDGET - 2016/2017	
	Budget
	2016/2017
Income	
CENTROC Membership Fees	285,732
Regional Training Service Fees - Training	25,321
Regional Training Service Fees - OH&S & HR	41,750
Screen NSW Service Fees	15,000
Screen NSW Other ROC	1,000
CWUA Best Practice Program	166,524
	\$535,327
CWUA - Dam Surveillance	106,500
HR - Regional Training Service Income	300,000
HR - Online Training	110,000
HR - E-Recruitment	19,200
	\$429,200
Supply Rebates - Bitumen, Fuel, Roadsigns, Line Marking, Diesel	46,000
HR Rebates - Online Training, Pre-Employment, Employee Assist Program	9,000
WHS Rebates - Compliance Training	5,000
CWUA Rebates - CCTV, Pipe Relining, Dam Surveillance, Smoke Testing	40,500
Energy Rebates - Electricity	2,000
CCS - Internal Audit	2,000
LGP Rebate	70,000
Sundry Rebates - Health Check	3,000
	\$177,500
Vehicle Lease Back EO	4,000
Vehicle Lease Back BPP	4,000
Vehicle Lease Back CWUA	4,500
Vehicle Lease Back Energy & Training Program	4,000
Interest	10,000
	\$26,500
Total Income	\$1,275,027
Expenditure	
Executive Officer Costs	185,000
Executive Officer Vehicle Costs & Depn	13,000
Best Practice in Procurement Program Manager	107,500
Best Practice in Procurement Program Manager - Vehicle Costs & Depn	13,000
Energy, Contracts & Training Program Manager	93,000
Energy, Contracts & Training Program Manager - Vehicle costs	13,000
Training & Program Support Officer	60,000
Finance Officer	55,000
Secretariat Council Support - Executive Assistant	35,000

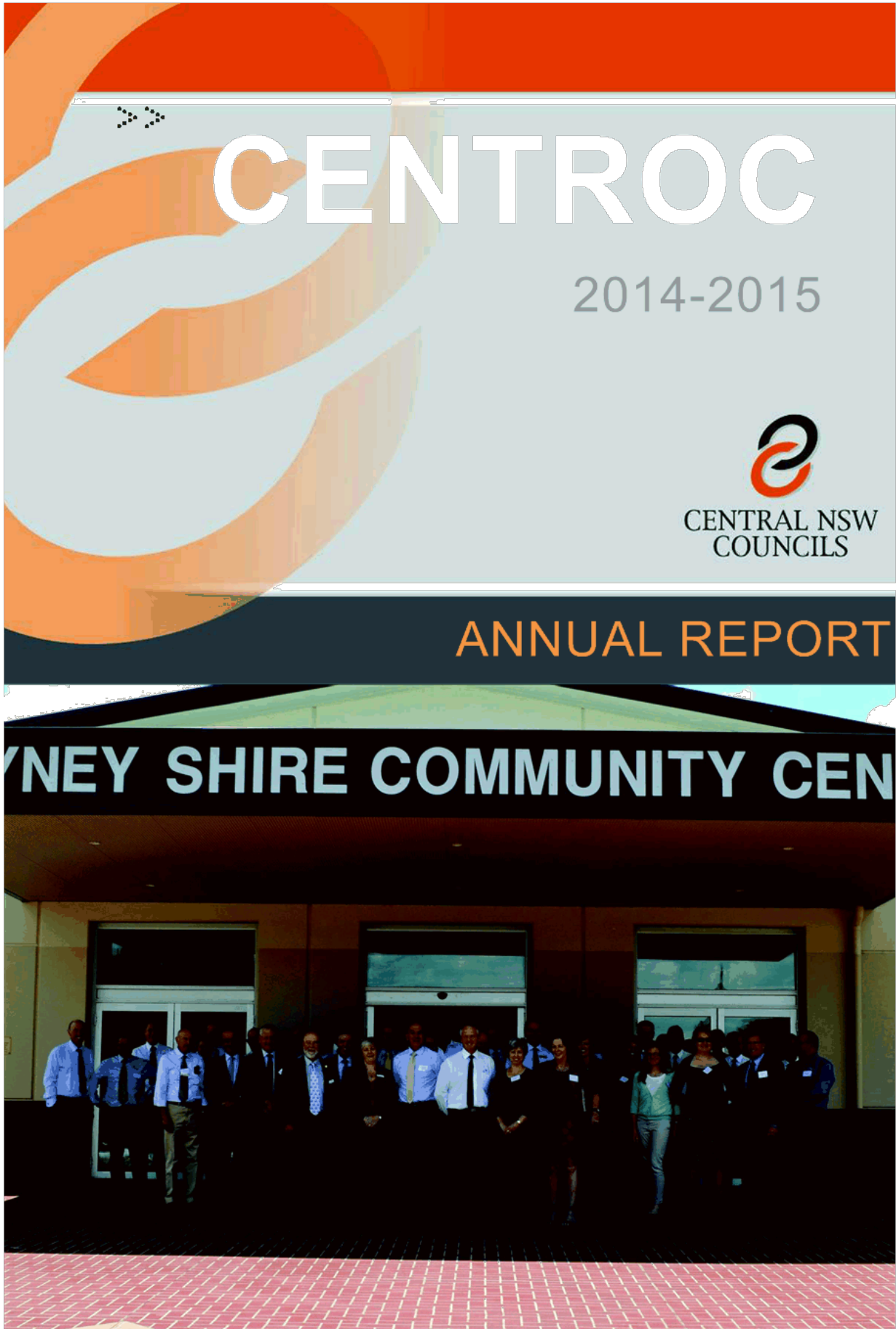
Centroc Board Meeting - 25 February 2016

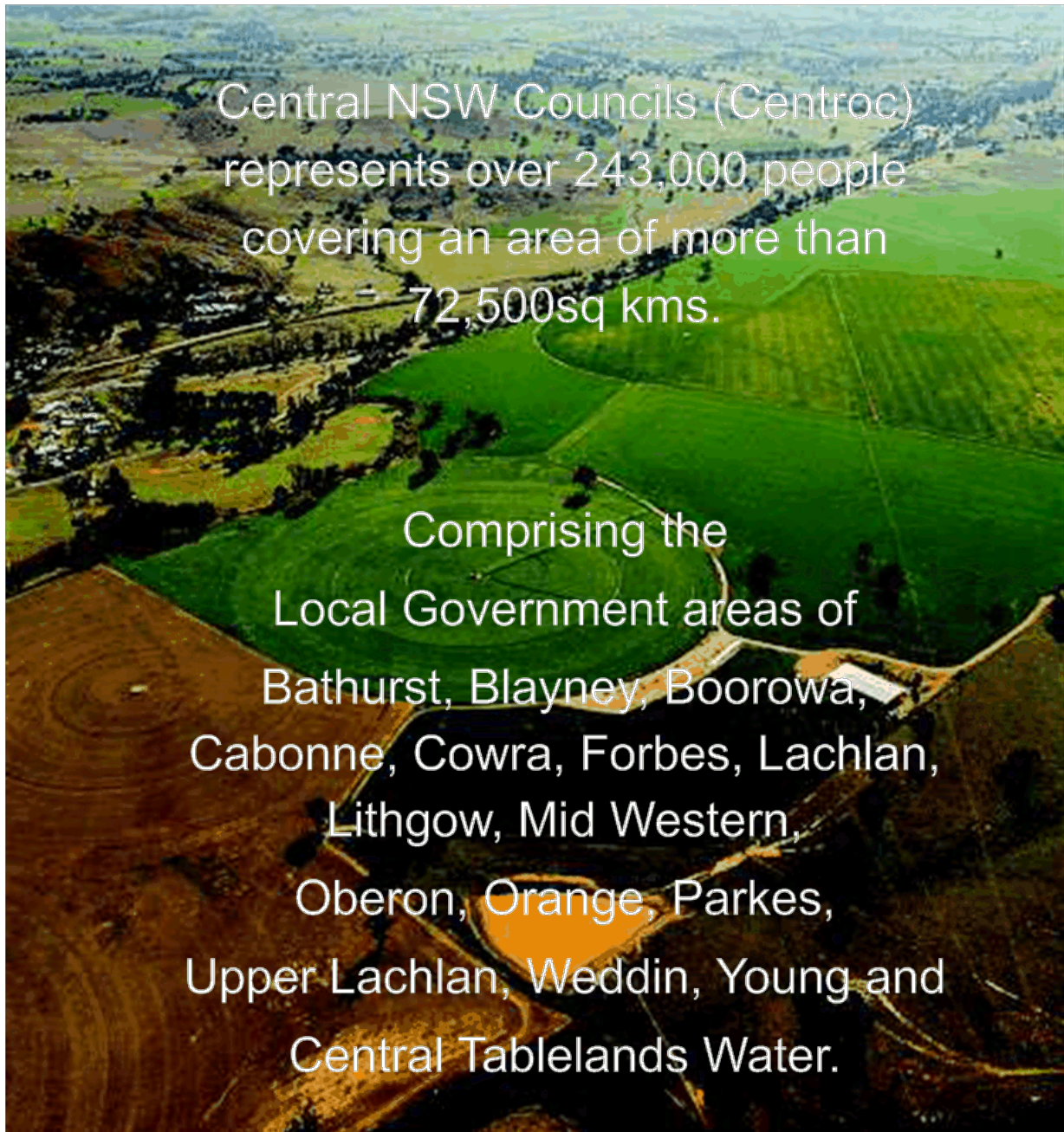
Procurement Program	10,000
CWUA Best Practice Program Manager & Program costs	166,524
CWUA - Dam Surveillance	106,500
HR - Training Service Costs	275,000
HR - Online Training	90,000
HR - E-Recruitment	19,200
Audit Fees	6,500
Bank Fees and Sundry costs	2,500
Computer Software	2,000
Depreciation (excl. vehicles)	500
Internet Cloud	10,000
Printing and Stationery	2,500
Webex Conferences	5,000
Website Hosting and costs	5,000
Total Expenditure	\$1,275,724
Net Profit/Loss	-\$697

Recommendation/s to the Management Plan Report
<p>That the Board note the Report and commend</p> <ol style="list-style-type: none"> 1. the minor changes to the Management Plan for 2016-2017; 2. it maintain the existing fee structure principles, until the Joint Organisation and reform Proposals have been completed at which time undertake a review of the fees paid by members, including for Centroc tendering and contracts services; and 3. a fee increase of 1.8% with the addition of \$55,000 shared on a pro rata basis between the councils as shown in option 1 for 2016-2017.

Attachment/s:

25. Centroc Current 2015/2016 Management Plan
26. Advice to the meeting 15 January in Blayney on contract management
27. Fee Structure Comparison Flat Fee/Business as usual





Central NSW Councils (Centroc) represents over 243,000 people covering an area of more than = 72,500sq kms.

Comprising the Local Government areas of Bathurst, Blayney, Boorowa, Cabonne, Cowra, Forbes, Lachlan, Lithgow, Mid Western, Oberon, Orange, Parkes, Upper Lachlan, Weddin, Young and Central Tablelands Water.

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CHAIRMAN'S REPORT

It is with great pleasure I present
the 2014/2015 Annual Report of Centroc.



In November 2014 I was elected as the new Chair of Centroc. I must acknowledge the immediate past Chair Cr Ken Keith and thank him for his contribution to the region and wish him well with his Mayoral duties for Parkes, his leadership on Inland Rail and in promoting Tourism in our Region.

The year has seen a significant focus on our Pilot as a Joint Organisation through the Fit for the Future Local Government reform initiative where there has been NSW wide support for Councils working collaboratively with key agencies and State departments. Centroc was successful with their expression of interest selection as a Pilot Joint Organisation, announced by the Minister for Local Government on the 12th of November 2014. Regular updates have been provided to member councils throughout the course of the Pilot. I have welcomed feedback provided as I have briefed Council meetings around the region.

The Office of Local Government have run several workshops and information sessions throughout the course of the JO Pilot which Centroc has attended providing advice with a view to influencing the outcome to meet our member's and their communities' needs. I am aware that all Board members and our council staff have had a significantly increased workload during the reform period and I would like to take this opportunity to thank you all for going the extra mile.

I would also like to take the opportunity to thank our friends in State Parliament, State agencies, fellow Pilot Joint Organisations, fellow Regional Organisation of Councils and other peak organisations such as Regional Development Australia Central West for their enthusiasm and effort in exploring the potential for collaboration with a view to improving outcomes for our members and communities. A personal highlight was the signing of the MoU with the Chair of RDA Central West and long time friend of Local Government in this region, Mr Alan McCormack in the presence of the Hon John Barilaro, Minister for Regional Development.

This year the Board held its May meeting at Parliament House, Sydney and we thank the Minister for Local Government the Hon Paul Toole and his staff for making this happen. Conversations regarding Infrastructure and Planning for the region continue to be strong. A Regional Roundtable is set for later in the year, to be hosted by the Hon Sarah Mitchell, Parliamentary Secretary for Regional and Rural Health and Western NSW. The Roundtable will focus on new and innovative ways that key stakeholders can work together to deliver outcomes for our region. We also commenced planning for the August Board meeting in Parliament House.

As part of a significant number of submissions responding to both the State and Federal Governments call for advice and feedback to their growing agenda, we have co-ordinated a State wide response to Public Street lighting pricing. I believe we have made a significant contribution to the thinking in the State around the workability and value of Local Councils working collaboratively with State and Federal Government and hope that this region continues to be heard as one voice.

The total spending for Centroc for the 2014/2015 financial year almost doubled at \$6.89 million. For the past three financial years 33% of funding has been from grants. Return on investment on membership fees is approaching 10:1.

The Executive Secretary's report outlines how Centroc has, and continues to, provide support to Councils, most particularly member budgets, while explaining our financial result for the year. It also provides clear advice regarding the benefits and good value of being a member from a Council operations' perspective. The remainder of this Annual Report explains how Centroc works and provides advice regarding the totality of our efforts for the year. We also introduce a new report providing feedback on the tracking of our Pilot Joint Organisation. For more up to date advice on our activities, please go to our website at <http://www.centroc.com.au/>

In 2014/15 our members have continued to advocate for the real challenges confronting our region. Be it the Bells Line of Expressway, transport and water infrastructure, health workforce, planning, Local Government reform or regional development, Centroc has stepped up to the plate and taken our concerns to both the State and Federal levels, identifying solutions for our region in consultation with our communities.

Six Infrastructure Priority Plans have been approved by the Centroc Board for development. Plans for Water and Freight Infrastructure have been completed in this financial year, with the remaining to be completed next financial year. This has involved a significant amount of research and data gathering from member councils and I acknowledge the efforts of council staff for their contribution to these documents. To date Plans have received a positive response from the State and Federal Government who see value in this work.

The work of the Centroc Water Utilities' Alliance (CWUA) continues to demonstrate Local Government as the manager of choice for delivering quality secure water supplies to our communities. This year the CWUA have developed with consultants MWH, key documents for the management of water loss, as part of their ongoing commitment to deliver best practice for our region. I must acknowledge our CWUA Program Manager and the group for their professionalism and detail to this important part of each Councils role to their communities.

The WHS/Risk Induction Program received an award for Excellence in Risk Management for its Work Health & Safety Induction Program from Statewide Mutual Risk Management Excellence Awards (RMEA). The Centroc Work Health & Safety (WHS) Induction Program has been designed to enable contractors working within the Centroc region to undertake a WHS Induction once, and be able to work at any participating Council without the need to redo the induction.

This year we welcomed Mid-Western Regional Council as a member of the Central NSW Councils Regional Organisation. A total of 15 councils and 1 water authority complete the Centroc membership.

I would like to take this opportunity to thank all members for their commitment to the region’s programming, especially given the Fit for the Future process, where we continue to provide and review cost savings through our operations and outcomes from our advocacy. In particular I would like to thank the General Managers’ Advisory Committee, the support and wise counsel of Deputy Chair Cr Gary Rush and the other Executive members for their support for the operational projects of Centroc and the sound support and advice provided to the Board for the year.

I commend this Annual Report to you all.



Cr Bill West
Chairman



Cr Bill West, Chair of Centroc and Cr Ken Keith, Immediate Past Chair of Centroc

ORGANISATION AND STRUCTURE

Vision

Central NSW is recognised as vital to the sustainable future of New South Wales and Australia.

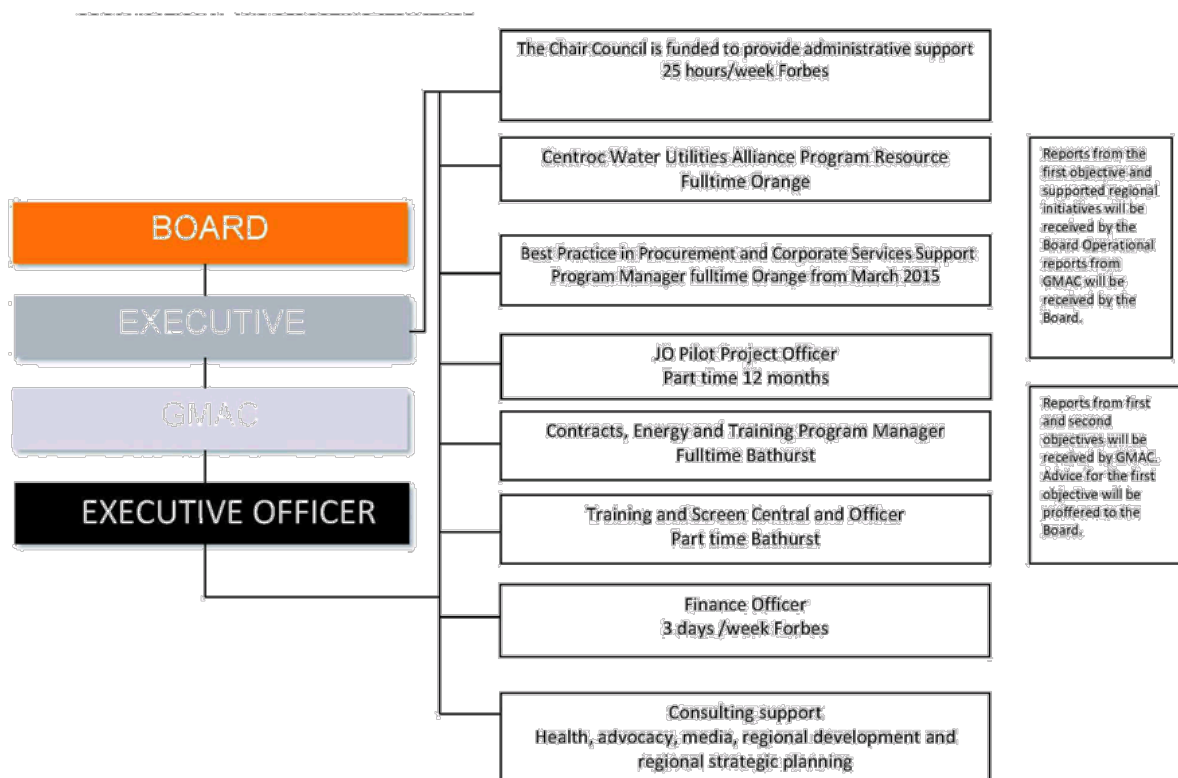
Mission

Centroc is recognised as the lead organisation advocating on agreed regional positions and priorities for Central NSW whilst providing a forum for facilitating regional cooperation and sharing of knowledge, expertise and resources; effectively nurturing sustainable investment and infrastructure development.

Objectives

Regional Sustainability: Encourage and nurture suitable investment and infrastructure development throughout the region and support members in their action to seek from Governments including financial assistance, legislative and/or policy changes and additional resources required by the Region. This objective will be principally actioned by the Board with the support of General Manager’s Advisory Committee (GMAC) member Councils.

Regional Cooperation and Resource Sharing: Contribute to measurable improvement in the operational efficiency and effectiveness of Member Councils through facilitation of the sharing of knowledge, expertise and resources and, where appropriate, the aggregation of demand and buying power. This objective will be principally facilitated by GMAC with the guidance of the Board.



CENTROC EXECUTIVE

Chairman

Cr Bill West

Mayor

Cowra Council

Deputy Chair

Cr Gary Rush

Mayor

Bathurst Regional Council

Secretary and GMAC Chair

Paul Devery

General Manager

Cowra Council

Treasurer

Brian Steffen

General Manager

Forbes Shire Council

Executive Members

Cr Ken Keith

Immediate Past Chair Mayor

Parkes Shire Council

Cr Phyllis Miller

Mayor

Forbes Shire Council

Cr John Davis

Mayor

Orange City Council

Cr Maree Statham

Mayor

Lithgow City Council

GMAC Executive

Kent Boyd

General Manager

Parkes Shire Council

Roger Bailey

General Manager

Lithgow City Council

Garry Styles

General Manager

Orange City Council

David Sherley

General Manager

Bathurst Regional Council



The Centroc Board at the May Board meeting held at Parliament House Sydney.

ABOUT CENTROC

Executive

The Executive consists of office bearers elected at the Annual General Meeting. It comprises of a Chairperson, Immediate Past Chairperson, Deputy Chairperson, Secretary and Treasurer and elected members of constituent Councils. The General Manager or his/her nominee of the Council that the Chair represents is automatically appointed as Secretary. The General Managers of all Executive Councils are elected automatically from the remainder of the Executive.

General Managers Advisory Committee (GMAC)

To assist the organisation in the conduct of its activities a General Managers' Advisory Committee was established in April 2002. GMAC meets four times per year and at the direction of the Board advises on administrative, planning, policy and resourcing matters of Centroc. The Chair of GMAC is the Secretary of Centroc.

Staff

Centroc has evolved as a small de-centralised organisation. In 2014/2015, eight employees were spread throughout the region at various Councils including two days a week of administrative support for the Chair Council.

This structure allows all Councils the opportunity to employ Centroc staff and be involved in the various projects, effectively spreading the benefit across the region. Centroc staff include: Executive Officer, Centroc Water Utilities Alliance Program Manager, Finance Officer, Best Practice in Procurement Program Manager, Energy, Contracts and Training Program Manager, Training and Program Support Officer, JO Project Manager and Chair Council Support Officer and Administration Assistant.

Project Teams

Project Teams are an important component of Centroc's operation and vital to its success. Project Teams are formed to allow cross collaboration and the sharing of knowledge, expertise and resources. Teams are established on the recommendation of the Centroc Board with a pre-determined objective, participation is voluntary and reports are submitted quarterly to the Board and GMAC. Team Leaders are often appointed to Project Teams to assist the EO in the management of the Team, to set agendas and to advise GMAC on the activities of the Team.



Lobbying Priorities

- Transport Infrastructure
- Water Infrastructure
- Health
- Regional Development
- Telecommunications
- Planning

Project Teams

- Work Health and Safety
- Human Resources Managers Group
- Supply Management
- Energy
- Screen Central NSW
- Infrastructure Group
- CWUA (Centroc Water Utilities Alliance)
- Compliance and Cost Savings
- Communications
- IT
- Regional Directors of Corporate Services
- Regional Planners Group

Supported Regional Initiatives

- Bells Line Expressway Group
- Netwaste
- Weight of Loads
- Central NSW Tourism
- Central West NSW Academy of Sport

Supporting Centroc's two Objectives

Where Centroc objectives are advocacy on behalf of the region and offering support to member Council operations to increase efficiency and effectiveness, Centroc renews its Management Plan annually through stakeholder consultation and planning sessions.

Each of Centroc's advocacy and operational initiatives is sponsored by a General Manager. General Managers determine the level of resourcing and structure required.

This is reported back to GMAC and the Board on a quarterly basis against the management plan for the year.



GENERAL MANAGERS' ADVISORY COMMITTEE

Mr Paul Devery, General Manager Cowra Council

For the past twelve months, Centroc General Managers have had many challenges through the Local Government reform period.

We have also taken on the role of being a Pilot Joint Organisation which has increased the workload particularly for our Executive General Managers and I would like to thank the Board for its remarkable level of collaboration given the challenging reform environment.

Many of our General Managers have a portfolio that involves being a sponsoring General Manager for a group across the ROC. The success of our projects is assured when they are embedded in our Councils. While there have been challenges for engagement across Councils in the past twelve months we have still been able to deliver the biggest budget ever for Centroc in a timely manner.

As part of the Pilot Joint Organisation we have been working more closely with the State. This has involved a significant investment of resource from all member Councils. Of note has been the effort by member Councils in the development of the Regional Plan. As a member of the Advisory Group I can report that our member Councils and Centroc staff have attended 12 days of meetings providing 79 pages of advice to this process between June 30 2014 and June 30 2015.

Centroc lodged the following regional submissions over the last twelve months, all of which are available from the Centroc website.

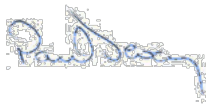
- ◇ June -Inquiry into Local Government Fit For The Future reform
- ◇ May - Feedback to IPART on its Methodology for Assessment of Council Fit for the Future Proposals
- ◇ April - Future of Regional Capital Cities
- ◇ March - Rural Councils Template
- ◇ February - Response on the revised proposals for 2015 – 19 regulatory control period
- ◇ January -Australian Audit Standards Board Residual Value Outreach
- ◇ January - Telecommunications infrastructure in new developments Policy update for comment
- ◇ December - Agricultural Competitiveness Green Paper
- ◇ October - Centroc EOI to Pilot as a Joint Organisation
- ◇ September - Rebuilding NSW Discussion Paper
- ◇ August - Public Lighting Proposal to the Australian Energy Regulator
- ◇ August - NSW Utility Public Lighting Confidentiality Claims
- ◇ July - Draft Regions for Growth Planning NSW
- ◇ July - IPART review of licence rationale and design
- ◇ July - IPART Local Government compliance and enforcement regulation review draft

Please find enclosed the audited accounts for the year, it includes successful grant acquisition and shows our growing program. Please also find detailed advice regarding our projects including advice on cost savings and other benefits to members for the twelve month period.

The success of our projects relies heavily on our Centroc staff. On behalf of the Board and General Managers I would like to take this opportunity to pay a special thanks to the Centroc team. Led by our Executive Officer, Jenny Bennett this small team have once again assisted member Councils in their collaborative delivery of a broad range of programs. Thanks to Meredith Macpherson, Water Utilities Alliance Program Manager, Kate Barker, Energy, Contracts and Training Program Manager, Lee Chapman, Best Practice in Procurement Program Manager, Ann Thomas, Finance and Administration Carolyn Griffin, Training and Program Support Officer, Renea Meacham, JO Program Support Officer and Verity Page, Executive Assistant.

The Centroc staff are employed through some of our member Councils, and generously hosted across the region. I would like to take this opportunity to thank those Councils, Orange City, Bathurst Regional and Forbes Shire.

As I write this there is great uncertainty in the region about our future. I can only say that no matter the outcome of the reform agenda, this region has demonstrated that Local Government working collaboratively has a lot to offer NSW and the nation. We can only continue to hope that the coming months will enable our potential to do even more in the future.



Paul Devery

Chairman GMAC and Centroc Executive



TRANSPORT INFRASTRUCTURE

Sponsoring General Managers, Kent Boyd, Parkes Shire Council and Roger Bailey, Lithgow City Council
Report by Jennifer Bennett, Executive Officer

This year has seen activity in both the strategic and operational spaces. Of note has been the rework of effort to align with the potential of a future Joint Organisation of Councils. This has involved a new effort in intergovernmental collaboration. The management plan for this year identifies the following activities:

1. Support Bells Line Of Expressway Group with a focus on sequestering the corridor;
2. Develop lobbying support information as requested in the areas of road deficiencies, rail infrastructure and intermodal facilities. This is to include the Blayney/Demondrille Line and Inland Rail;
3. Maintain the Centroc Policy for responding to issues relating to regional services remaining at Kingsford Smith Airport (KSA);
4. Support the current regional air passenger services to Parkes, Orange and Bathurst and encourage any future expansion of these services; and
5. Scope the feasibility of a Regional Roads Group as identified in the Local Government Reform process.

The Centroc Weight of Loads Group operating out of Wellington ceased operations during the past twelve months as they were unable to continue with the limited funds to hand. It is anticipated that the changes in legislation around chain of responsibility should have an impact on overweight vehicles and replace the need for this function though a watching brief is in place to monitor the situation through our group of regional engineers.

Centroc successfully advocated to have a seat at the table at Steering Committee level for the Bells Line of Road Corridor and Centroc members also provided representation to various consultations over the period. While there was initial optimism regarding a more collaborative approach to the Bells Line, further feedback from the Corridor Unit at Transport for NSW was that such an approach during the Pilot was not equitable with other regions such as OROC and that work should be undertaken in the region with Roads and Maritime Services who would receive support from TfNSW as required.

Subsequently Centroc met with RMS, RDA Central West and Department of Premier and Cabinet. From this meeting the potential for freight corridor prioritisation was welcomed and the Councils of the region have undertaken substantive work in this space with a view to taking this back to State agencies to discuss priority alignment. Please see more advice below.

The support of Angus Taylor, our Federal Member for Hume for a growing presence for rail in the region has been encouraging as has the Federal support for the Inland Rail initiative. The rejection of all private tenders by the State for the upgrade of the Blayney Demondrille Line was disappointing though the Hon Duncan Gay's advice is that the door remains open for future discussions.

Regarding planning and prioritisation, the region has undertaken the following activities. One has been to support the Department of Planning in identifying the priority transport projects for the region. This work has been undertaken collaboratively with RDACW.

The most significant activity undertaken for the past twelve months has been the work in prioritisation of transport infrastructure. This work has been undertaken in collaboration with RDA Central West. MWH were contracted to deliver a Multi Criteria Analysis that could be used by the region to rank projects according to their fit with the State and Federal funding framework. The initial piece of work was undertaken by Lycopodium through RDA Central West and Centroc is subsequently building on this from a road freight corridor perspective.

From an operational perspective work with the Australian Standards Board on depreciation was the most substantive activity undertaken for the twelve month period. It would appear that to comply with the Australian Audit Standards Board Councils will have to invest more in breaking down financial reporting on their assets including roads to take into account the recycling of road base and other new technologies.

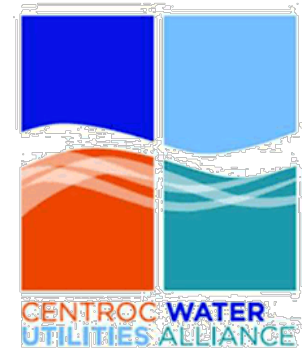


Federal Member Angus Taylor ,Member for Hume, John Cobb, Member for Calare and Mark Coulton, Member for Parkes, at the Centroc Board meeting held at Parliament house

WATER INFRASTRUCTURE

Sponsoring General Manager, Kent Boyd, Parkes Shire Council

Report by Meredith Macpherson, Water Utilities Alliance Program Manager



The priorities for this financial year for activity in the water infrastructure sector were to:

1. Lobby for funding for water supply security.
2. Seek funding and develop programming for the outcomes of the Centroc Water Security Study.
3. Deliver the CWUA Plan for 2014/2016 where its objectives are to:
 - a. deliver cost savings and other efficiencies;
 - b. grow staff skills and ensure workforce are adequately trained for compliance based service delivery;
 - c. support members in assuring sustainable workforce;
 - d. promote Local Government as the agency of choice delivering water utilities management in regional NSW and further afield;
 - e. advise the Centroc Board regarding Water Utilities Management;
 - f. achieve full compliance with Best Practice requirements;
 - g. implement Regional Best Practice strategies and
 - h. promote the CWUA as an example of Councils working collaboratively
4. Provide regional based water engineering advice to the Board as requested.
5. Scope programming in water management practices – long term – including irrigation. Environmental issues and government service provision issues to be assessed.
6. Respond to Murray Darling Basin Authority plan impacts and programs.
7. Advocate to ensure water and sewer infrastructure management and ownership is retained by Local Government.

With the engagement of a full-time Program Manager in October 2012 activity in this sector has grown exponentially over the past three years.

An increase in both advocacy and program delivery has seen the collaborative Centroc Water Utilities Alliance (CWUA) recognised as a model for the future delivery of non-metropolitan local water utilities in the context of Local Government reform.

Increased Advocacy & Operational Support for Members

The 2014-2015 year has seen a dramatic increase in both advocacy and operational support provided to members through the Centroc Water Utilities Alliance.

The increase in advocacy over this period is due to renewed focus on a potential new storage in the Lachlan catchment, the announcement of unprecedented funding by the State Government for regional water security infrastructure and the involvement of Centroc in the Fit for the Future Joint Organisation Pilot.

Operational support to members has increased with the \$2.3M Community Energy Efficiency Program funded Nexus between Water & Energy program of works delivered across 14 member Councils by 30 June 2015 in addition to the CWUA's on-going Best Practice program and regional asset management contracts.

Advocacy Support

In the lead up to the March 2015 State election the Centroc Board resolved to increase its advocacy activities in support of current policy and opportunities with the development of Advocacy Plans for each of its priority areas.

An Advocacy Plan has been developed for water to guide advocacy across areas including:

- ◇ Promoting Councils as the Water Utility Manager of choice;
- ◇ Advocating to reduce the Best Practice Plan compliance burden; and
- ◇ Advocating for water security for Central NSW.

Advocacy highlights in the 2014-2015 year are detailed below.

A Major Milestone towards improved Water Supply Security

Following advocacy with State Water (now Water NSW) on a proposed new dam on the Belubula River, in particular a proper assessment of its impact on urban water security in the Centroc region, a major milestone has been commitment by the State Government in its 2014-2015 budget of \$1.0 million towards scoping and feasibility studies for the construction of a new dam on the Belubula River.

A scoping study to identify a preferred storage site in the Lachlan catchment to improve water security was undertaken by MWH contracted by State Water in late 2014. The scoping study has provided the NSW Government with an assessment of dam options for further feasibility and concept studies to be undertaken in 2015.

An historic announcement by the State Government followed on 8 February 2015 of \$37.9M in funding for water security projects in the Central NSW region and the announcement of Cranky Rock as the preferred site for further investigation of a new dam in the Lachlan Catchment.

Cranky Rock has been chosen from 15 sites investigated in the Belubula and Lachlan catchments with the site providing the potential for a 700 gigalitre dam that would allow Carcoar Dam to be networked into Central Tablelands Water extending the network and providing back-up drought supplies and secure water to a number of towns beyond the current network.

The initial study takes into account the economic, social and environmental factors with further investigations to include in-field investigations and a cost benefit analysis.

Following advocacy by Centroc two consultations session have been held with representatives from Councils in the Lachlan catchment and a third with Councils and the Belubula Landholders Association and Lachlan Valley Water.

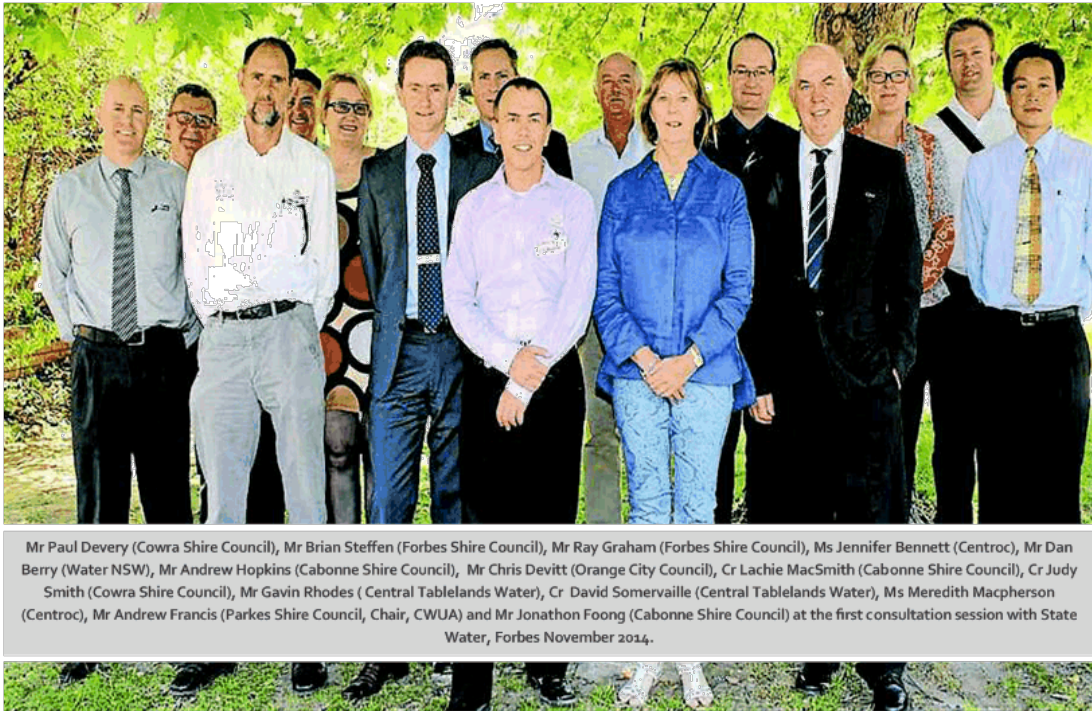
At the third session held in Parkes on 25 November 2014, representatives of the Belubula Landholders Association, Central NSW Councils and Lachlan Valley Water have agreed that in relation to water security:

- ◇ The prosperity of our region is closely tied to both healthy towns and a successful agricultural sector.
- ◇ Water security is limiting economic development in the towns, industry, mining and agricultural sectors of the Lachlan Valley.
- ◇ Investment in additional water storage to provide water security improvements is supported by all three organisations.
- ◇ Options that offer substantive improvements for both urban water security and agricultural water security should be supported.
- ◇ Failure of urban water supplies is socially unacceptable.

We look forward to being part of evaluations and informing the decision-making process related to storage investments in the region going forward.

Preliminary estimates suggest the feasibility studies could take 24 months, subject to the nature of the issues which arise as part of the investigations and consultation process.

Centroc continues to advocate for a seat at the table at project steering committee level going forward.



Mr Paul Devery (Cowra Shire Council), Mr Brian Steffen (Forbes Shire Council), Mr Ray Graham (Forbes Shire Council), Ms Jennifer Bennett (Centroc), Mr Dan Berry (Water NSW), Mr Andrew Hopkins (Cabonne Shire Council), Mr Chris Devitt (Orange City Council), Cr Lachie MacSmith (Cabonne Shire Council), Cr Judy Smith (Cowra Shire Council), Mr Gavin Rhodes (Central Tablelands Water), Cr David Somerville (Central Tablelands Water), Ms Meredith Macpherson (Centroc), Mr Andrew Francis (Parkes Shire Council, Chair, CWUA) and Mr Jonathon Foong (Cabonne Shire Council) at the first consultation session with State Water, Forbes November 2014.

Regional Priority Water Infrastructure Planning

With funding available in 2014-2015 to Local Government for regional water security infrastructure through the Restart NSW -Water Security for Regions program, at the August 2014 meeting of the Centroc Board, it was resolved that a strategic regional water security infrastructure priority listing be developed to support applications from the region.

Part of a broader project undertaken in partnership with Regional Development Australia Central West, MWH were contracted to develop a Decision Making Matrix to identify and prioritise infrastructure projects across the region in key infrastructure tranches including water.

Application of the decision-making matrix is intended to capture many of the high level considerations applied by State and Federal infrastructure assessment approaches and provide a systematic analysis of Council's infrastructure needs to clearly demonstrate regional priorities.

The prioritisation of infrastructure needs is becoming increasingly important as governments' at all three levels face tighter budgets and increasing service demands. In broad terms, ensuring the greatest economic benefit, and benefit to the largest number of people, is achieved for each investment in infrastructure has become central to government planning and support of infrastructure projects.

A Regional Priority Water Infrastructure Plan was developed in early 2015 and was used as an advocacy tool in the lead up to the March 2015 State election.

Streamlining the Best Practice Framework

Throughout 2014-2015 the CWUA has maintained a steady level of advocacy with the NSW Office of Water (now DPI Water) with regard to an increasingly onerous compliance burden, lengthy delays in approvals and lack of clarity regarding guidelines and functions.

Advocacy has been undertaken at both the Executive and Ministerial level and intensified with the eligibility criteria of the Restart NSW Water Security Funding requiring NOW approved Integrated Water Cycle Management Plans and secure yield assessments. While some inroads have been made, advocacy is on-going.

Funding for the CWUA

Building on the successful bid by Centroc for Australian Government Funding of up to \$2.3M for its Nexus Between Water and Energy program, 2014-2015 has seen the Alliance collaborating on the delivery of an ambitious program of work including the regional procurement of sewer rehabilitation services (pipe relining), manhole repairs, installation of energy saving devices, metering for water loss and audits of water treatment plants to deliver energy efficiencies at 30 sites across 14 of its member Councils.

Given the level of funding, management of this project has required a high level of governance and risk management and an increased commitment by Alliance members.

The Final Report for the Centroc Nexus between Water & Energy Program was accepted by the Department of Industry on 25 June 2015.

Through the collaborative efforts of the Centroc Water Utilities Alliance, Centroc successfully implemented this complex regional program on time and within budget in the context of the challenges of the reform of the Local Government sector in NSW.

At the operational level the program delivered:

An 8% increase in energy efficiency across 18 of the 27 sites with estimated savings of around \$113,425.00 per annum.

Over \$3M in pipe relining across 11 Councils with Centroc member Councils and others spending \$1.5M on top of the CEEP2 funded program in pipe relining alone.

A Water Loss Management Toolkit for rollout across the region in 2016.

An increased understanding of the impact that water management has on energy usage and measures that can be taken to manage this.

Greater understanding of water and sewer networks and where energy efficiencies can be gained.

More awareness of energy efficiency program measurability.

Increased interest in more programming to reduce energy usage associated with the pumping and treating of water.



CEEP 2 Site signage at Forbes Shire



CWUA Team Members - Regional Water Loss Management Workshop in Cowra – March 2015

Delivery of CWUA Programming in 2014-2015

The Centroc Water Utilities' Alliance has also continued to provide significant operational support to members. Progress as at 30 June 2015 was as follows:

- CWUA is close to delivering 100% Best Practice management plans for water with:
 - ◇ Drought Management Plans approved by NSW Office of Water (NOW) for 11 Councils with 2 lodged awaiting approval.
 - ◇ Regional Drought Management Plan finalised.
 - ◇ Demand Management Plans approved by NOW for 9 Councils with 4 lodged pending approval.
 - ◇ Regional Demand Management Plan finalised.
 - ◇ Integrated Water Cycle Management Plans approved by NOW for 6 Councils with 7 lodged pending approval.
 - ◇ Regional IWCM Plan finalised.
 - ◇ Strategic Business Plans completed for 13 Councils in 2013-2014.
 - ◇ Working Party assisting members to implement Drinking Water Quality Management Plans with CWUA successful in securing Department of Health funding for 8 member councils for plan development, by September 2014.
 - ◇ Five year regional procurement schedule for strategic work for members to minimise cost and maximise outputs.

Regional program for asset management including:

- ◇ 3 year regional program for smoke testing for reticulation commenced in 2012.
- ◇ 3 year regional contract for condition assessment of gravity sewer mains using CCTV commenced in 2012.
- ◇ Regional Asset Revaluations undertaken at 8 councils and currently being scoped for the next round.
- ◇ Delivery of Water Sampling and Australian Drinking Water Guideline training program for 60 water operators.
- ◇ SaveWater! Alliance – This regional program including shower head exchange, advertising and bill inserts was renewed for a further two year period from 1 January 2013 to 31 December 2014 with the three pronged demand management program rolled out across the CWUA member Councils in November 2014 through to December 2014. With the cessation of this program in March 2015 the CWUA commenced a review of demand management strategies.
- ◇ Collaboration with Lower Macquarie Water Utilities Alliance (LMWUA) determines areas of mutual action for mutual benefit. Joint meetings of the CWUA and LMWUA Executives and Operators groups are held regularly. In the 2014-2015 year the Alliances met at the WIOA Conference in Orange in March 2015 and in Parkes at a Joint Alliance Meeting in May.



Mr Andrew Francis (Chair CWUA) and Mr Stewart McLeod (Chair LMWUA) – Joint Alliance Meeting WIOA Conference

New programming implemented in 2014-2015

Asset Management

Pipe Relining - As detailed under Funding above a panel of three providers contracted for pipe relining completed work under the Australian Government funded Nexus between Water and Energy project. The contracts were available for use by all CWUA member councils regardless of their involvement in the grant funded project. Program roll-out commenced in June 2014 and was finalised in November 2014 with additional pipe relining undertaken for non CEEP funded work extending to June 2015 and beyond.

Dam Surveillance Services - A 5 year Dam Surveillance contract for all active dams managed by CWUA members commenced with Water NSW in July 2014 with inspections completed at Bathurst, Boorowa, Cowra, Lithgow and Parkes in the period to June 2015.

Smoke Testing - A 3 year regional program for smoke testing for reticulation commenced in 2012 was retendered in April 2015 for commencement as at 1 July 2015.

Condition Assessment of Gravity Sewer Mains - A 3 year regional contract for condition assessment of gravity sewer mains using CCTV commenced in 2012 was retendered in April 2015 for commencement as at 1 July 2015.

Water Loss Management Toolkit - A contract with MWH was commenced in July 2014 to develop a WLM toolkit under the CEEP2 program of works. A regional workshop facilitated by MWH was held with CWUA members in Cowra on 23 March 2015 which informed the final Toolkit completed in May 2015.

Best Practice Compliance

Strategic Business Plan for Water and Sewer- With SBPs completed for 13 member Councils a Regional Strategic Business Plan was finalised and adopted by the Centroc Board at its May 2015 meeting.

Developer Servicing Plans- A contract for the development of DSPs with 7 member Councils was commenced with Hydrosience in May 2015.

Workforce Development

Through the Centroc Water Resources Working Party, work continued in 2014-2015 on a pilot program to undertake an audit of 5 Council's water and sewer workforces including assessment of future skillset requirements with a view to developing a business case for an application for funding to Government for the development and delivery of Centroc training based on core competencies for water operators.

In concert with this program, 23 water/waste staff from Centroc Councils out of a total of 54 state wide participated in a pilot of the National Certification Framework in NSW managed by the Australian Water Association in NSW in late 2014. This long running project is expected to be completed in the 2015-2016 year when it is anticipated it will be extended to other interested member Councils.



Centroc Operators Group- The Operators Group was reinvigorated in the 2014-2015 year under the leadership of new Chair, Mr Paul Gregg, Senior Waste Water Treatment Officer, Cowra Shire Council. Meetings are regularly attended by around 20 Water and Waste Water Operators from across the Centroc region who provide mentoring support for each other as well as capacity building through presentations and tours of treatment plants. This group partnered with the Water Industry Operators Association for an Interest Day in Young in November 2014. This is now a regular event on the COG calendar. In 2014/2015 meetings were held in August and November 2014 and February, March and May 2015.

CWUA Mentoring Templates - These templates were trialed for a program of water loss management work undertaken by Parkes and Lithgow through the Nexus between Water and Energy project where Parkes mentored Lithgow in achieving energy efficiencies through a reduction of water loss.

The delivery of the CEEP2 funded Nexus Between Water and Energy Program was a huge undertaking for the CWUA in 2014-2015.

The delivery of CWUA programming relies heavily on the effort and good will of Centroc staff and member Councils and the strong collaborative bond that exists through the Centroc Water Utilities Alliance under the able leadership of Chair, Mr Andrew Francis and the CWUA Executive.



HEALTH WORKFORCE COMMITTEE

Sponsoring General Manager, Brian Steffen Forbes Shire Council

Report by Jennifer Bennett, Executive Officer

The Beyond the Range program is Centroc's destination and lifestyle focussed regional health workforce recruitment plan.

Member Councils, regional stakeholders and industry bodies have come together to support the development and implementation of Beyond the Range, recognising the key role Local Government can play in community capacity building to encourage the recruitment of a sustainable regional health workforce.

"According to Charles Sturt University, the proportion of rural GP proceduralists halved from 24% in 2002 to 12% in 2011"

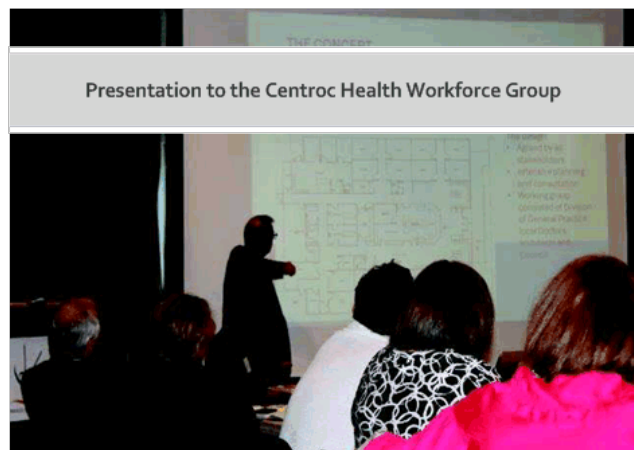
The 2014/15 financial year was Year 2 of the Beyond the Range roll out stage, which saw Beyond the Range progress from concept to reality. Having undertaken a procurement that indicated a change of approach was needed, the project has been reworked to be 'content' and 'community capacity development' driven. Consultant, Ms Julia Andrews, was engaged to build website content and progress council and stakeholder engagement with the project. Over the course of the year, each LGA in the region was researched for;

- ◇ Good news, personal lifestyle stories on health workforce living in the region (approximately 50 stories across the entire region when completed)
- ◇ Advice on key stakeholders, networks and community groups supporting health workforce in each LGA
- ◇ Advice on universities working in each LGA supporting, in particular, doctor education.

"There is almost nowhere you can't go. You can do as much volunteer work as you want, you can do as much highly paid work as you want. It's ultimately flexible." An excerpt from Beyond the Range Local Champion story - Dr Ross Wilson, Bathurst GP, on the benefits of working in a regional area.

Strategic partnerships with key regional stakeholders were advanced, including Western NSW Local Health District, Medicare Local, Cadia Valley Operations and NSW Rural Doctors Network.

Over the next twelve months, Beyond the Range will move from development to implementation. The Centroc Health Workforce Group will be reinvigorated and Centroc's engagement in regional health workforce issues will make the logical progression to advocating on health workforce related issues such as infrastructure funding opportunities, training and incentives.



TELECOMMUNICATIONS

Sponsoring General Manager, Garry Styles, Orange City Council
Report by Jennifer Bennett, Executive Officer

The Telecommunications Project's objective is to secure funding and government commitment to the provision of long-term regional telecommunications infrastructure, products and services that will ensure the continued viability of Central NSW as a dynamic region capable of competing on the world stage.

Principles of the Telecommunications Project Strategic Plan Centroc recognises that without a full suite of broadband and associated internet access products across the region there will be significant drawbacks to the region's ability to progress. These drawbacks can be summarised as:

Educational opportunities will be limited by unavailability of access to online courses; external students (distance education) will be disadvantaged; access to information for research requires broadband access/speed; video conferencing over the web.

Business development (new and existing) will be influenced such as business development decision-making; ability to run business at international standards; ability to conduct online business (eg finance and purchasing, up-to-date commodity prices, video conferencing); lose competitive advantage (businesses will relocate to centres with current internet access standards); health and medical services now rely heavily on internet access.

Psychological impact of the perception that the rest of the world is using technology we cannot access; feeling of being left behind; increases inequities across the region where some have and some don't have broadband access; Government not listening.

The inability of communicating effectively will slow the development of good governance, regional development, shared experiences covering geographic distance and access to the country/world market; eg community activities can benefit from broader participation in special interest group, community initiative planning and access for retired and mobility impaired communities.

Lifestyle expectations for population relocation - poor access to internet deters tree-changers from coming to Central NSW. It is further recognised that having internet access does bring with it challenges for social capital development and community cohesion. While there are many positives such as broader participation by special interest groups, access for mobility impaired groups, etc, there are challenges: for example, children can 'type' better but social skills suffer; more time wasted on the internet (especially at work); local practical skills (eg trades) suffer as young people aim for IT skills; the accuracy and authenticity of information is questionable.

Actions to 2014/2015

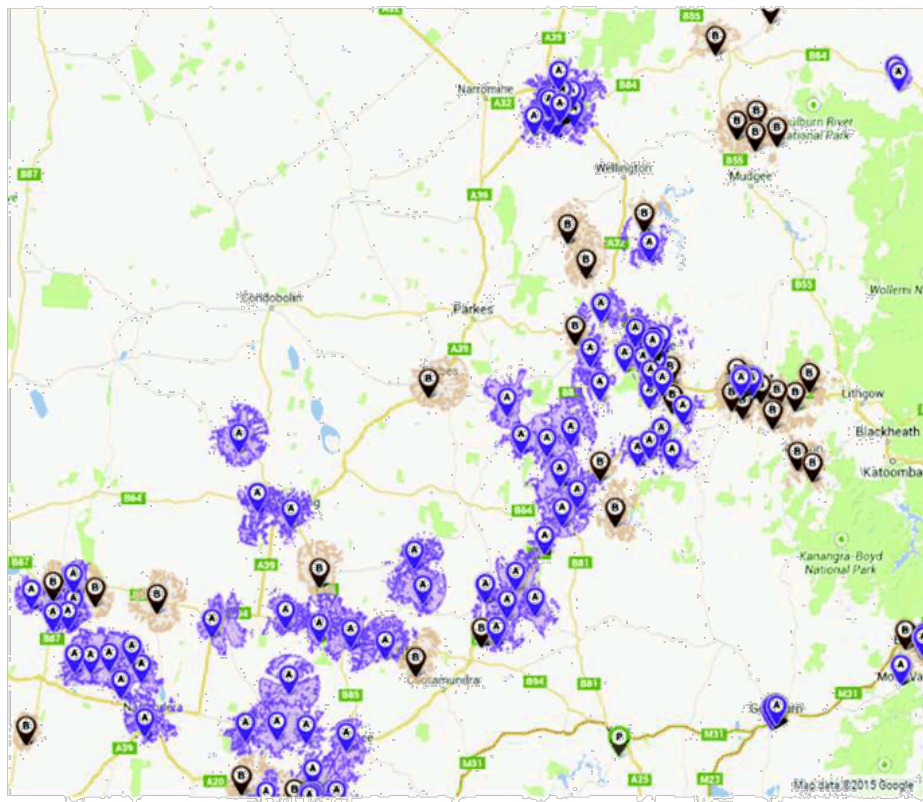
The significant effort for the 2014/2015 year has been to provide advice, input and support to both members and the Federal Government in relation to the Federal Mobile Blackspot Program.

This has included;

- ◇ Advocating for State Government leveraging of the program;
- ◇ Providing advice to the Federal Government regarding the procurement process and regional priorities;
- ◇ Providing feedback to members regarding the program; and
- ◇ Offering regional co-ordination to the process.

Concurrently the region is experiencing issues with exchanges at capacity and broadband being constrained. Advocacy in this regard has also been undertaken.

Please find below the status of the NBN rollout as at May 2015. This shows a significant increase in the wireless broadband rollout over the past twelve months with the build commencing on terrestrial solutions in a number of our communities.



PLANNING

**Sponsoring General Managers, Garry Styles, Orange, Paul Devery, Cowra and David Sherley, Bathurst
Report By Jennifer Bennett, Executive Officer**

This year a substantial focus for Centroc has been the development of the Regional Growth Plan, in collaboration with the Department of Planning and Environment representatives who lead the development model for a Regional Growth Plan for this region.

To help progress the Regional Growth Plan, share information and collaborate on initiatives to benefit Centroc members, a Planners Forum was called seeking feedback from members regarding the possibility of Centroc supporting such a function going forward. A Planners Group was formed in early December 2014. The focus was on supporting the Regional Growth Plan.

The following has been completed in the financial year;

- ◇ A Project Plan
- ◇ A working group formed consisting of Centroc Sponsoring General Managers and agency staff;
- ◇ A Technical Committee formed consisting of Planners across the Centroc group;
- ◇ Literature Review;
- ◇ Gap analysis;
- ◇ Defined Project Plan, funding model and assignment of tasks.
- ◇ 5 issues papers (Economy, Environment and Heritage, Housing, Infrastructure and Rural Lands and Natural Resources)
- ◇ Input paper



The Department of Planning and Environment will also undertake a high level study informing the Plan from an agricultural perspective.

Lithgow City Council, Orange City Council, Young Council, Upper Lachlan, and Central Tablelands Water Representatives.

REGIONAL DEVELOPMENT

Sponsoring General Manager, Garry Styles, Orange City Council
Report by Jennifer Bennett, Executive Officer

This financial year Centroc has worked with Regional Development Australia, Central West, and Central NSW Tourism to continue to develop regionally.

Achievements were;

- ◇ Developed a Transport Freight and Logistics Infrastructure Plan in collaboration with RDACW.
- ◇ Developed a Water Infrastructure Plan in collaboration with RDACW.
- ◇ Written submissions
 - Agricultural Competitiveness Green Paper
 - Rebuilding NSW Discussion Paper

Working with other agencies on Regional Development

Regional Development Australia Central West

RDACW completed a Memorandum of Understanding (MoU) with Central NSW Councils (Centroc). This was executed at NSW Parliament House in the presence of the NSW Minister for Regional Development, the Deputy Premier and the Minister for Local Government.

The execution of the MoU attracted a significant amount of reporting in the regional press and is seen as an important statement of the close working relationship between the two organisations. It provides a commitment to work together on regional priorities, to avoid duplication of effort and to pursue areas of mutual gain. It recognises the opportunity to provide effective advice to Government on critical issues affecting the region.

RDA Central West and Centroc have worked together on infrastructure prioritisation over the past 12 months. We have finalised and adopted a consistent approach to determining those candidate infrastructure projects with the best potential based on a range of merit-based criteria. A multi-criteria assessment tool has been established which enables comparison of infrastructure projects in categories such as water, transport and freight as well as cross-category comparison. By using the same project approach and methodology, an objective, measurable and credible assessment of key infrastructure priorities has been completed and endorsed by both organisations.



Mr Alan McCormack , RDACW Chair, Cr Bill West, Centroc Chair, and The Hon John Barilaro, Minister for Regional Development with the signed MOU

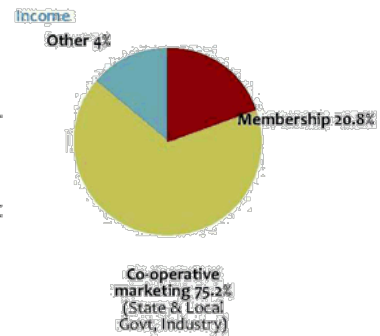
Central NSW Tourism Activities

2015 has been another successful year for Central NSW Tourism under the guidance of a stable and committed volunteer board of directors. Norm Mann (Chair), Brian Steffen (Deputy Chair), Garry Styles (Treasurer), Ian Davison, Christine Le Fevre, Monica Morse, Ray Walsh and Brad Cam.

CNSWT’s main focus in 2015 was the sustained acknowledgement of the strategic priorities outlined in the 2012 Visitor Economy Taskforce report. To achieve this, we have taken a collaborative and consistent approach and an integrated marketing strategy built around a specific message of ‘Unearth Central NSW’. This project is delivering economic benefits with a goal of assisting meeting the State goal of doubling overnight visitor expenditure by 2020.

Results

- ◇ \$1.35 million in PR value – Country Style, SBS Feast, Financial Review, Qantas Magazine, House & Garden, Open Road, Australian Traveller
- ◇ 30 million paid media impressions over campaign period
- ◇ Website visitation 140% over target. Prospective travellers spent more than 880 hours engaging with Unearth content
- ◇ Secured funding from partners and Destination NSW for Year 2 of the program (2015) for \$357,000



Central NSW Visitation Snapshot June 2015

- ◇ (NVS - Tourism Research Australia)
- ◇ \$851 million domestic overnight expenditure (up by 23.32 % on year end June 14)
- ◇ 2.0 million domestic overnight visitors (up by 13.3 year end June 14) & 5.3 million nights (up by 19.8%)
- ◇ Average spend \$168 per night per person, an increase of 12%
- ◇ Average trip expenditure \$393
- ◇ 5,613,000 Visitor nights
- ◇ Average length of stay 3 nights
- ◇ Reasons for travel – Holiday/leisure 35.9%
- ◇ VFR (visit friends & relatives) 36% Business 20.2%
- ◇ Activities in the region – Eat out at restaurants 51.5 %
- ◇ VFR 44.5 % Pubs, clubs + discos 22.9%
- ◇ VFR grew by 19.3% , Holiday increased by 20.3 % , while Business decreased by 5%



Income and Expenditure

With a volunteer board of directors, one staff member and considerable in-kind support, Central NSW Tourism demonstrates efficient financial management & fiscal responsibility - all surplus funds are reinvested into the organisation’s marketing activities.

Total budget \$517,128

JOINT ORGANISATION PILOT REPORT

Report by Jennifer Bennett, Executive Officer

Centroc was advised it had been successful with its EOI to be a Pilot Joint Organisation. This project came with \$300,000 of funding. Four other Pilots were selected. These were Hunter, Illawarra, Namoi and REROC. The boundaries for the Pilot were determined by the State to nest within the existing regional planning boundaries.

The journey began with a Central Workshop of representatives from all Pilots to establish the “core functions” these were drawn from the work undertaken by the report from the Independent Local Government Review Panel.

These core functions are Regional Strategic Planning and Prioritisation, Intergovernmental Collaboration and Regional Leadership and Advocacy. The traditional ROC offering of support for operational programming was not included as part of the Pilot.



Subsequently a regional workshop was held in Blayney with the Board, State representatives and other key stakeholders such as Central NSW Tourism and RDA Central West. This workshop determined the inputs to the Plan for the Pilot which the Board resolved to be an activity of Centroc. These were then rolled into the Centroc Management Plan which was approved by the Board in February.

Included were:

- ◇ A Charter
- ◇ A Risk Management Plan
- ◇ A Communication Plan
- ◇ A Statement of Value for Intergovernmental Collaboration
- ◇ A Statement of Regional Strategic Priorities
- ◇ A rework of reporting to the Board using a traffic light system
- ◇ A rework of the Management Plan under the core functions
- ◇ An Evaluation Plan

Most of this work was undertaken during January. The Board also resolved to receive regular updates which have been provided on a monthly basis.

A part time support officer was engaged in February to assist with administration of the Pilot.

In mid February advice was received from the Office of Local Government on the template for the Statement of Regional Strategic Priority. This was ultimately approved by the Board in May. During the May the funding agreement was provided and signed and the Office of Local Government’s Plan for the Pilot was provided.

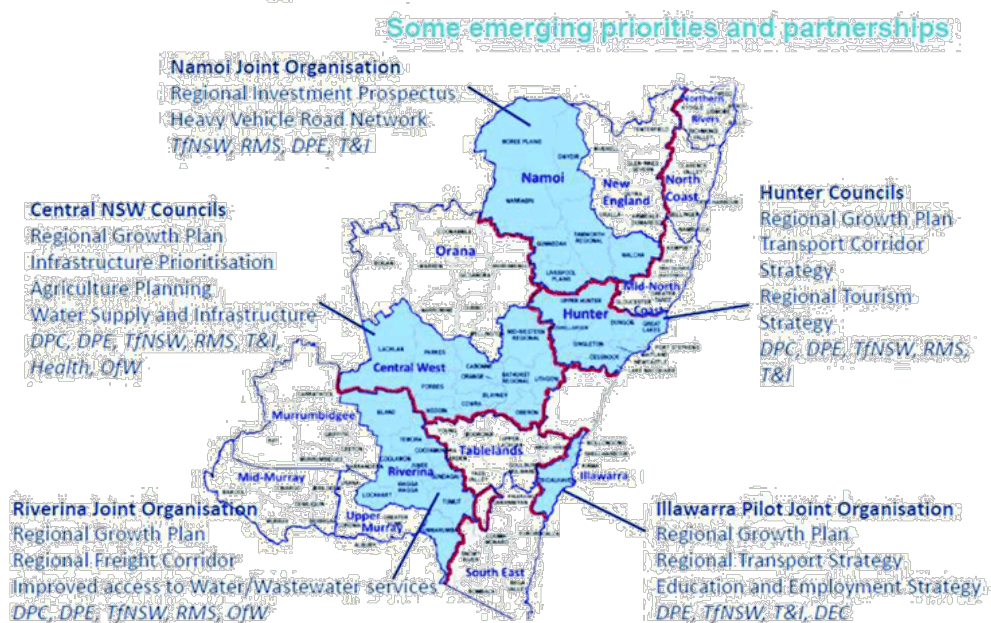
While the entire Centroc Management Plan has been reworked to fit the Core Functions, key activities identified in the Statement of Regional Priorities for our Pilot are:

- ◇ The Regional Growth Plan
- ◇ Infrastructure Prioritisation
- ◇ Agriculture Planning
- ◇ Water Supply and Infrastructure

As can be seen from the map below, each Pilot JO has different priorities they are working on for the year.

More detailed advice regarding progress on Centroc’s priorities can be found elsewhere in the Annual Report. Using the assistance of the Department of Premier and Cabinet where necessary, engagement has occurred with State agencies as outlined in the map below.

Pilot Joint Organisations



To facilitate intergovernmental collaboration, Centroc representatives have been attending meetings co-ordinated by the Department of Premier and Cabinet and representatives of the Department of Premier and Cabinet have been attending Centroc meetings.

Recognising the need for dialogue between the Pilots, Centroc has co-ordinated the Pilots to meet and share advice. A significant part of discussions to June 2015 has been the development of a discussion paper to inform the legislation. This was ably undertaken by Cr David Somerville and provided a sound basis for policy development.

Members have received regular JO Pilot updates and Centroc representatives have been active contributors at all opportunities provided by the Office of Local Government including phone hook-ups and the online forum.

This region is undertaking its own evaluation and has committed to the Minister to provide evidence based feedback on the Pilot at its conclusion.

Department of Premier and Cabinet

The Regional Coordination Branch of DPC has been very pleased this year to be working in close collaboration with Centroc on the implementation of the Pilot Joint Organisation for the Central West. The Pilot has offered a number of opportunities to rethink how Local and State Government work together. Fortunately the strong work that Centroc has been doing over many years has provided a sound foundation for the Pilot. Our focus over the year has included:

- Establishing the Pilot and identifying the Regional Strategic Priorities and projects to be jointly undertaken.
- Building relationships between the Board members and DPC. The Senior Regional Coordinator has become an associate member of the Centroc Board and the JO Executive Officer has become an associate member of the State Government's Regional Leadership Group for the Central West/Orana.
- Identifying key projects and the appropriate State Agencies to work with the JO on them.
- Identifying the state government priorities and where joint work with the JO can lead to better outcomes for communities.

A key reason for piloting the Joint Organisation across regional NSW has been to test a variety of models before deciding on how Joint Organisations should work for all regional areas. The Office of Local Government has been leading the work to development the JO model. DPC and Centroc representatives have participated in a number of forums, meetings and discussions about how the pilots are progressing and there has been significant thinking about the different options for how they should be structured, what they should do and how they should work with the State Government. The Office of Local Government will be finalising the Joint Organisation framework in early 2016 and it will be implemented by September 2016.

One of the most successful collaborative project we have undertaken through the year has been joint work between Centroc and the Department of Planning to develop the Regional Plan. This Plan outlines the framework for how decisions are to be made about the use of land across the region. It draws together policies, strategies and actions for Local and State Government to ensure that land use decisions support economic development, community sustainability and the health and wellbeing of everyone who lives in the region. Large sections of the Plan have been drafted by Planning staff from a number of Central NSW Councils and the working group has had significant input into the priorities and direction outlined in the Plan. The final Plan should be approved by Cabinet later in 2015.



REGIONAL DIRECTORS OF CORPORATE SERVICES GROUP

Sponsoring General Manager, Brian Steffen, Forbes Shire Council

Report by Lee Chapman, Best Practice in Procurement Program Manager

Chair - Ms Amity Howe, Forbes Shire Council

Secretary - Ms Lee Chapman, Centroc

The Team

The Centroc Regional Directors of Corporate Services is made up of the Director of Corporate Services (or equivalent) from each member Council. The team meets in Orange quarterly one month prior to GMAC to provide operational advice to GMAC and review operational opportunities for GMAC to review.

The Regional Directors of Corporate Services was established in January 2013 with the following objectives:

- ◇ Provide oversight to operational matters for advice to GMAC
- ◇ Oversee rollout of Regional Procurement Roadmapping Program and evaluate results reporting on opportunities for next steps
- ◇ Review opportunities for shared services
- ◇ Manage internal audit process
- ◇ Review energy system requirements and resourcing with each Council

Regional Procurement Roadmapping Program

Following on from the successful Procurement Roadmapping program undertaken with ArcBlue in 2014, a Best Practice in Procurement Program has been established to assist Councils in establishing and maintaining best practice procurement processes. This program has 6 objectives which are all underway:

1. Make sustainable savings and create efficiencies
2. Improve probity and risk
3. Build staff and organizational capability in procurement
4. Strengthen regional collaboration
5. Add value to the aggregated procurement framework
6. Stimulate local and regional economic and social development

Opportunities for Shared Services

A survey was sent out to all member councils asking for their thoughts on where shared services opportunities may exist. This advice has been collated and presented to the Board in November as part of the Operational Review.

Manage Internal Audit Process

The regional contract for internal audit services has been progressing well. Five Councils have utilised the services of Grant Thornton Australia in the 2015/16 year and have all been pleased with the services and recommendations provided. A look into opportunities of how to resource internal audits will be provided in the report to the Board in 2016 on transitioning to a Joint Organisation.

Review Energy System Requirements

The table below documents which Councils are using what system to manage their Energy System Requirements:

E21	Planet Footprint	Nil
Boorowa	Bathurst	Lachlan
Cabonne	Blayney	Young
CTW	Cowra	
Forbes		
Lithgow		
Oberon		
Orange		
Parkes		
Upper Lachlan		
Weddin		

Council Attendance at RDOCS Team Meetings

Council attendance	03.07.14	28.10.14	21.01.15	01.04.15
Bathurst	.	✓	✓	.
Blayney	.	✓	✓	.
Boorowa	.	✓	✓	.
Cabonne	.	.	✓	✓
CTW	✓	.	.	.
Cowra	.	.	.	✓
Forbes	.	✓	✓	✓
Lachlan	✓	.	✓	.
Lithgow	✓	.	.	.
Mid-Western	.	.	.	✓
Oberon	.	✓	✓	.
Orange	✓	✓	✓	✓
Parkes
Upper Lachlan	✓	.	.	.
Weddin	.	.	.	✓
Young	✓	.	✓	.
Centroc	✓	✓	✓	✓

SCREEN CENTRAL NSW



Report by Carolyn Griffin, Training and Program Support Officer

Screen Central NSW offers a quality film friendly service to grow the capacity of councils in compliance with state legislation and providing support to the screen industry.

From July 2014 – June 2015, Screen Central had:

- ◇ 16 TV/film personnel visited the region;
- ◇ 2 productions filmed in the Central NSW regions;
- ◇ 102 Facebook likes
- ◇ 8,987 website hits

The Screen Central NSW Website is functional as a location image database and is now utilising the Reel Scout locations database through Screen NSW. The contact names on the website have been updated and Centroc continue to update the website with new images from the region.

Member funding is used to maintain the Screen Central NSW website at a minimal level and field enquiries that come through to Centroc via Screen Central NSW.

Find Location About Map News Sign up Contacts Directory Resources

Welcome to Screen Central

Find a location...

Contacts...

If you want to know more about specific locations, the best place to buy coffee and great places to stay, talk to one of our friendly Film Contact Officers.

DISTANCE GUIDE

SYDNEY TO BATHURST	~200km – 3 HOURS
SYDNEY TO KATOOMBA	~115km – 1.45 HOURS
SYDNEY TO PENRITH	~55km – 40 MINS
WELLINGTON TO HARTEN	~205km – 3.5 HOURS
SYDNEY TO CONDODOLIN	~400km – 5.5 HOURS

The Central NSW region stretches from Lithgow in the east to Lake Cargelligo and Hay in the west, taking in Bathurst, Orange, Cowra and Parkes. This region has some of the richest farmlands in Australia with produce ranging from beef cattle to canola oil, olives to wine. Famous attractions include the Western Plains Zoo in Dubbo, the CSIRO telescope in Parkes, the historic gold rush towns of Hill End and Sofala, and the Cherry Capital of Australia, Young.

2 HOURS DRIVE TIME FROM SYDNEY CBD
2 HOURS DRIVE TIME FROM SYDNEY CBD
2 HOURS DRIVE TIME FROM SYDNEY CBD
2 HOURS DRIVE TIME FROM SYDNEY CBD

ENERGY

Sponsoring General Manager ,Peter Vlatko, Young Shire Council

Report by Kate Barker, Energy, Contracts and Training Program Manager

The Centroc Regional Energy Program commenced in 2014, with a part-time Centroc staff member dedicated to the management of the program.

Regional Electricity Contract

Fifteen member councils are currently procuring electricity through the Local Government Procurement (LGP) process. A new contract commenced for the supply of electricity to councils 1000+ small tariff sites on 1 July 2014. The changeover of electricity providers for the new contract was time and resource intensive for both council staff and Centroc staff, with a number of issues being experienced mainly around the transfer of sites to the new provider, as well as ensuring the correct rates were being applied to each of the sites. The process of ensuring all small sites transferred to the new provider took over 12 months for some councils.

Community Energy Efficiency Program (CEEP) Round 2

During 2013 and 2014, fourteen Centroc member councils participated in a program of works aimed at increasing the energy efficiency of water and waste water pump stations and filtrations plants at 30 sites. The total value of the project was \$4,745,053, with \$2,183,072 in grant funding gained from the Federal Government under CEEP2.

Through the works, there was an 8% decrease in electricity consumption at the sites, resulting in an estimated \$70,000 per annum in electricity costs.

Further details can be found in the Centroc Water Utilities Alliance report.

Energy Management

Eleven member councils have licences with the E21 energy management software, which enables councils to undertake electricity bill verification and consumption tracking. Through the E21 program, councils are able to identify sites where it may be more beneficial to change to a different rate structure, or move to a large site contract, or even possible to switch the site off if it has not been used for an extended period of time.

A further three member councils have access to the Planet Footprint software which collects, formats, analyses and reports energy and environmental performance data.

Centroc staff have access to the electricity data for each of these councils, which has been instrumental in gaining grant funding for energy programs, and also to provide the analysis of electricity and cost savings at the conclusion of the grant funded projects.

Collaborative Renewable Energy Project

In June 2014, Centroc and the Office of Environment and Heritage (OEH) both contributed funds to commence a regional renewable energy innovation project. The project aims to progress a regional scale renewable energy project to realise cost savings, environmental and other community benefits.

WHS/RISK MANAGEMENT

Sponsoring General Manager ,Paul Devery, Cowra Shire Council

Report by Kate Barker, Energy, Contracts and Training Program Manager
and Carolyn Griffin, Training and Program Support Officer



Chair - Charmaine Richey, Orange City Council

Secretary - David Kidd, Cabonne Council

The Centroc WHS/Risk Management Group continues to cooperate on Work Health and Safety matters to ensure Centroc's compliance with relevant legislation.

The Group meets on a quarterly basis in decentralised locations. This allows each host council to showcase their facilities and present initiatives implemented by their council. It is also an opportunity for councils to present issues where they are experiencing difficulty and with the help of the network develop solutions for their council.

The 2014/2015 meetings saw presentations from JLT, State Wide Mutual, WorkCover, Echelon, State Cover Mutual, RMS, Australian Safety Services, Rural Adversity Mental Health Program (RAMHP) and Framework Group.

Centroc WHS Induction

The Centroc Work Health & Safety (WHS) Induction Program is designed to enable contractors working within the Centroc region to undertake a WHS Induction once and be able to work at any participating Council without the need to re-do the induction.

The Centroc WHS induction program was developed in 2003 and during 2015 it has undergone an extensive overhaul, with the full suite of documentation being reviewed by members of the WHS/Risk Management Group.

Across the Central NSW region, almost 2,000 contractors have been inducted under the Centroc program and this number continues to grow as the members roll-out the program.

Load Shifting Plant Training Contract

Since the abolishment of the WorkCover requirement for plant operators to hold a licence to operate load shifting plant in 2011, Centroc members continue to strive towards best practice by utilising the Centroc contract for load shifting training.

The contract has been in place for 3 years with the majority of member councils working with TAFE Western to deliver training for staff.

Twelve councils have now utilised load shifting training under the contract with TAFE Western with significant savings being generated through use of the contract. The table below shows the spend for each council both on and off contract and the savings the contract has resulted in. The contract has saved participating councils an estimated \$117,000 over the 3 year contract period.

Council	Total Contract Spend	Total Contract Savings
Bathurst	\$7,000	\$5,000
Blayney	\$2,800	\$2,000
Cabonne	\$16,800	\$12,000
Cowra	\$1,400	\$1,000
Forbes	\$8,400	\$6,000
Lachlan	\$14,000	\$10,000
	\$18,200	\$13,000
Lithgow		
Orange	\$64,400	\$41,000
Parkes	\$11,200	\$8,000
Upper Lachlan	\$4,200	\$3,000
Warren	\$16,800	\$12,000
Wellington	\$5,600	\$4,000
Total	\$170,800	\$117,000

Council	Spend	Savings
Bathurst	\$8,895	\$8,422
Blayney	\$2,577	\$2,394
Boorowa	\$5,392	\$5,992
Cabonne	\$5,197	\$6,300
Cowra	\$4,132	\$3,539
Forbes	\$4,447	\$5,397
Lachlan	\$390	\$3,230
Lithgow	\$3,300	\$2,674
Mid-Western	\$275	\$761
Oberon	\$780	\$1,760
Orange	\$2,575	\$1,570
Parkes	\$8,085	\$7,816
Upper Lachlan	\$12,270	\$7,080
Weddin	\$0	\$0
Young	\$1,515	\$850
CTW	\$585	\$2,244
Total	\$60,418	\$60,033

Traffic Control Training Contract

In July 2014, a twelve month contract commenced for traffic control training, with the contract being awarded to Coates Hospitality Services (trading as Australian Training and Consulting).

Fifteen member councils accessed training through the contract between July 2014 and June 2015, with estimated savings of over \$60,000.

Council attendance at the WHS/Risk Management Group Meetings

Council	2.09.2014 Forbes	2.12.2014 Lithgow	3.03.2015 Bathurst	16.06.2015 Cowra
Bathurst		✓	✓	✓
Blayney	✓	✓	✓	✓
CTW		✓		
Boorowa			✓	
Cabonne	✓	✓	✓	✓
Cowra		✓	✓	✓
Forbes	✓	✓	✓	✓
Lachlan		✓		✓
Lithgow	✓	✓	✓	✓
Mid-Western			✓	✓
Oberon		✓	✓	✓
Orange	✓	✓	✓	✓
Parkes			✓	
Upper Lachlan				
Weddin	✓			✓
Young				
Centroc	✓	✓	✓	✓

REGIONAL TRAINING SERVICE & HUMAN RESOURCES GROUP

Sponsoring General Manger ,David Sherley, Bathurst Regional Council
Report by Kate Barker, Energy, Contracts and Training Program Manager
and Carolyn Griffin, Training and Program Support Officer

Chair - Jeff Dougal - Cowra Shire Council (2014)
Chair - Michael McGrath – Lithgow City Council (2015)
Secretary - Kate Barker, Centroc



The Centroc Training Service is in its twelfth year of operation and continues to address the needs of Centroc councils and other local councils surrounding the Centroc region. The Training Service works to:

- ◊ Research and source relevant and quality training for members
- ◊ Coordinate training for members to improve access to courses
- ◊ Achieve cost savings for members through group purchasing and negotiating discounts with training providers.

The service also allows other government agencies and private organisations the opportunity to access training being held in the region.

Training Statistics

The following table shows the statistics of the Centroc Regional Training Service including spend and estimated savings. Savings are determined by calculating alternative provider price, travel and accommodation and coordination time:

Council	No. of Courses	No. of staff trained	Training Service Spend	Load Shifting training spend	Online Training spend	Total spend	total savings (exc. load shifting)
Bathurst	13	106	\$23,010	\$0	\$25,800	\$48,810	\$14,921
Blayney	5	59	\$5,813	\$3,096	\$0	\$8,909	\$3,277
Boorowa	6	44	\$9,448	\$0	\$3,677	\$13,124	\$7,175
Cabonne	8	90	\$6,943	\$8,844	\$12,900	\$28,687	\$10,033
CTW	4	25	\$3,250	\$0	\$0	\$3,250	\$5,397
Cowra	24	177	\$43,868	\$0	\$10,965	\$54,833	\$21,423
Forbes	15	89	\$20,718	\$0	\$7,740	\$28,458	\$18,961
Lachlan	7	38	\$3,700	\$15,166	\$8,385	\$27,251	\$12,794
Lithgow	17	166	\$37,218	\$0	\$12,900	\$50,118	\$11,703
Mid-Western	1	1	\$275	\$0	\$0	\$275	\$761
Oberon	9	32	\$12,100	\$0	\$6,257	\$18,357	\$4,791
Orange	10	118	\$19,540	\$7,108	\$23,994	\$50,642	\$14,798
Parkes	13	116	\$13,395	\$13,954	\$9,675	\$37,024	\$12,515
Upper Lachlan	12	212	\$20,575	\$5,851	\$8,869	\$35,294	\$7,350
Weddin	2	3	\$667	\$0	\$0	\$667	\$1,401
Young	6	53	\$9,150	\$0	\$3,419	\$12,569	\$8,440
Other	12	15	\$4,725	\$0	\$0	\$4,725	\$9,270
Total	164	1,344	\$234,395	\$54,019	\$134,579	\$422,990	\$165,010

Pre-Employment Screening Contract

The Centroc HR Managers Group continued to use and monitor the regional contract for Pre-Employment Screening. The Recovre Group currently hold the 3 year contract, which commenced in July 2013.

The contract has been utilised by 12 councils since its commencement, with an estimated saving of over \$21,000 through its use.

Council	Total Contract Spend	Total Contract Savings
Bathurst	\$26,015	\$4,235
Blayney	\$6,310	\$805
Boorowa	\$1,880	\$210
Cabonne	\$2,165	\$350
Cowra	\$5,520	\$980
Forbes	\$10,570	\$1,505
Lachlan	\$4,260	\$840
Lithgow	\$6,840	\$1,050
Oberon	\$3,855	\$525
Orange	\$45,315	\$5,880
Parkes	\$12,750	\$1,610
Upper Lachlan	\$0	\$0
Weddin	\$0	\$0
Young	\$725	\$105
Total	\$126,205	\$18,095

Employee Assistance Program (EAP) Contract

Members of the Centroc HR Managers Group conducted an RFQ process to find a suitably qualified provider for the delivery of an Employee Assistance Program. Converge International was deemed to be the successful provider, with the 3 year contract commencing on 1 July 2015.

Online Training

There are currently 11 councils utilising the online training contract with Cubic Consulting, which commenced in 2012.

The contract delivers a tailored portal to each of the councils, with access to 6 courses including:

- ◇ Equal Employment Opportunity
- ◇ Bullying and Harassment
- ◇ Privacy
- ◇ Code of Conduct
- ◇ Workplace Health and Safety
- ◇ Drug and Alcohol Awareness

During 2014 and 2015, members have been working with Cubic Consulting on the development of 3 new courses including:

- ◇ Introduction to Local Government
- ◇ Contractor Management, and
- ◇ Cultural Awareness.

The following table shows the number of courses completed in each council since the inception of the online training project in 2012:

Council	Alcohol & Other Drugs	Bullying and Harassment	Code of Conduct	Equal Employment Opportunity (EEO)	Privacy	Work Health & Safety	Total
Bathurst	261	262	267	228	261	205	1484
Boorowa	2	0	8	1	1	1	13
Cabonne	59	54	62	61	61	68	365
Cowra	0	58	56	59	0	2	175
Forbes	54	55	54	45	55	1	264
Lachlan	5	3	4	2	16	0	30
Lithgow	31	34	34	24	26	28	177
Oberon	49	74	64	59	66	71	383
Orange	44	134	131	118	108	56	591
Parkes	2	16	21	52	2	12	105
Upper Lachlan	0	131	0	0	1	1	133
Young	20	23	24	22	25	27	141
Total	527	844	725	671	622	472	3861

Council attendance at the Centroc HR Managers Group Meetings

Council attendance	19.08.2014 Forbes	25.11.2014 Orange	17.02.2015 Orange	19.05.2015 Bathurst
Bathurst		✓	✓	✓
Blayney/CTW	✓	✓	✓	✓
Boorowa		✓	✓	✓
Cabonne	✓	✓	✓	✓
Cowra	✓	✓	✓	✓
Forbes	✓	✓	✓	✓
Lachlan	✓	✓	✓	
Lithgow	✓	✓	✓	✓
Mid-Western		✓	✓	✓
Oberon	✓		✓	✓
Orange	✓	✓	✓	✓
Parkes	✓	✓	✓	✓
Upper Lachlan		✓		
Weddin				
Young			✓	
Centroc	✓	✓	✓	✓

SUPPLY MANAGEMENT TEAM

Sponsoring General Manager, Brian Steffen, Forbes Shire Council

Report by Lee Chapman, Best Practice in Procurement Program Manager and Kate Barker, Energy, Contracts and Training Program Manager

Chair - Mr Peter Heffernan, Cabonne Council

Secretary - Ms Kate Barker and Ms Lee Chapman, Centroc

The Team

The Centroc Supply Management Team is made up of an employee from each member Council, typically the stores/depot manager or purchasing officer. The team met on a six-monthly basis in Orange.

The Supply Management Team aims to implement strategies to improve supply management in Councils and achieve savings through joint procurement of goods and services.

Central NSW Councils, through their participation in the Supply Management Team initiatives, continue to deliver both significant cost savings across the region as well as an income stream. The fifteen Councils of Centroc have taken advantage of the significant savings made available through the joint tender approach.

The Supply Management Team was established in June 2003.

The objectives of this team are:

1. Networking of professional purchasing staff
2. Achieve savings through joint procurement of goods and services
3. Generate income through rebates to Central NSW Councils
4. Facilitate professional development and training of Council purchasing staff
5. Encourage use of the latest technology for communication and purchasing functions

In early 2015 a new program called the Best Practice in Procurement Program was formed subsequent to the work undertaken through a procurement roadmapping program. At the April meeting of the Supply Management Team, a discussion was held around the change of focus of the group towards best practice in stores management, which would have more achievable and relatable outcomes.

The new Best Practice in Stores Management will be tailored towards stores and depot managers.

Regional Contracts

Existing Contracts Include:

- ◇ Road Signs
- ◇ Bitumen Emulsion
- ◇ Fuel
- ◇ Line Marking Services
- ◇ Electricity

Information Sharing

The Supply Team are also interested in new and innovative ideas and sharing trials of procurement projects around the region.

Tender Evaluation Software

Centroc continues to use the tender evaluation software provided by Apet. The program provides a streamlined process to evaluate tenders and provides governance for the entire process. This program is used on all regional supply tenders this year in addition to other regional tenders done through varying Centroc teams.

Council Attendance at Supply Management Team Meetings

Council	27 August 2014	3 December 2014	29 April 2015
Bathurst			
Blayney	✓	✓	✓
Boorowa			
Cabonne	✓	✓	✓
CTW			
Cowra	✓	✓	✓
Forbes		✓	✓
Lachlan	✓	✓	
Lithgow	✓	✓	✓
Mid-Western		✓	
Oberon			
Orange		✓	
Parkes			
Upper Lachlan			✓
Weddin			
Young			
Centroc	✓		

REGIONAL IT MANAGERS' GROUP

Sponsoring General Manager, Roger Bailey, Lithgow City Council
Report by Kate Barker, Energy, Contracts and Training Program Manager

Chair - Ms Ally Shelton Lithgow City Council
Secretary - Ms Kate Barker Centroc

The Regional IT Group formed in 2011 as a way of networking and working regionally in the area of Information Technology. The Group provides a forum which expands the technical capacity of Local Government and enriches the collective skills base, while achieving cost savings through joint activities.

Regional IT Strategic Plans

In 2014, the IT Group undertook a procurement process to identify a suitable provider to assist with the development of an IT Strategic Plan. Four councils participated in the regional contract with Essential Utilities Information Technology (EUIT), namely Bathurst, Forbes, Lithgow and Oberon.

The Plans were completed in mid-2015.

Unified Communications Solution

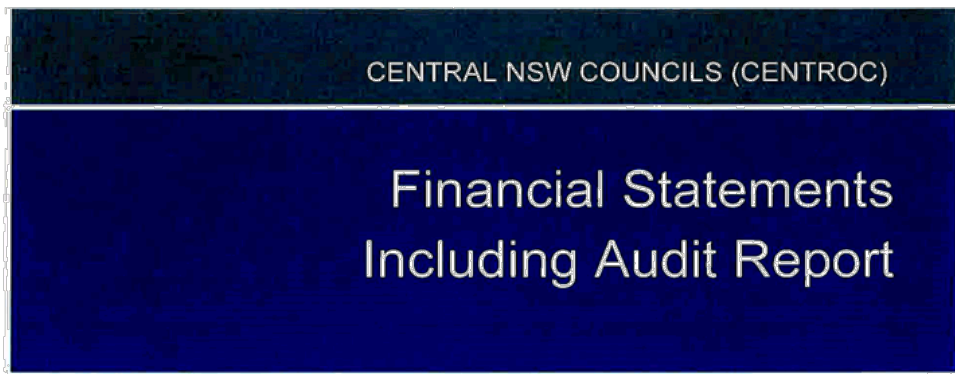
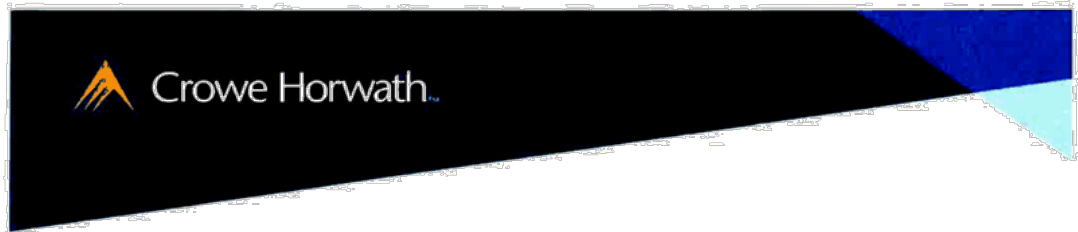
The IT Group also undertook a procurement process to identify a provider to assist with the design and procurement of a unified communications solution for 6 councils, namely Blayney, Cowra, Forbes, Lithgow, Oberon and Upper Lachlan. EUIT was awarded the contract for this work also.

Work is underway for the procurement of a unified communications solution and is expected to be complete in mid-2016.





AUDITOR'S REPORT



For the year ended 30 June 2015



CENTRAL NSW COUNCILS (CENTROC)

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For the Year Ended 30 June 2015

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CENTRAL NSW COUNCILS (CENTROC)

**Statement of Comprehensive Income
 For the Year Ended 30 June 2015**

	NOTE	2015 \$	2014 \$
Revenue from Ordinary Activities			
Best Practice Management of Water Supplies		519,136	702,903
CEEP council reimbursements		2,263,466	331,018
Grants	2	1,560,608	1,352,818
Interest		23,100	25,911
Membership/administration fees		210,874	195,904
NSW Road Plan			28,000
CWUA Event			16,577
E-Recruitment		12,550	
Essential Energy Analysis		19,380	
Internal Audit			1,346
Social Media Event		3,991	
IT Services		164,400	
Traffic Control Services		15,209	
Online training trial		134,579	117,589
Regional training service		348,747	360,392
Reimbursement of member council/contractor expenses		9,972	10,126
SaveWater! Alliance		51,618	60,880
Screen Central NSW fees/misc.		15,500	15,000
CWUA - Strategic Business Plan		2,304	85,177
CWUA - Workforce Dev			23,909
Best Practice Water			24,000
CWUA Pipe Relining (non CEEP)		1,105,704	418,633
CWUA - Dam Surveillance		103,000	
CWUA - Water Loss Mgt Toolkit		48,522	
CWUA - Developer Services Plan		156,436	
Supply contract rebates		95,182	65,818
Vehicle leaseback/sale		33,929	12,964
Total Operating Revenue		6,898,207	3,848,965

CENTRAL NSW COUNCILS (CENTROC)

Expenses from Ordinary Activities	NOTE	2015 \$	2014 \$
Administrative council support		25,000	25,000
Audit fees		5,500	4,750
Bank fees		449	329
Bad Debts		5,536	
Best Practice Management of Water Supplies Beyond the Range		383,063	633,870
Community Energy Efficiency Program (CEEP)		46,632	26,507
Community Energy Efficiency Program (CEEP) Joint Organisation		4,242,924	888,554
CENTROC projects	3	147,420	
CWUA - Staff Cost		23,502	3,912
CWUA - Strategic Business Plan		138,475	124,333
CWUA - Workforce Dev.		26,722	108,948
CWUA - Pipe Relining (non-CEEP)		7,936	15,973
CWUA - Dam Surveillance		1,105,704	418,633
CWUA - Waterloss Mgt Toolkit		103,000	
CWUA - Developer Services Plan		48,522	
Compliance/cost saving program		17,977	
Depreciation		46,763	109,779
Executive Officer (EO)		17,063	20,458
Executive Assistant		78,132	129,817
Energy & Training Program Mgr		497	626
Finance and Administration Officer		98,720	45,780
Internal Audit		40,029	39,222
Loss on Disposal of Assets			2,690
NSW Environmental Trust Climate Project			950
NSW Environmental Trust - TAGI Project			26,735
NSW Road Plan			7,377
Essential Energy Analysis			28,000
E - Recruitment		19,380	
IT Services		12,550	
Traffic Control Services		131,880	
Social Media Event		15,209	
Procurement Program		3,991	
Printing and Stationery		51,037	
Screen Central NSW		2,947	1,278
SaveWater! Alliance		480	5,104
I & I - Health Workforce		36,618	48,968
Telecommunications Study		9,447	
Supply Contracts Management		15,500	
Training & Program Sup. Officer		6,684	4,353
Training Service Costs		47,463	65,086
Website, internet server and cloud services		274,998	282,887
Online Training Trial		6,107	16,778
Other		109,574	105,701
		13,327	16,086
Total Operating Expenditure		7,366,758	3,208,485
Other Comprehensive Income			
Total Comprehensive Income		(468,551)	640,480

The above Income Statement should be read in conjunction with the accompanying notes.

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CENTRAL NSW COUNCILS (CENTROC)

**Statement of Financial Position
 For the Year Ended 30 June 2015**

Current Assets	Note	2015	2014
Cash & cash equivalents	4	742,798	1,153,838
Trade and other receivables	5	830,820	778,802
Total Current Assets		1,573,618	1,932,640
Non-Current Assets			
Property, plant & equipment	6	84,460	54,503
Total Non-Current Assets		84,460	54,503
Total Assets		1,658,078	1,987,143
Current Liabilities			
Creditors and accruals	7	892,141	762,642
Short-term provisions	8	75,094	65,108
Total Current Liabilities		967,235	827,750
Total Liabilities		967,235	827,750
Net Assets		690,843	1,159,394
Equity			
Retained profits at beginning of year		1,159,394	518,914
Current year profit/(loss)		(468,551)	640,480
Total Member Funds		690,843	1,159,394

The above Balance Sheet should be read in conjunction with the accompanying notes.

CENTRAL NSW COUNCILS (CENTROC)

**Statement of Changes in Equity
 For the Year Ended 30 June 2015**

	Note: Retained Surplus
	\$
Balance at 1 July 2014	1,159,394
Surplus (Deficit) for the Year	(468,551)
Balance at 30 June 2015	<u>690,843</u>
Balance at 1 July 2013	518,914
Surplus (Deficit) for the Year	640,480
Balance at 30 June 2014	<u>1,159,394</u>

The accompanying notes form part of these financial statements.

CENTRAL NSW COUNCILS (CENTROC)

Notes to the Financial Statements For the Year Ended 30 June 2015

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The delegates have prepared the financial statements on the basis that CENTROC is not a reporting entity as there are no users who are dependent on its general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the delegates.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the delegates have determined to be appropriate to meet the needs of members. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise stated in the notes. The accounting policies that have been adopted in the preparation of the statements are as follows:

Accounting Policies

a. Revenue

Grant revenue is recognised in the statement of comprehensive income when CENTROC obtains control of the grant, and it is probable that the economic benefits gained from the grant will flow to CENTROC and the amount of the grant can be measured reliably.

If conditions are attached to the grant which must be satisfied before CENTROC is eligible to receive the contribution, the recognition of the grant as revenue will be deferred until those conditions are satisfied.

When grant revenue is received and CENTROC incurs an obligation to deliver economic value directly back to the contributor, this is considered a reciprocal transaction and the grant revenue is recognised in the statement of financial position as a liability until the service has been delivered to the contributor; otherwise the grant is recognised as income on receipt.

Revenue from the rendering of a service is recognised upon the delivery of the service.

b. Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value as indicated, less, where applicable, accumulated depreciation and impairment losses.

Plant and Equipment

Items of plant and equipment are measured on the cost basis less depreciation and impairment losses.

The carrying amount of plant and equipment is reviewed annually by the delegates to ensure it does not exceed the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have been discounted to their present values in determining recoverable amounts.

Items of plant and equipment that have been contributed at no cost, or for nominal cost, are valued and recognised at the fair value of the asset at the date it is acquired.

Depreciation

The depreciable amount of all fixed assets including buildings and capitalised lease assets, but excluding freehold land, is depreciated on a straight-line basis over the asset's useful life to CENTROC commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

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CENTRAL NSW COUNCILS (CENTROC)

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Rate
Computers	33%
Motor Vehicles	22.50%
Furniture and fittings	20%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are included in the statement of comprehensive income. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained earnings.

c. Financial Instruments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when CENTROC becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that CENTROC commits itself to either purchase or sell the asset (i.e. trade date accounting is adopted). Financial instruments are initially measured at fair value plus transactions costs except where the instrument is classified 'at fair value through profit or loss' in which case transaction costs are expensed to profit or loss immediately.

Classification and subsequent measurement

Financial instruments are subsequently measured at fair value, amortised cost using the effective interest rate method or cost. Fair value represents the amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties. Where available, quoted prices in an active market are used to determine fair value. In other circumstances, valuation techniques are adopted.

Amortised cost is calculated as:

The amount at which the financial asset or financial liability is measured at initial recognition;

- i. less principal repayments;
- ii. plus or minus the cumulative amortisation of the difference, if any, between the amount initially recognised and the maturity amount calculated using the *effective interest method*; and
- iii. less any reduction for impairment.

The effective interest method is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying value with a consequential recognition of an income or expense in profit or loss.

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CENTRAL NSW COUNCILS (CENTROC)

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Assets at Fair Value Through Profit or Loss

Financial assets are classified at fair value through profit or loss when they are held for trading for the purpose of short-term profit taking, or where they are derivatives not held for hedging purposes, or when they are designated as such to avoid an accounting mismatch or to enable performance evaluation where a group of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Such assets are subsequently measured at fair value with changes in carrying value being included in profit or loss.

Loans and Receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost.

Loans and receivables are included in current assets, except for those which are not expected to mature within 12 months after the end of the reporting period. (All other loans and receivables are classified as non-current assets.)

Held-To-Maturity Investments

Held-to-maturity investments are non-derivative financial assets that have fixed maturities and fixed or determinable payments, and it is CENTROC's intention to hold these investments to maturity. They are subsequently measured at amortised cost.

Held-to-maturity investments are included in non-current assets, except for those which are expected to mature within 12 months after reporting date. (All other investments are classified as current assets.)

If during the period CENTROC sold or reclassified more than an insignificant amount of the held-to-maturity investments before maturity, the entire held-to-maturity investments category would be tainted and reclassified as available-for-sale.

Available-For-Sale Financial Assets

Available-for-sale financial assets are non-derivative financial assets that are either not capable of being classified into other categories of financial assets due to their nature, or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments. Available-for-sale financial assets are included in non-current assets, except for those which are expected to be disposed of within 12 months after the end of the reporting period. (All other financial assets will be classified as current assets.)

Financial Liabilities

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Fair Value

Fair value is determined based on current bid prices for all quoted investments. Valuation techniques are applied to determine the fair value for all unlisted securities, including recent arm's length transactions, reference to similar instruments and option pricing models.

CENTRAL NSW COUNCILS (CENTROC)**1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***Impairment*

At the end of each reporting period, CENTROC assesses whether there is objective evidence that a financial instrument has been impaired. In the case of available-for-sale financial instruments, a prolonged decline in the value of the instrument is considered to determine whether an impairment has arisen. Impairment losses are recognised in the statement of comprehensive income.

Derecognition

Financial assets are derecognised where the contractual rights to receipt of cash flows expire or the asset is transferred to another party whereby CENTROC no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying value of the financial liability, which is extinguished or transferred to another party, and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

d. Impairment of Assets

At the end of each reporting period, CENTROC reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the statement of comprehensive income.

Where the future economic benefits of the asset are not primarily dependent upon on the asset's ability to generate net cash inflows and when CENTROC would, if deprived of the asset, replace its remaining future economic benefits, value in use is determined as the depreciated replacement cost of an asset.

Where it is not possible to estimate the recoverable amount of a class of asset, CENTROC estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Where an impairment loss on a revalued asset is identified, this is debited against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

e. Employee Benefits

Provision is made for CENTROC's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled. Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may not satisfy vesting requirements. Those cash outflows are discounted using market yields on national government bonds with terms to maturity that match the expected timing of cash flows.

f. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the statement of financial position.

Page 8.

CENTRAL NSW COUNCILS (CENTROC)

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

g. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of GST, except where the amount of GST incurred is not recoverable from the Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of expense. Receivables and payables in the statement of financial position are shown inclusive of GST.

h. Income Tax

No provision for income tax has been raised, as CENTROC is exempt from income tax under Div 50 of the Income Tax Assessment Act 1997.

i. Provisions

Provisions are recognised when CENTROC has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions recognised represent the best estimate of the amounts required to settle the obligation at the end of the reporting period.

j. Comparative Figures

Where required by Accounting Standards, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When an entity applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements, a statement of financial position as at the beginning of the earliest comparative period must be disclosed.

k. Trade and Other Payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by CENTROC during the reporting period which remain unpaid.

l. Critical Accounting Estimates and Judgments

The delegates evaluate estimates and judgments incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within CENTROC.

Key Estimates

(a) Impairment

CENTROC assesses impairment at the end of each reporting period by evaluating conditions and events specific to CENTROC that may be indicative of impairment triggers.

CENTRAL NSW COUNCILS (CENTROC)

	2015 \$	2014 \$
2 REVENUE FROM GRANTS		
Department of Resources, Energy and Tourism		527,445
Department of Industry	1,384,972	798,100
Office Env & Energy	12,000	
OLG - JO Pilot	150,000	
Health	13,636	27,273
Total Revenue and Other Income	<u>1,560,608</u>	<u>1,352,818</u>
3 EXPENDITURE ON CENTROC PROJECTS		
Advocacy Support	<u>23,502</u>	<u>3,912</u>
Total Other Expenses	<u>23,502</u>	<u>3,912</u>
4 CASH AND INVESTMENTS		
Cash - General bank account	643,683	112,808
At call investments - Maxi Direct bank account	<u>99,115</u>	<u>1,041,030</u>
	<u>742,798</u>	<u>1,153,838</u>
Externally restricted cash assets		
Beyond the Range - Cadia Grant		766
Community Energy Efficiency Program 1		
Community Energy Efficiency Program 2	180,613	775,099
Joint Organisation Pilot - OLG	2,580	
Office of Environment & Heritage - Energy Efficiency Workshops	12,000	
Screen NSW	<u>195,193</u>	<u>775,865</u>
Unrestricted cash assets		
Cash assets not subject to external restriction	<u>547,605</u>	<u>377,973</u>
	<u>547,605</u>	<u>377,973</u>
5 RECEIVABLES		
Trade debtors	253,919	77,492
Accrued income	487,444	614,091
GST receivable	89,457	87,219
	<u>830,820</u>	<u>778,802</u>

CENTRAL NSW COUNCILS (CENTROC)

6 FIXED ASSETS	2015	2014
	\$	\$
Computers		
At cost	14,160	13,070
Accumulated depreciation	(13,256)	(13,070)
Total computers	904	
Motor vehicles		
At cost	98,731	85,022
Accumulated depreciation	(15,175)	(30,519)
Total motor vehicles	83,556	54,503
Furniture and fittings		
At cost	1,062	1,062
Accumulated depreciation	(1,062)	(1,062)
Total furniture and fittings		
Total plant and equipment	84,460	54,503

(a) Movements in Carrying Amounts

	Computers	Motor vehicles	Furniture and fittings	Total
Carrying amount 1 July 2014		54,503		54,503
Additions	1,090	71,467		72,557
Disposals		(25,537)		(25,537)
Depreciation expense	(186)	(16,877)		(17,063)
Carrying amount 30 June 2015	904	83,556		84,460

7 TRADE PAYABLES AND ACCRUALS

	2015	2014
	\$	\$
Current		
Trade payables	892,141	762,642
	892,141	762,642

8 SHORT TERM PROVISIONS

	2015	2014
	\$	\$
Opening balance as at 1 July	65,108	12,086
additional provisions raised during the year	1,515	1,618
Orange City Council staff leave provisions	8,471	51,404
	75,094	65,108

**CENTRAL NSW COUNCILS (CENTROC)
DECLARATION BY THE DELEGATES**

The committee has determined that CENTROC is not a reporting entity and that these special purpose financial reports should be prepared in accordance with the accounting policies outlined in Note 1 of the financial statements.

In the opinion of the committee the financial statements as set out on pages 1 to 11:

Present a true and fair view of the financial position of CENTROC as at 30 June 2015 and its performance for the year ended on that date.

At the date of this statement, there are reasonable grounds to believe that CENTROC will be able to pay its debts as and when they fall due.

This statement is made in accordance with a resolution of the delegates.

Chair



Councillor Bill West

Executive Officer



Mrs Jenny Bennett

Dated 4/11/15



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Central West**
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INDEPENDENT AUDIT REPORT TO THE DELEGATES OF CENTRAL NSW REGIONAL ORGANISATION OF COUNCILS (CENTROC)

Report on the Financial Statements

We have audited the accompanying financial statements of CENTROC, being special purpose financial statements, which comprises the statement of financial position as at 30 June 2015, and the statement of comprehensive income, the statement of changes in equity and a summary of significant accounting policies, other explanatory notes and the delegate's declaration for the year then ended.

Officer's Responsibility for the Financial Statements

The officers of the CENTROC are responsible for the preparation and fair presentation of the financial statements and have determined that the accounting policies described in Note 1 of the financial statements are appropriate to meet the requirements of the members. These policies do not require the application of all Australian Accounting Standards and other mandatory professional reporting requirements in Australia.

The officer's responsibilities also include establishing and maintaining internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error, selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We have conducted our audit in accordance with Australian Auditing Standards. These auditing standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the officers, as well as evaluating the overall presentation of the financial report.

We performed procedures to assess whether, in all material respects, the financial statements present fairly, in accordance with the accounting policies described in Note 1, CENTROC's position, and its performance.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Crowe Horwath Central West is a member of Crowe Horwath International, a Swiss Verein. Each member firm of Crowe Horwath is a separate and independent legal entity. Liability limited by a scheme approved under Professional Standards Legislation other than for the acts or omissions of financial services licensees.

**Independence**

In conducting our audit, we have complied with the independence requirements of Australian professional ethical pronouncements.

Audit Opinion

In our opinion the financial statements of CENTROC presents fairly, in all material respects the financial position of CENTROC as at 30 June 2015 and of its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements.

Other Matter

Without modifying our opinion, we draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements have been prepared for the purpose of fulfilling the information needs of the delegates of the member councils. As a result, the financial statements may not be suitable for another purpose.

Crowe Horwath Central West
Crowe Horwath Central West

Clare Wagner

Clare Wagner
Audit Partner
Registered Company Auditor No.335972

Dated at the Dubbo office on the 4th day of November 2015.

ATTENDANCE

Board Attendance	26.08.14 Canberra	27.11.14 Blayney	26.02.15 Boorowa	28.05.15 Sydney
Bathurst	✓	✓	✓	✓
Blayney	✓	✓	✓	✓
Boorowa	✓	✓	✓	✓
Cabonne	✓	✓	✓	✓
Central Tablelands Water	✓	✓	✓	✓
Cowra	✓	✓	✓	✓
Forbes	✓	✓	✓	✓
Lachlan	✓	✓	✓	✓
Lithgow	✓	✓	✓	✓
Mid-Western		✓	✓	✓
Oberon	✓	✓	✓	✓
Orange	✓	✓	✓	✓
Parkes	✓	✓	✓	✓
Upper Lachlan	✓	✓	✓	✓
Weddin			✓	✓
Young	✓	✓	✓	✓
Centroc	✓	✓	✓	✓

GMAC Attendance	31.07.14 Orange	30.10.14 Orange	05.02.15 Orange	07.05.15 Orange
Bathurst	✓	✓	✓	
Blayney		✓	✓	✓
Boorowa	✓	✓	✓	
Cabonne	✓	✓	✓	
Central Tablelands Water		✓	✓	✓
Cowra		✓	✓	
Forbes	✓	✓	✓	✓
Lachlan	✓		✓	✓
Lithgow		✓	✓	✓
Mid-Western		✓		
Oberon		✓	✓	✓
Orange	✓	✓	✓	✓
Parkes	✓	✓	✓	✓
Upper Lachlan	✓		✓	
Weddin	✓	✓	✓	
Young		✓	✓	
Centroc	✓	✓	✓	✓

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*Protecting our
Natural Environment*

ASSET MANAGEMENT PLAN (DRAFT)

WATER SUPPLY SYSTEMS

MARCH 2016

OPERATIONS: SERVICES

■ ■ ■ ■ ■ TOWARDS 2030



DOCUMENT CONTROL

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REV NO	DATE	REVISION DETAILS	AUTHOR	REVIEWER	APPROVER
1	Feb 2015	Draft for internal review			CC
2	9/06/2015	Draft: Alignment with Draft Operational Plan			CC
3	16/12/2015	Draft: Update Organisational structure			CC
4	24/03/2016	Draft: Update financial data			NB
5	4/04/2016	Draft for Exhibition			CC

THIS DOCUMENT HAS BEEN PREPARED BY CLAIRE CAM, MANAGER WATER AND SEWER, FOR MID-WESTERN REGIONAL COUNCIL.

ANY QUESTIONS IN RELATION TO THE CONTENT OF THIS DOCUMENT SHOULD BE DIRECTED TO:

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DATE OF PUBLICATION:

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FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

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1. Executive Summary

1.1 Context

Mid-Western Regional Council services the urban areas of Mudgee, Gulgong, Rylstone, Kandos, Charbon and Clandulla with reticulated potable water supply. Municipal parks and gardens and community sporting facilities in Mudgee and Gulgong are serviced with reticulated chlorinated bore water.

Council operates and maintains three distinct potable water supply systems and two distinct chlorinated bore water supply systems as follows:

- **Mudgee potable water supply system.** Raw water is sourced from the Cudgegong River and Burrundulla bore field, processed at Mudgee Water Treatment Plant in accordance with Australian Drinking Water Guidelines (ADWG) and distributed to the Mudgee community via a distribution system incorporating trunk mains, reservoirs, pumping stations, reticulation pipework and metered customer connections.
- **Mudgee chlorinated bore water supply system.** Raw water is sourced from Glen Willow bore field, chlorinated at Court Street pump station, pumped to Church Street reservoir and reticulated to municipal parks and gardens and community sporting facilities via trunk and reticulation pipelines. Customer connections are metered.
- **Gulgong potable water supply system.** Raw water is sourced from the Cudgegong River, stored in an off-river storage, processed at Gulgong Water Treatment Plant in accordance with ADWG and distributed to the Gulgong community via a distribution system incorporating trunk mains, reservoirs, pumping stations, reticulation pipework and metered customer connections.
- **Gulgong chlorinated bore water supply system.** Raw water is sourced from bores, chlorinated at Elcom pump station, pumped to Flirtation Hill reservoir and reticulated to municipal parks and gardens and community sporting facilities via trunk and reticulation pipelines. Customer connections are metered.
- **Rylstone, Kandos, Charbon and Clandulla potable water supply system.** Raw water is sourced from the Council owned Rylstone Dam, processed at Rylstone Water Treatment Plant in accordance with ADWG and distributed to the Rylstone, Kandos, Charbon and Clandulla communities via a distribution system incorporating trunk mains, reservoirs, pumping stations, re-chlorination units, reticulation pipework and metered customer connections.

Mudgee and Gulgong potable water treatment plants were constructed in the early 2000's, utilising current technology available for water treatment specific to treat hardness. The majority of Mudgee's old unlined cast iron reticulation pipes have been replaced, however Gulgong's reticulation system comprises approximately 20km (1/3 of pipelines in Gulgong) of deteriorating unlined cast iron reticulation pipe that is having regular impact on the aesthetic quality of potable water received at the consumer in Gulgong.

Rylstone water treatment plant was constructed in the 1960's. The treatment technologies will require upgrading in the medium term to ensure Council can supply water quality in accordance with Australian Drinking Water Guidelines (ADWG).

The Water Supply Systems Service

The potable water supply systems network comprises:

- Groundwater borefields
- Dams
- Potable water treatment plants
- Raw water mains
- Potable water distribution and reticulation mains
- Potable water reservoirs
- Pump stations
- Metered customer connections

The chlorinated borewater supply systems network comprises:

- Groundwater borefields
- Pump stations
- Raw water mains
- Chlorinated bore water distribution and reticulation mains
- Chlorinated bore water reservoirs
- Pump stations
- Metered customer connections

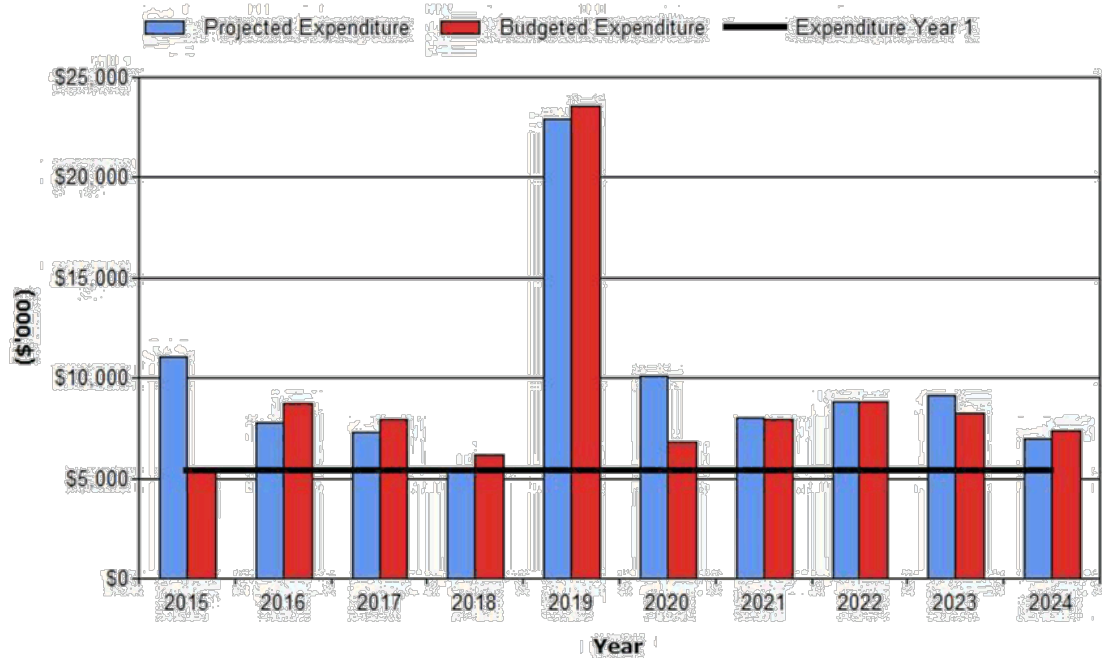
The above infrastructure assets have a replacement value of \$104,891,000.

1.2 What does it cost?

The projected outlays necessary to provide the services covered by this Asset Management Plan (AM Plan) includes operations, maintenance, renewal and upgrade of existing assets over the 10 year planning period is \$97,447,000 or \$9,745,000 on average per year.

Estimated available funding for this period is \$91,019,000 or \$9,102,000 on average per year which is 93% of the cost to provide the service. This is a funding shortfall of \$643,000 on average per year. Projected expenditure required to provide services in the AM Plan compared with planned expenditure currently included in the Long Term Financial Plan are shown in the following graph.

Mid-Western RC - Projected and Budget Expenditure for (Water_S1_V3)



1.3 What we will do

We plan to provide resources for the following:

- Operation, maintenance, renewal and upgrade of water supply system infrastructure to meet service levels set by Council in annual budgets.
- Renewals and upgrades within the 10 year planning period to the extent of the current budget.
- Review and refine our knowledge of Council's water supply assets.

1.4 What we cannot do

We do **not** have enough funding to provide all services at the desired service levels or provide new services. Works and services that cannot be provided under present funding levels are:

- Renewal or replacement of all water supply system infrastructure currently older than its accepted/assessed "useful life" in year one.
- Extension of services to existing urban or village areas that are not experiencing growth.

1.5 Managing the risks

There are risks associated with providing the service and not being able to complete all identified activities and projects. We have identified major risks as:

- Managing existing potable water supply systems to meet ADWG standards
- General deterioration of aging systems
- Inadequate systems
- Funding of operation and maintenance activities associated with new infrastructure
- Current level of service alignment with community expectations

We will endeavour to manage these risks within available funding by:

- Operate within Council's Drinking Water Management System relevant to each potable water supply system.
- Monitor the condition of the water supply system networks and regularly assess renewal priorities
- Regularly review the priorities for new work to ensure they meet corporate objectives

1.6 Confidence Levels

This AM Plan is based on medium level of confidence information.

1.7 The Next Steps

The actions resulting from this asset management plan are:

- Analyse available performance data
- Investigate asset criticality and program scheduled maintenance and capital renewals for critical assets as a priority.
- Undertake detailed condition assessment
- Revise and document asset failure modes and risks
- Detail a renewals plan based on the above actions
- Integrate the asset management system with linkages to Council's finance system.

1.8 Questions you may have

WHAT IS THIS PLAN ABOUT?

This asset management plan covers the infrastructure assets that serve the Mid-Western Region community's water supply servicing needs. These assets include:

- 28 groundwater bores

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- 2 dams
- 3 water treatment plants
- 324km water mains
- 17 water reservoirs
- 13 pump stations
- 7,972 metered customer connections

The above assets are provided throughout the urban areas of Mudgee, Gulgong, Rylstone, Kandos, Charbon and Clandulla, contributing to community public health.

WHAT IS AN ASSET MANAGEMENT PLAN?

Asset management planning is a comprehensive process to ensure delivery of services from infrastructure is provided in a financially sustainable manner.

An asset management plan details information about infrastructure assets including actions required to provide an agreed level of service in the most cost effective manner. The plan defines the services to be provided, how the services are provided and what funds are required to provide the services.

WHY IS THERE A FUNDING SHORTFALL?

Most of the Council's water supply network was constructed by developers and from government grants, often provided and accepted without consideration of ongoing operations, maintenance and replacement needs.

Many of these assets are approaching the later years of their life and require replacement, services from the assets are decreasing and maintenance costs are increasing.

Our present funding levels are insufficient to continue to provide existing services at current levels in the medium term.

WHAT OPTIONS DO WE HAVE?

Resolving the funding shortfall involves several steps:

1. Improving asset knowledge so that data accurately records the asset inventory, how assets are performing and when assets are not able to provide the required service levels,
2. Improving our efficiency in operating, maintaining, renewing and replacing existing assets to optimise life cycle costs,
3. Identifying and managing risks associated with providing services from infrastructure,
4. Making trade-offs between service levels and costs to ensure that the community receives the best return from infrastructure,
5. Identifying assets surplus to needs for disposal to make saving in future operations and maintenance costs,
6. Consulting with the community to ensure that water supply system services and costs meet community needs and are affordable,

7. Developing partnership with other bodies, where available to provide services,
8. Seeking additional funding from governments and other bodies to better reflect a 'whole of government' funding approach to infrastructure services.

WHAT HAPPENS IF WE DON'T MANAGE THE SHORTFALL?

It is likely that we will have to reduce service levels in some areas, unless new sources of revenue are found.

WHAT CAN WE DO?

We can develop options, costs and priorities for future water supply system services, consult with the community to plan future services to match the community service needs with ability to pay for services and maximise community benefits against costs.

WHAT CAN YOU DO?

You can contribute your thoughts on the issues raised in this asset management plan and suggestions on how we may change or reduce its mix of services to ensure that the appropriate level of service can be provided to the community within available funding.

2. Introduction

2.1 Background

The purpose of water supply systems in the Mid-Western Regional Local Government Area are to source, treat and distribute water to meet the Australian Drinking Water Guidelines and the community's expectations in contributing to a healthy community.

Mid-Western Regional Council is responsible for the management of five existing water supply systems:

- Mudgee potable system
- Gulgong potable system
- Rylstone, Kandos, Charbon, Clandulla potable system
- Mudgee chlorinated bore water irrigation system
- Gulgong chlorinated bore water irrigation system.

This asset management plan is to demonstrate responsive management of assets (and services provided from assets), compliance with regulatory requirements, and to communicate funding needed to provide the required levels of service over a 20 year planning period.

The asset management plan follows the format for AM Plans recommended in Section 4.2.6 of the International Infrastructure Management Manual¹.

The asset management plan is to be read with the organisation's Asset Management Policy, Asset Management Strategy and the following associated planning documents:

- Mid-Western Regional Council Delivery Plan
- Mid-Western Regional Council Community Plan
- Mid-Western Regional Operational Plan 2015-2016
- Mid-Western Regional Council Strategic Business Plan for Water Supply Services

This infrastructure assets covered by this asset management plan are shown in Table 2.1. These assets are used to provide potable and chlorinated bore water (non-potable) water supply services to the community.

¹ IPWEA, 2011, Sec 4.2.6, *Example of an Asset Management Plan Structure*, pp 4|24 – 27.

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TABLE 2.1: ASSETS COVERED BY THIS PLAN

Asset category	Dimension	Replacement Value
Water mains	323 (km)	\$45,573,500
Pump stations	13 (number of)	\$5,509,000
Reservoirs	17 (number of)	\$15,328,000
Treatment Plants	3 (number of)	\$22,502,500
Bores	28 (number of)	\$1,398,000
Dams	2 (number of)	\$14,580,000
TOTAL		\$104,891,000

Key stakeholders in the preparation and implementation of this asset management plan are: Shown in Table 2.1.1.

TABLE 2.1.1: KEY STAKEHOLDERS IN THE AM PLAN

Key Stakeholder	Role in Asset Management Plan
Councillors	Represent needs of community/shareholders, Allocate resources to meet the organisation’s objectives in providing services while managing risks, Ensure organisation is financial sustainable.
Executive Management Team	Endorse the development of asset management plans and provide the resources required to complete the task. Support the implementation of actions resulting from this plan. Support for an asset management driven budget and long term financial plan.
Corporate Directorate	Consolidate the asset register and ensure valuations are accurate. Preparation of asset sustainability and financial reports including asset depreciation in accordance with current Australian accounting standards.
Operations Directorate	Development of AM Plan and administration support. Staff provide local knowledge detail and verification of asset data including attributes and condition via opportunistic visual assessment during operational and maintenance activities
Asset Management Contractors	Undertake asset condition assessment via specialised methodology, mechanical and electrical testing.
Community	Provide feedback on levels of service

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Our organisational structure for service delivery from infrastructure assets is detailed below:



2.2 Goals and Objectives of Asset Management

The organisation exists to provide services to its community. Some of these services are provided by infrastructure assets. We have acquired infrastructure assets by 'purchase', by contract, construction by our staff and by donation of assets constructed by developers and others to meet increased levels of service.

Our goal in managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,
- Identifying, assessing and appropriately controlling risks, and

- Having a long-term financial plan which identifies required, affordable expenditure and how it will be financed.²

2.3 Plan Framework

Key elements of the plan are

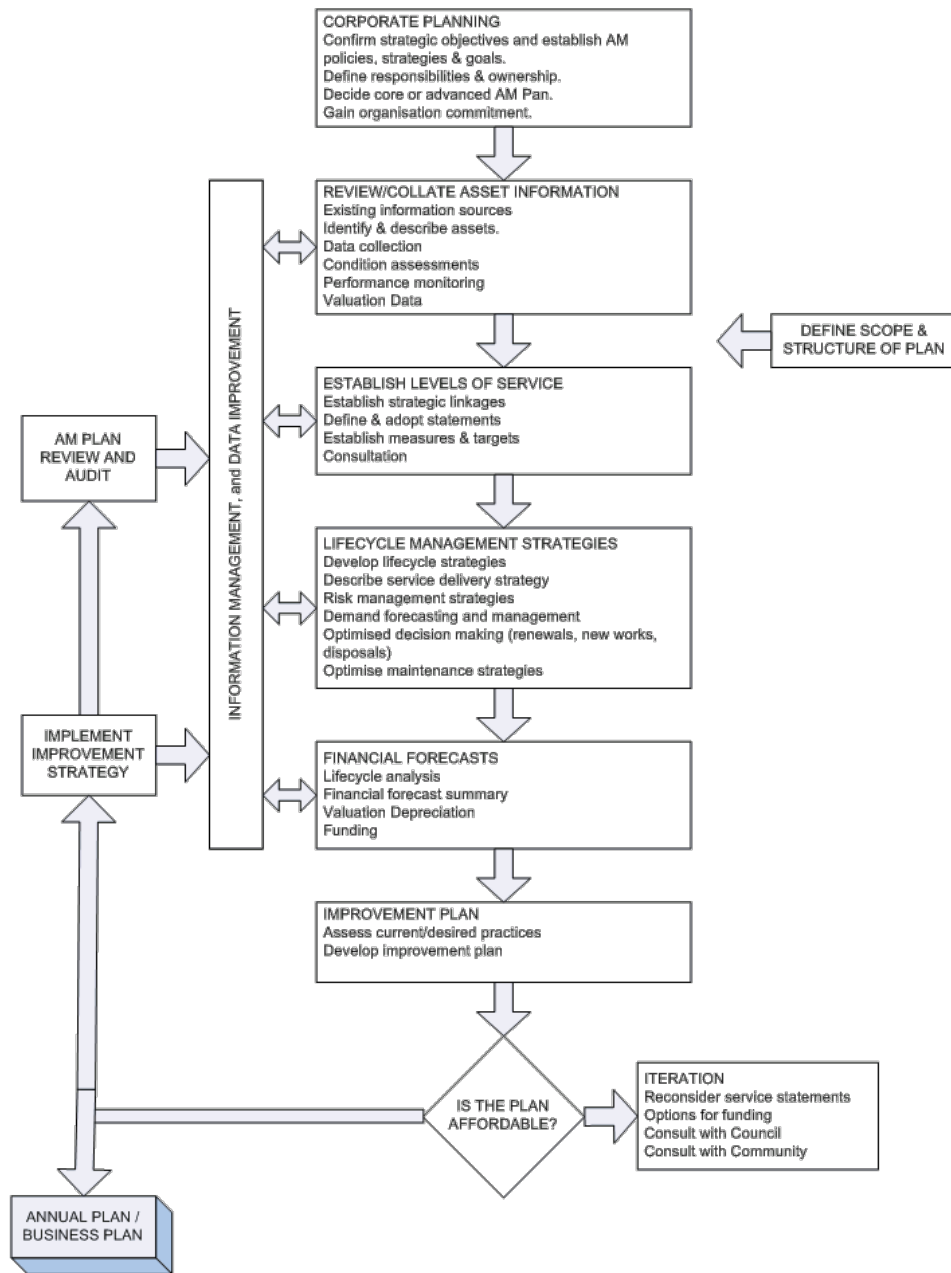
- Levels of service – specifies the services and levels of service to be provided by the organisation,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Life cycle management – how Council will manage its existing and future assets to provide defined levels of service,
- Financial summary – what funds are required to provide the defined services,
- Asset management practices,
- Monitoring – how the plan will be monitored to ensure it is meeting organisation's objectives,
- Asset management improvement plan.

A road map for preparing an asset management plan is shown below.

² Based on IPWEA, 2011, IIMM, Sec 1.2 p 1|7.

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ROAD MAP FOR PREPARING AN ASSET MANAGEMENT PLAN



Source: IPWEA, 2006, IIMM, Fig 1.5.1, p 1.11.

2.4 Core and Advanced Asset Management

This asset management plan is prepared as a 'core' asset management plan over a 20 year planning period in accordance with the International Infrastructure Management Manual³. It is prepared to meet minimum legislative and organisational requirements for sustainable service delivery and long term financial planning and reporting. Core asset management is a 'top down' approach where analysis is applied at the 'system' or 'network' level.

Future revisions of this asset management plan will move towards 'advanced' asset management using a 'bottom up' approach for gathering asset information for individual assets to support the optimisation of activities and programs to meet agreed service levels in a financially sustainable manner.

2.5 Community Consultation

This 'core' asset management plan is prepared to facilitate community consultation initially through feedback on public display of draft asset management plans prior to adoption by the Council. Future revisions of the asset management plan will incorporate community consultation on service levels and costs of providing the service. This will assist the Council and the community in matching the level of service needed by the community, service risks and consequences with the community's ability and willingness to pay for the service.

³ IPWEA, 2011, IIMM.

3. Levels of Service

3.1 Customer Research and Expectations

The organisation has not carried out any research on customer expectations specifically related to water supply infrastructure asset management. This will be investigated for future updates of the asset management plan. The community were consulted when preparing Mid-Western Regional Council's *Towards 2030 Community Plan* and minimising water consumption was identified as an issue of interest to the community.

3.2 Strategic and Corporate Goals

This asset management plan is prepared under the direction of the organisation's vision, mission, goals and objectives.

Our vision is:

A prosperous and progressive community that we are proud to call home.

Relevant organisational goals and objectives and how these are addressed in this asset management plan are:

TABLE 3.2: ORGANISATIONAL GOALS AND HOW THESE ARE ADDRESSED IN THIS PLAN

Goal	Objective	How Goal and Objectives are addressed in AM Plan
Looking after our community	Effective and efficient delivery of infrastructure	Asset Management Plans identify and plan for the delivery of and ongoing management and disposal of sewerage system infrastructure.
Protecting our natural environment	Provide total water cycle management	Delivery and management of infrastructure will consider our environment in terms of managing both water quality and quantity including consideration of sustainable water usage and conservation practices.

The organisation will exercise its duty of care to ensure public safety is accordance with the infrastructure risk management plan prepared in conjunction with this AM Plan. Management of infrastructure risks is covered in Section 5.2.

3.3 Legislative Requirements

The organisation has to meet many legislative requirements including Australian and State legislation and State regulations. These include:

TABLE 3.3: LEGISLATIVE REQUIREMENTS

Legislation	Requirement
Local Government Act	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery.
Workplace Health and Safety Act 2011	Protects workers and other persons against harm to their health and safety and welfare through elimination or minimisation of risks arising from work.
OLG Integrated Planning and Reporting framework	Sets out standards for asset management plans and requires the plan to integrate with community plans and resourcing strategy
Environmental Planning & Assessment Act 1979	Sets out assessment and approval processes of community services and facilities
Protection of the Environment Operations Act 1997	Protect, restore and enhance the quality of the environment in NSW
Water Act 2000	Provide sustainable and integrated management of water sources in NSW

3.4 Levels of Service

Council’s levels of service as published in the 2008 Strategic Business Plan for Water Supply Services are detailed in Table 3.4.

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TABLE 3.4: CURRENT LEVELS OF SERVICE

DESCRIPTION	LEVEL OF SERVICE / TARGET
AVAILABILITY OF SERVICE	
Normal Quantity Available	
Domestic Peak Day	3000 L/tenement/day
Domestic Annual	370 kL/tenement/yr (Target 350kL/tenement/yr)
Total Annual Average Consumption	Mudgee 2000 ML/yr Gulgong 600 ML/yr Rylstone 600 ML/yr
Total Peak Daily Consumption	Mudgee 14 ML/day Gulgong 5 ML/day Rylstone 4 ML/day
Peak/Average daily consumption	250%
Fire Fighting:	
Compliance with the Water Supply Investigation Manual* (AS 2419.1 classifications 2, 3, 4 & 9 with floor area less than 1000sqm)	100% urban residential areas serviced
Pressure:	
Minimum pressure when delivering 0.15L/s	10 metres head (target 20 metres head)
Maximum static pressure	90 metres head (target 70 metres head)
Consumption Restrictions in Droughts:	
Level of restriction applied through a repeat of the worst drought on record	Mudgee and Gulgong – 0% normal usage Rylstone - Target 80%)
Average frequency of restrictions	Target 1/10 year period
Supply Interruptions to Consumers	
Temporary supply arrangements during interruptions	Where possible

DESCRIPTION	LEVEL OF SERVICE / TARGET
<p>Planned (95% of time):</p> <p>Notice given to domestic customers</p> <p>Notice given to commercial customers</p> <p>Notice given to major industrial customers</p> <p>Unplanned:</p> <p>Maximum duration</p> <p>Frequency</p>	<p>4 working days</p> <p>4 working days</p> <p>4 working days</p> <p><4 hours</p> <p>Major – 30 events/year (target < 25 events/year)</p> <p>Minor – 200 events/year (target < 150 events/year)</p>
<p>RESPONSE TIMES</p> <p>(Defined as time to have staff on-site to commence rectification after notification of problem by public or own staff)</p>	
<p>Supply Failure:</p> <p>Priority 1 (defined as failure to maintain continuity or quality of supply to a large number of customers or to a critical use at a critical time)</p> <ul style="list-style-type: none"> - During working hours - Out of working hours <p>Priority 2 (defined as failure to maintain continuity or quality of supply to a small number of customers or to a critical use at a non-critical time)</p> <ul style="list-style-type: none"> - During working hours - Out of working hours <p>Priority 3 (Defined as failure to maintain continuity or quality of supply to a single customer)</p> <p>Priority 4 (Defined as a minor problem or complaint, which can be dealt with at a time convenient to the customer and the Council)</p>	<p>0.5 hour</p> <p>1 hour</p> <p>1 hour</p> <p>1 hour</p> <p>2 hours</p> <p>1 working day</p>

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DESCRIPTION	LEVEL OF SERVICE / TARGET
Customer Enquiries / Complaints:	
Personal / Oral	2 working days (target 1 working day)
Written	10 working days
Note: Times apply for 95% of occasions	
Service Provision:	
Time to provide a domestic individual connection to water supply in serviced area (95% of times)	20 working days (target 10 working days)
WATER QUALITY	
Microbiological Parameters:	
Total coliforms	100 CFU/100mL
Thermo tolerant coliforms	100 CFU/100mL
Sampling frequency	4 samples/month
Physico-chemical Parameters:	
pH	7.5 – 8.5
Turbidity	< 1 NTU
Iron	0.3mg/L
Manganese	0.6mg/L (target 0.1mg/L)
Arsenic	0.007mg/L
Flouride	0.5-1.5mg/L
Free available chlorine (WTP)	0.2-0.6mg/L
Free available chlorine (Reticulation)	0.2-0.6mg/L
Sampling frequency	365 samples/WTP/year
Percentage Compliance with 2001 NHMRC / AWRCM ADW Guidelines:	
NOTE: Council's Strategic Business Plan for Water Supply (2008) was produced prior to latest release of ADWG 2011)	
Physical parameters	Target 100%
Chemical parameters	Target 100%

DESCRIPTION	LEVEL OF SERVICE / TARGET
Total coliforms	Target 100%
Thermo tolerant coliforms	Target 100%

4. Future Demand

4.1 Demand Drivers

Drivers affecting demand include population change, changes in demographics, seasonal factors, consumer preferences and expectations, technological changes, economic factors, agricultural practices, environmental awareness, etc.

4.2 Demand Forecast

The present position and projections for demand drivers that may impact future service delivery and utilisation of assets were identified and are documented in Table 4.3.

4.3 Demand Impact on Assets

The impact of demand drivers that may affect future service delivery and utilisation of assets are shown in Table 4.3.

TABLE 4.3: DEMAND DRIVERS, PROJECTIONS AND IMPACT ON SERVICES

Demand Drivers	Present Position	Projection	Impact On Services
Growth Development	Population fluctuations due to mining industry fluctuations has had a significant impact on planning for services required. Large subdivision releases have recently rapidly occurred to accommodate potential population surges.	New growth areas will continue to be released, although at a more sustained rate.	Increased demand on existing water supply infrastructure. Increase in developer contributed assets to operate and maintain
Increasing community health and water quality aesthetics standards	Council maintains three treatment plants that utilise technology that may not meet future environmental standards	Requirements are to become more stringent	Increased treatment cost High cost of replacement plant Redundancy of existing plant
Increasing costs	The cost to construct, maintain and renew infrastructure is increasing at a rate greater than Council's revenue	Anticipated to continue. Cost of renewing water supply systems is increasing as development density increases.	The need to carefully target and plan infrastructure is increasing in importance as maximising the service that can be delivered within funding limitations will be under pressure

4.4 Changes in Technology

Technology changes are also forecast to affect the delivery of services covered by this plan as detailed in Table 4.4.

TABLE 4.4: CHANGES IN TECHNOLOGY AND IMPACT ON SERVICES

CHANGE IN TECHNOLOGY	EFFECT ON SERVICE DELIVERY
Improved trenchless pipeline renewal/construction techniques	Reduced cost of pipeline renewal and maintenance Reduced impact of works on the community and environment
Treatment process improvement	Renewal of treatment processes being able to produce increased water quality
Telemetry system	Increased reliability of historic data for use in future asset renewal planning and improved response to maintenance issues
Non-invasive/insitu inspection data	Use of digital data for asset assessment and future referral
Pump efficiencies and increased reliability	Increased reliability of service provision and reduced power consumption costs.

4.5 Demand Management Plan

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

Non-asset solutions focus on providing the required service without the need for the organisation to own the assets and management actions including reducing demand for the service, reducing the level of service (allowing some assets to deteriorate beyond current service levels) or educating customers to accept appropriate asset failures⁵. Examples of non-asset solutions include providing services from existing infrastructure such as aquatic centres and libraries that may be in another community area or public toilets provided in commercial premises.

Opportunities identified to date for demand management are shown in Table 4.5. Further opportunities will be developed in future revisions of this asset management plan.

⁵ IPWEA, 2011, IIMM, Table 3.4.1, p 3|58.

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TABLE 4.5: DEMAND MANAGEMENT PLAN SUMMARY

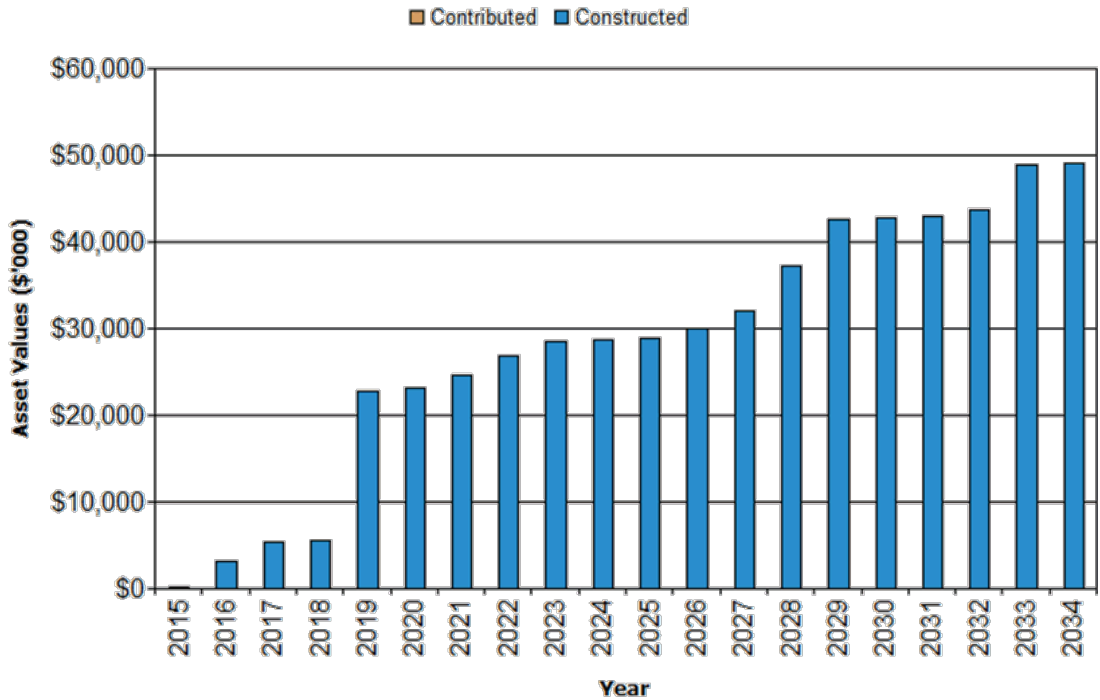
Demand Driver	Impact on Services	Demand Management Plan
Community expectations	Pressure to expand Council's water supply system networks	Monitor community expectations and communicate levels of service and financial capacity with the community to balance priorities for infrastructure with what the community is prepared to pay for. Ensure developer contributed assets are in accordance with Australian Standards that ensure new assets do not become a burden to Council.
Funding availability	Pressure to expand Council's water supply systems without full prioritisation of community needs or knowledge of whole of life costs	Seek grant funding for projects identified as priorities in the Community Plan and Asset Management Plan
Preventative action vs reactive action	Increased maintenance budget for inspections and reactive or "emergency" maintenance	Initiate inspection scheduling. Ensure developer contributed assets are in accordance with Australian Standards that ensure new assets do not become a burden to Council.

4.6 Asset Programs to meet Demand

The new assets required to meet growth will be acquired free of cost from land developments and constructed/acquired by the organisation. New assets constructed/acquired by the organisation are discussed in Section 5.5. The cumulative value of new contributed and constructed asset values are summarised in Figure 1.

FIGURE 1: UPGRADE AND NEW ASSETS TO MEET DEMAND

Mid-Western RC - Upgrade & New Assets to meet Demand (Water_S1_V3)



If the current budget for additional assets continues, the result will be the creation of \$49M additional assets over the next twenty years.

Acquiring these new assets will commit the organisation to fund ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs in Section 5.

It should be noted that we do not have a formal process in place when recognising developer contributed assets. Moving forwards, Council is implementing processes to ensure this information is picked up in a timely manner with clear information pertaining to ownership built in to the new asset register.

5. Lifecycle Management Plan

The lifecycle management plan details how the organisation plans to manage and operate the assets at the agreed levels of service (defined in Section 3) while optimising life cycle costs.

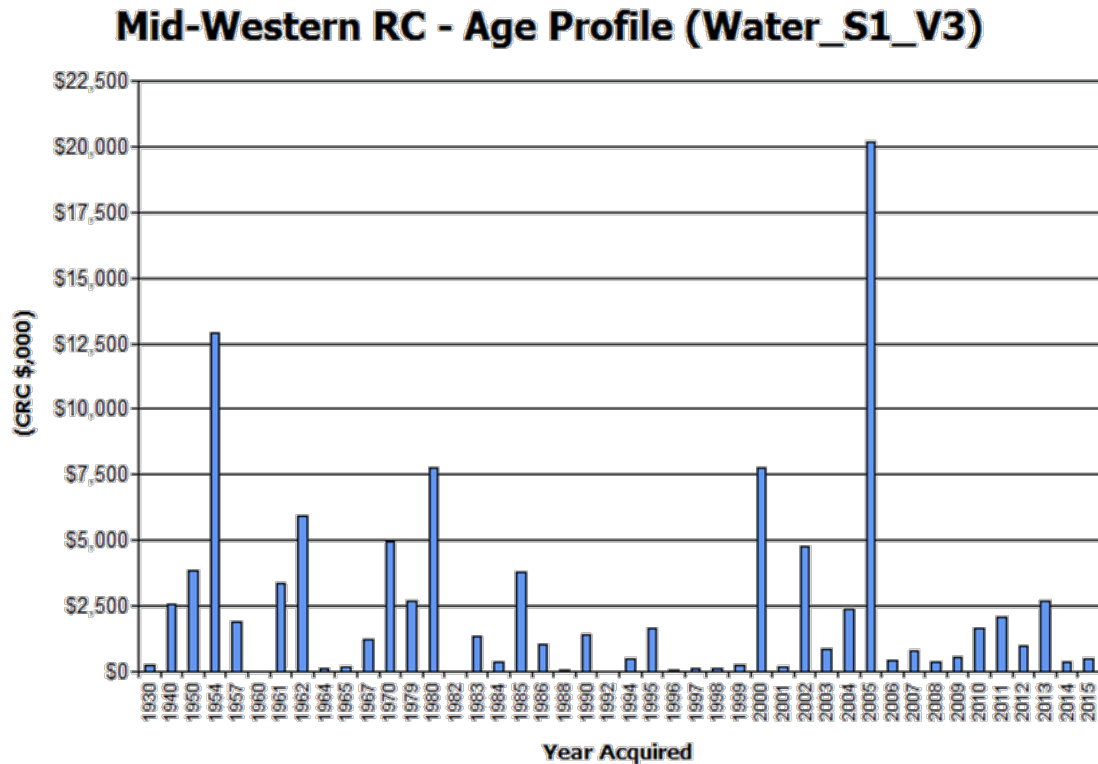
5.1 Background Data

5.1.1 Physical parameters

The assets covered by this asset management plan are shown in Table 2.1.

The age profile of the assets included in this AM Plan is shown in Figure 2.

FIGURE 2: ASSET AGE PROFILE



5.1.2 Asset capacity and performance

The organisation's services are generally provided to meet design standards where these are available.

Locations where deficiencies in service performance are known are detailed in Table 5.1.2.

TABLE 5.1.2: KNOWN SERVICE PERFORMANCE DEFICIENCIES

Location	Service Deficiency
Gulgong Water Supply System	Water quality aesthetics impacted by deteriorating unlined cast iron reticulation pipe work
Mudgee Raw Water Irrigation system	Loading on system is greater than source capacity
All systems reticulation mains	Remaining Asbestos Cement pipelines have experienced increased service failure in comparison to alternate material pipelines

The above service deficiencies were identified from Council’s Draft Integrated Water Cycle Management Evaluation Study, customer request records and works request records.

5.1.3 Asset condition

Condition is monitored presently during reactive maintenance when an issue develops. The condition profile of our water supply network assets is not very well understood and remains a major knowledge gap.

A mains cleaning program via “ice pigging” was conducted in 2015 in which some inference of pipe condition was attained. Ice pigging was completed for the whole of the Gulgong potable water supply network, along with small sections in Mudgee and Kandos.

There are new technologies now available to assess water pipe condition insitu (without disturbance to the pipe integrity or temporary disturbance to water supply) such as pressure transient wave monitoring. It is proposed that when condition monitoring is implemented, condition be measured using a 1 – 5 grading system as detailed in Table 5.1.3.

TABLE 5.1.3: SIMPLE CONDITION GRADING MODEL

Condition Grading	Description of Condition
1	Very Good: only planned maintenance required
2	Good: minor maintenance required plus planned maintenance
3	Fair: significant maintenance required
4	Poor: significant renewal/rehabilitation required
5	Very Poor: physically unsound and/or beyond rehabilitation

Criticality is defined by the consequences that will occur if an asset fails. It is the assessment of how important an asset is to the safe operation of sewerage services. The criticality rating allows comparative analysis of asset risk because of its consistency of application across all asset classes.

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A criticality assessment has been undertaken for water supply and sewerage asset groups. The resultant report is attached as Appendix E

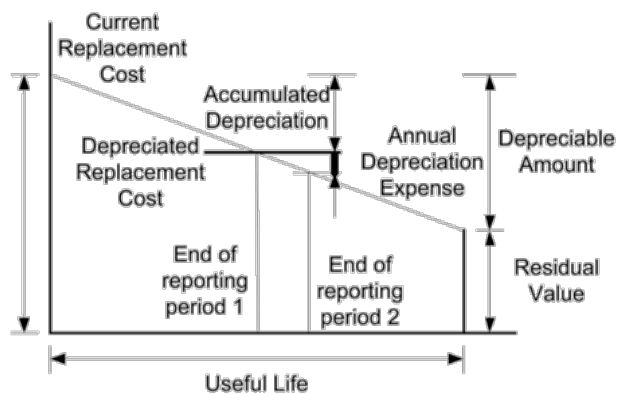
5.1.4 Asset valuations

The value of assets recorded in the asset register as at 30/06/2015 covered by this asset management plan is shown below. Assets were last revalued at 30/06/2012. Assets are valued at

Current Replacement Cost	\$104,891,000
Depreciable Amount	\$104,891,000
Depreciated Replacement Cost ⁷	\$60,072,000
Annual Depreciation Expense	\$1,580,000

Key assumptions made in preparing the valuations were:

- The fair value of assets held is a reflection of replacement cost less accumulated depreciation
- NSW Reference Rates Manual for Valuation of Water and Sewerage Assets has been used to identify the unit rates
- A physical inspection of underground assets is impractical, so the useful life has been applied.
- Assets have been componentised



Various ratios of asset consumption and expenditure have been prepared to help guide and gauge asset management performance and trends over time.

⁷ Also reported as Written Down Current Replacement Cost (WDCRC).

Rate of Annual Asset Consumption

1.5%

(Depreciation/Depreciable Amount)

Rate of Annual Asset Renewal

0.60%

(Capital renewal exp/Depreciable amount)

In 2016 the organisation plans to renew assets at 39.6% of the rate they are being consumed (based on original budget) and will be increasing its asset stock by 0.1% (based on written down value) in the year.

5.1.5 Historical Data

Based on the data held within the existing asset register.

5.2 Infrastructure Risk Management Plan

An assessment of risks⁸ associated with service delivery from infrastructure assets has identified critical risks that will result in loss or reduction in service from infrastructure assets or a 'financial shock' to the organisation. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks.

Critical risks, being those assessed as 'Very High' - requiring immediate corrective action and 'High' – requiring prioritised corrective action identified in the Infrastructure Risk Management Plan, together with the estimated residual risk after the selected treatment plan is operational are summarised in Table 5.2. These risks are reported to management and Council.

⁸ MWRC Water Supply and Sewerage Assets Criticality Assessment June 2014

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TABLE 5.2: CRITICAL RISKS AND TREATMENT PLANS

Service or Asset at Risk	What can Happen	Risk Rating (VH, H)	Risk Treatment Plan	Residual Risk *	Treatment Costs
Asset register and spatial information not accurate	Financial shock to organisation	VH	Detailed survey and update of asset register and GIS over 5 year program	Low	\$33k per year over 5 year period
Cudgegong River Intake and low lift pump station, Mudgee	Peak demand system failure affecting >1,000 customers. Demand expected to exceed current capacity within 5 years	H	Demand management investigation through current IWCM process. Installation of additional pump and investigation of intake quality/capacity upgrade	Medium	Pump Installation: \$40K Intake capacity upgrade not yet assessed
Pre chemical dosing systems at WTP clarifiers/mixing tanks	System failure due to lime dosing technology performance - Inability to provide water quality in accordance with ADWG.	H	Process technology investigation and upgrade. Increased system maintenance being undertaken to mitigate immediate risks.	Medium	Potential upgrade costs not yet assessed
Chlorine Dosing System at Gulgong and Mudgee WTP	System failure due to increased demand creating unsustainable pressure on current dosing technology – Inability to provide water quality in accordance with ADWG.	H	Process technology investigation and upgrade. Increased system maintenance being undertaken to mitigate immediate risks.	Medium	Potential upgrade costs not yet assessed
Water transfer between Mudgee Low Zone and High Zone Reservoirs	System failure associated with water transfer between reservoirs - Inability to provide water quality in accordance with ADWG.	H	Construct dedicated trunk main between Low zone and High zone reservoirs	Low	Not yet assessed
Gulgong Reticulation System	Decreased aesthetic water quality associated with condition of unlined cast iron pipes	H	Replacement program for poor condition pipelines	Low	2016-17 - \$500K budgeted. To be addressed on ongoing annual renewal capital budget

Note * The residual risk is the risk remaining after the selected risk treatment plan is operational.

5.3 Routine Operations and Maintenance Plan

Operations include regular activities to provide services such as public health, safety and amenity, eg main cleaning, water quality testing, pump maintenance and telemetry.

Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again.

5.3.1 Operations and Maintenance Plan

Operations activities affect service levels including quality and function through such things as pipe inspections and cleaning, valve exercising, hydrant maintenance, scouring or pigging. Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating, eg pump maintenance but excluding rehabilitation or renewal. Maintenance may be classified into reactive, planned and specific maintenance work activities. Reactive maintenance is unplanned repair work carried out in response to service requests and management/supervisory directions.

Planned maintenance is repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.

Specific maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, replacing air conditioning units, etc. This work falls below the capital/maintenance threshold but may require a specific budget allocation.

Actual past maintenance expenditure for water supply forms part of operational and maintenance budgets. Planned maintenance and specific maintenance are not budgeted separately, so expenditure trends have not been identified. The total water supply system operation and maintenance budget for 2014/15 was \$4,487,084.

Planned maintenance work as a percentage of total maintenance expenditure is not identified. Information on this should be developed for future revision of this asset management plan, as higher proportions of planned maintenance expenditure to reactive maintenance will provide a better value service.

Maintenance expenditure levels are considered to be adequate to meet projected service levels, which may be less than or equal to current service levels. Where maintenance expenditure levels are such that will result in a lesser level of service, the service consequences and service risks have been identified and service consequences highlighted in this AM Plan and service risks considered in the Infrastructure Risk Management Plan.

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Assessment and prioritisation of reactive maintenance is undertaken by Council staff using experience and judgement.

5.3.2 Operations and Maintenance Strategies

The organisation will operate and maintain assets to provide the defined level of service to approved budgets in the most cost-efficient manner. The operation and maintenance activities include:

- Scheduling operations activities to deliver the defined level of service in the most efficient manner,
- Undertaking maintenance activities through a planned maintenance system to reduce maintenance costs and improve maintenance outcomes. Undertake cost-benefit analysis to determine the most cost-effective split between planned and unplanned maintenance activities (50 – 70% planned desirable as measured by cost),
- Maintain a current infrastructure risk register for assets and present service risks associated with providing services from infrastructure assets and reporting Very High and High risks and residual risks after treatment to management and Council,
- Review current and required skills base and implement workforce training and development to meet required operations and maintenance needs,
- Review asset utilisation to identify underutilised assets and appropriate remedies, and over utilised assets and customer demand management options,
- Maintain a current hierarchy of critical assets and required operations and maintenance activities,
- Develop and regularly review appropriate emergency response capability,
- Review management of operations and maintenance activities to ensure Council is obtaining best value for resources used.

ASSET HIERARCHY

An asset hierarchy provides a framework for structuring data in an information system to assist in collection of data, reporting information and making decisions. The hierarchy includes the asset class and component used for asset planning and financial reporting and service level hierarchy used for service planning and delivery.

The organisation's service hierarchy is shown in Table 5.3.2.

TABLE 5.3.2: ASSET SERVICE HIERARCHY

Service Hierarchy	Service Level Objective
System Failures:	
Major -Defined as failure to maintain continuity or quality of supply to a large number of customers or to a critical use at a critical time	Less than 25 failures/year, less than 4 hours duration/event.
Minor - Defined as failure to maintain continuity or quality of supply to a small number of customers or to a critical use at a non-critical time.	Less than 150 failures/year, less than 4 hours duration/event.

CRITICAL ASSETS

Critical assets are those assets which have a high consequence of failure but not necessarily a high likelihood of failure. By identifying critical assets and critical failure modes, organisations can target and refine investigative activities, maintenance plans and capital expenditure plans at the appropriate time.

Operations and maintenances activities may be targeted to mitigate critical assets failure and maintain service levels. These activities may include increased inspection frequency, higher maintenance intervention levels, etc. Critical assets failure modes and required operations and maintenance activities are detailed in Appendix E, Water Supply and Sewerage Assets Criticality Assessment Report 2014.

STANDARDS AND SPECIFICATIONS

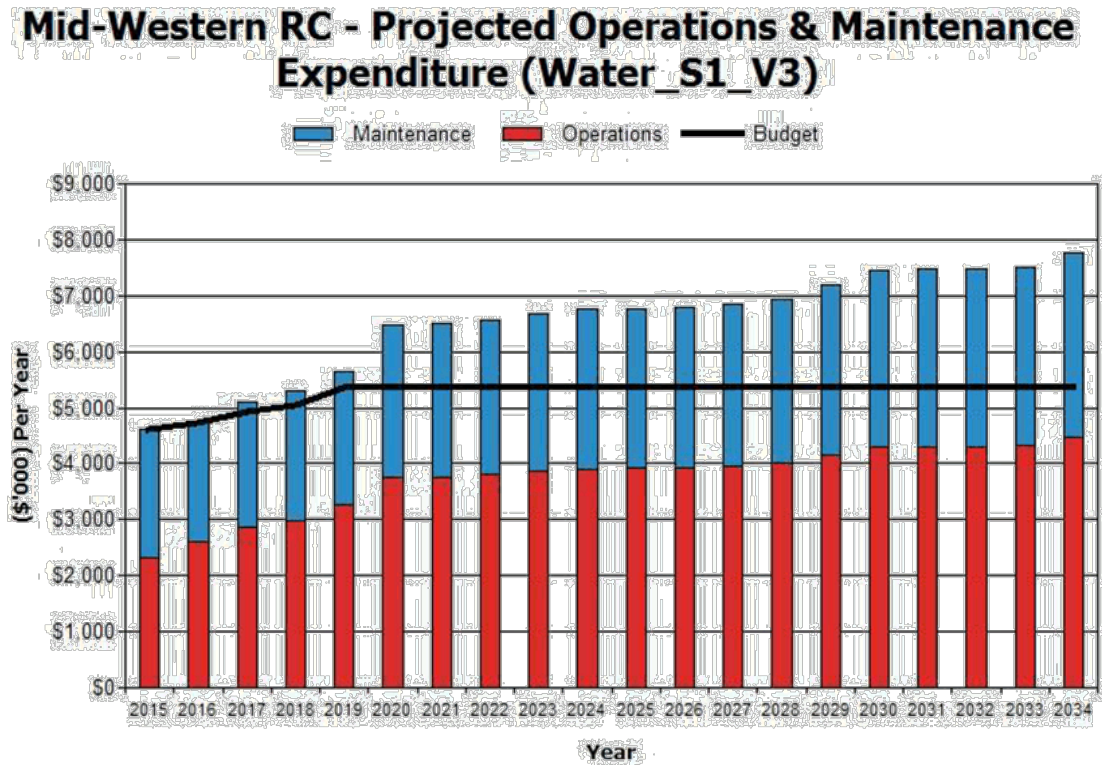
Maintenance work is carried out in accordance with the following Standards and Specifications.

- WSAA Sewerage Code of Australia
- Relevant Australian Standards
- MWRC Development Control Plan 2013
- Development Servicing Plan for MWRC Water Supply 2008

5.3.3 Summary of future operations and maintenance expenditures

Future operations and maintenance expenditure is forecast to trend in line with the value of the asset stock as shown in Figure 4. Note that all costs are shown in 2014/15 dollar values.

FIGURE 4: PROJECTED OPERATIONS AND MAINTENANCE EXPENDITURE



The increase is indicative of the need to fund operations and maintenance associated with new assets constructed within the planning period.

Deferred maintenance, ie works that are identified for maintenance and unable to be funded are to be included in the risk assessment and analysis in the infrastructure risk management plan.

Maintenance is funded from the operating budget where available. This is further discussed in Section 6.2.

5.4 Renewal/Replacement Plan

Renewal and replacement expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original or lesser required service potential. Work over and above restoring an asset to original service potential is upgrade/expansion or new works expenditure.

5.4.1 Renewal plan

Assets requiring renewal/replacement are identified from one of three methods provided in the 'Expenditure Template'.

- Method 1 uses Asset Register data to project the renewal costs using acquisition year and useful life to determine the renewal year, or
- Method 2 uses capital renewal expenditure projections from external condition modelling systems (such as Pavement Management Systems), or
- Method 3 uses a combination of average *network renewals* plus *defect repairs* in the *Renewal Plan* and *Defect Repair Plan* worksheets on the 'Expenditure template'.

Method 1 was used for this Asset Management Plan.

The useful lives of assets used to develop projected asset renewal expenditures are shown in Table 5.4.1. Asset useful lives were last reviewed on 30 June 2012.¹⁰

TABLE 5.4.1: USEFUL LIVES OF ASSETS

Asset (Sub)Category	Useful life (years)
Treatment works structure	70
Treatment works mechanical	30
Treatment works electrical	30
Pumping stations structure	50
Pumping stations mechanical	25
Pumping stations electrical	25
Mains	80
Dams structure	100
Dams mechanical & electrical	25
Bores	30

5.4.2 Renewal and Replacement Strategies

The organisation will plan capital renewal and replacement projects to meet level of service objectives and minimise infrastructure service risks by:

- Planning and scheduling renewal projects to deliver the defined level of service in the most efficient manner,
- Undertaking project scoping for all capital renewal and replacement projects to identify:
 - the service delivery 'deficiency', present risk and optimum time for renewal/replacement,
 - the project objectives to rectify the deficiency,
 - the range of options, estimated capital and life cycle costs for each options that could address the service deficiency,

¹⁰ MWRC Methodology for Assessing Fair Value of Water and Sewer Assets 30 June 2012

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- and evaluate the options against evaluation criteria adopted by the organisation, and
- select the best option to be included in capital renewal programs,
- Using 'low cost' renewal methods (cost of renewal is less than replacement) wherever possible,
- Maintain a current infrastructure risk register for assets and service risks associated with providing services from infrastructure assets and reporting Very High and High risks and residual risks after treatment to management and Council/Board,
- Review current and required skills base and implement workforce training and development to meet required construction and renewal needs,
- Maintain a current hierarchy of critical assets and capital renewal treatments and timings required ,
- Review management of capital renewal and replacement activities to ensure Council is obtaining best value for resources used.

RENEWAL RANKING CRITERIA

Asset renewal and replacement is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate (eg replacing a pump that has a high breakdown incidence history), or
- To ensure the infrastructure is of sufficient quality to meet the service requirements (eg treatment works capacity).¹¹

It is possible to get some indication of capital renewal and replacement priorities by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have a high utilisation and subsequent impact on users would be greatest,
- The total value represents the greatest net value to the organisation,
- Have the highest average age relative to their expected lives,
- Are identified in the AM Plan as key cost factors,
- Have high operational or maintenance costs, and
- Where replacement with modern equivalent assets would yield material savings.¹²

The ranking criteria used to determine priority of identified renewal and replacement proposals is detailed in Table 5.4.2.

¹¹ IPWEA, 2011, IIMM, Sec 3.4.4, p 3|60.

¹² Based on IPWEA, 2011, IIMM, Sec 3.4.5, p 3|66.

TABLE 5.4.2: RENEWAL AND REPLACEMENT PRIORITY RANKING CRITERIA

CRITERIA	WEIGHTING
Risk	No weighting criteria adopted
Condition	No weighting criteria adopted
Regulatory standards	No weighting criteria adopted
Available budget	No weighting criteria adopted
Total	100%

RENEWAL AND REPLACEMENT STANDARDS

Renewal work is carried out in accordance with the following Standards and Specifications.

- WSAA Sewerage Code of Australia
- Relevant Australian Standards
- MWRC Development Control Plan 2013
- Development Servicing Plan for MWRC Sewerage 2008

5.4.3 Summary of future renewal and replacement expenditure

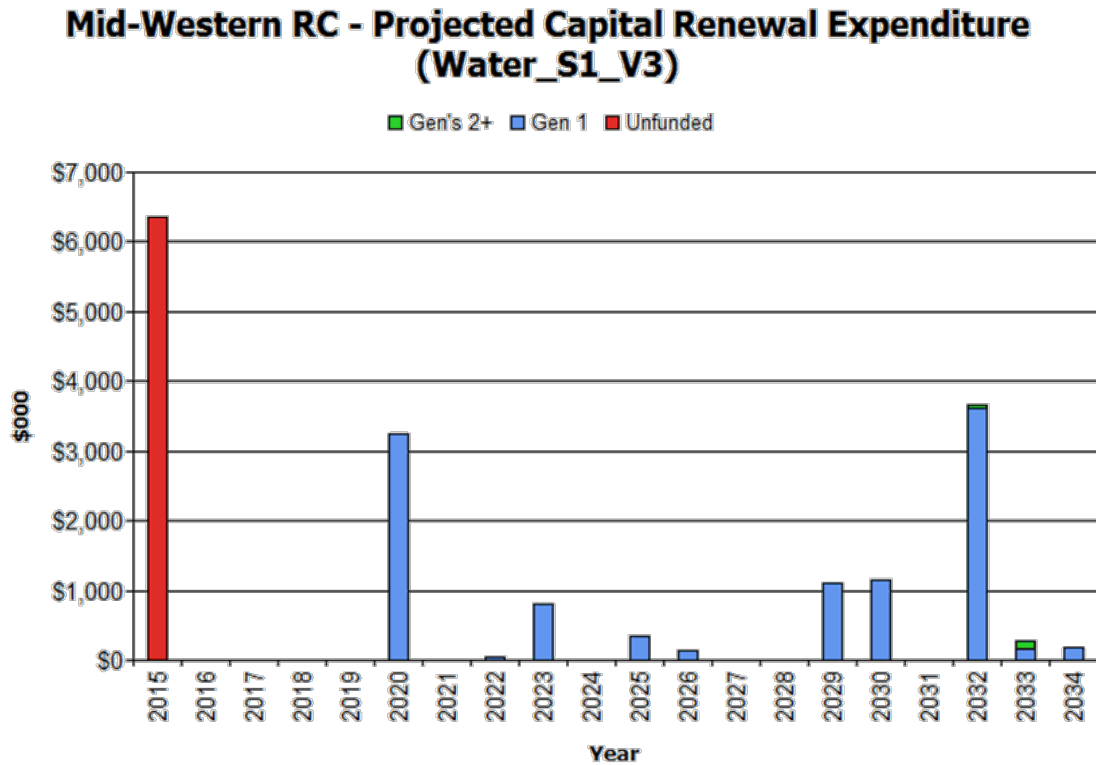
Projected future renewal and replacement expenditures are forecast to increase over time as the asset stock increases from growth. The expenditure is summarised in Fig 5. Note that all amounts are shown in real values.

The projected capital renewal and replacement program is shown in Appendix B.

Deferred renewal and replacement, ie those assets identified for renewal and/or replacement and not scheduled in capital works programs are to be included in the risk analysis process in the risk management plan.

Renewals and replacement expenditure in the organisation’s capital works program will be accommodated in the long term financial plan. This is further discussed in Section 6.2.

FIG 5: PROJECTED CAPITAL RENEWAL AND REPLACEMENT EXPENDITURE



5.5 Creation/Acquisition/Upgrade Plan

New works are those works that create a new asset that did not previously exist, or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. Assets may also be acquired at no cost to the organisation from land development. These assets from growth are considered in Section 4.4.

5.5.1 Selection criteria

New assets and upgrade/expansion of existing assets are identified from various sources such as councillor/director or community requests, proposals identified by strategic plans or partnerships with other organisations. Candidate proposals are inspected to verify need and to develop a preliminary renewal estimate. Verified proposals are ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed below.

TABLE 5.5.1: NEW ASSETS PRIORITY RANKING CRITERIA

Criteria	Weighting
Available budget	No weighting criteria adopted
Land use planning priorities	No weighting criteria adopted
Public health risk	No weighting criteria adopted
Regulatory requirements	No weighting criteria adopted
Total	100%

5.5.2 Capital Investment Strategies

The organisation will plan capital upgrade and new projects to meet level of service objectives by:

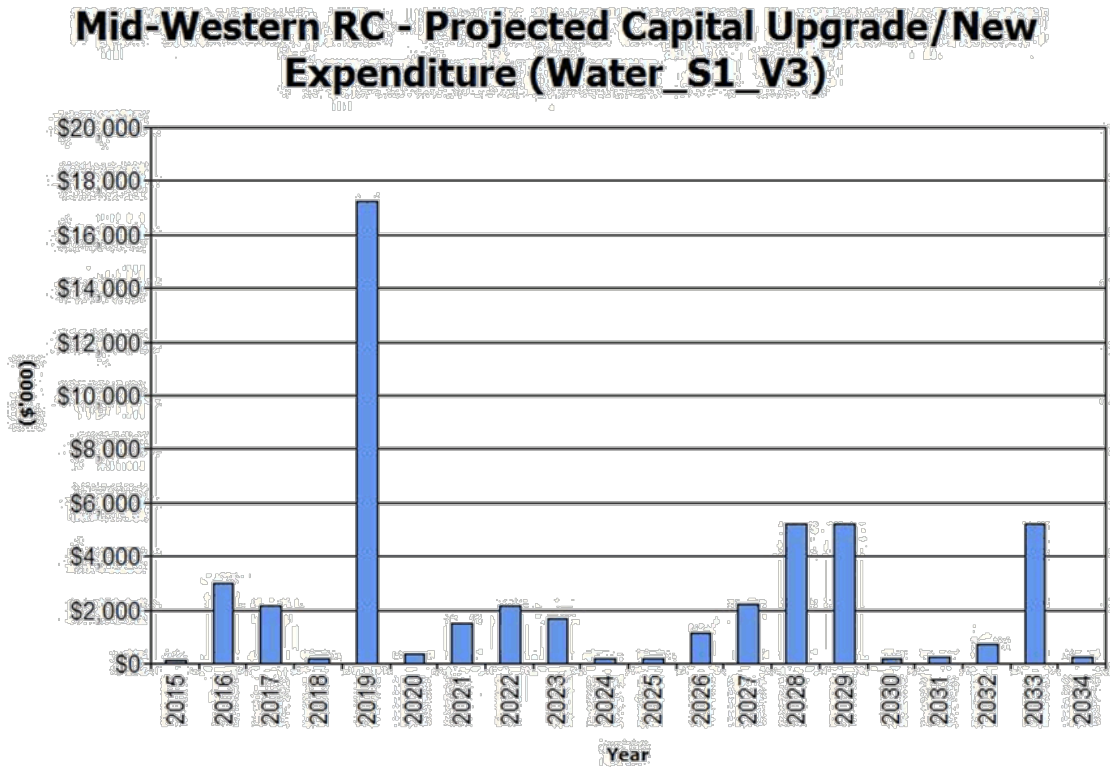
- Planning and scheduling capital upgrade and new projects to deliver the defined level of service in the most efficient manner,
- Undertake project scoping for all capital upgrade/new projects to identify:
 - the service delivery 'deficiency', present risk and required timeline for delivery of the upgrade/new asset,
 - the project objectives to rectify the deficiency including value management for major projects,
 - the range of options, estimated capital and life cycle costs for each options that could address the service deficiency,
 - management of risks associated with alternative options,
 - and evaluate the options against evaluation criteria adopted by Council, and
 - select the best option to be included in capital upgrade/new programs,
- Review current and required skills base and implement training and development to meet required construction and project management needs,
- Review management of capital project management activities to ensure Council is obtaining best value for resources used.

Standards and specifications for new assets and for upgrade/expansion of existing assets are the same as those for renewal shown in Section 5.4.2.

5.5.3 Summary of future upgrade/new assets expenditure

Projected upgrade/new asset expenditures are summarised in Fig 6. The projected upgrade/new capital works program is shown in Appendix C. All amounts are shown in real values.

FIG 6: PROJECTED CAPITAL UPGRADE/NEW ASSET EXPENDITURE



Expenditure on new assets and services in the organisation’s capital works program will be accommodated in the long term financial plan. This is further discussed in Section 6.2.

5.6 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for possible decommissioning and disposal are as per the water mains renewal program. These assets will be further investigated to determine the required levels of service and see what options are available for alternate service delivery, if any. Any revenue gained from asset disposals is accommodated in Council’s long term financial plan.

Where cashflow projections from asset disposals are not available, these will be developed in future revisions of this asset management plan.

5.7 Service Consequences and Risks

The organisation has prioritised decisions made in adopting this AM Plan to obtain the optimum benefits from its available resources. Decisions were made based on the development of 3 scenarios of AM Plans.

Scenario 1 - What we would like to do based on asset register data

Scenario 2 – What we should do with existing budgets and identifying level of service and risk consequences (ie what are the operations and maintenance and capital projects we are unable to do, what is the service and risk consequences associated with this position). This may require several versions of the AM Plan.

Scenario 3 – What we can do and be financially sustainable with AM Plans matching long-term financial plans.

The development of scenario 1 and scenario 2 AM Plans provides the tools for discussion with the Council/Board and community on trade-offs between what we would like to do (scenario 1) and what we should be doing with existing budgets (scenario 2) by balancing changes in services and service levels with affordability and acceptance of the service and risk consequences of the trade-off position (scenario 3).

5.7.1 What we cannot do

There are some operations and maintenance activities and capital projects that are unable to be undertaken within the next 10 years. These include:

- Replacement of aged assets that are still performing adequately, in accordance with current Level of Service (MWRC Strategic Business Plan for Water Supply 2008).
- Renewal or replacement of all sewerage system infrastructure currently older than its accepted/assessed “useful life” in year one.
- Extension of services to existing urban or village areas that are not experiencing growth

5.7.2 Service consequences

Operations and maintenance activities and capital projects that cannot be undertaken will maintain or create service consequences for users. These include:

- Reduced levels of service
- Damage to property and public assets
- Damage to utilities (roads network)
- Maintain current health standards despite increasing standards being enforced by regulators

5.7.3 Risk consequences

The operations and maintenance activities and capital projects that cannot be undertaken may maintain or create risk consequences for the organisation.

These include:

- Increasing reactive maintenance costs
- Exposure to claims and litigation against Council
- Political pressure for improved levels of service
- Lower performance on asset and financial indicators

These risks have been included with the Infrastructure Risk Management Plan summarised in Section 5.2 and risk management plans actions and expenditures included within projected expenditures.

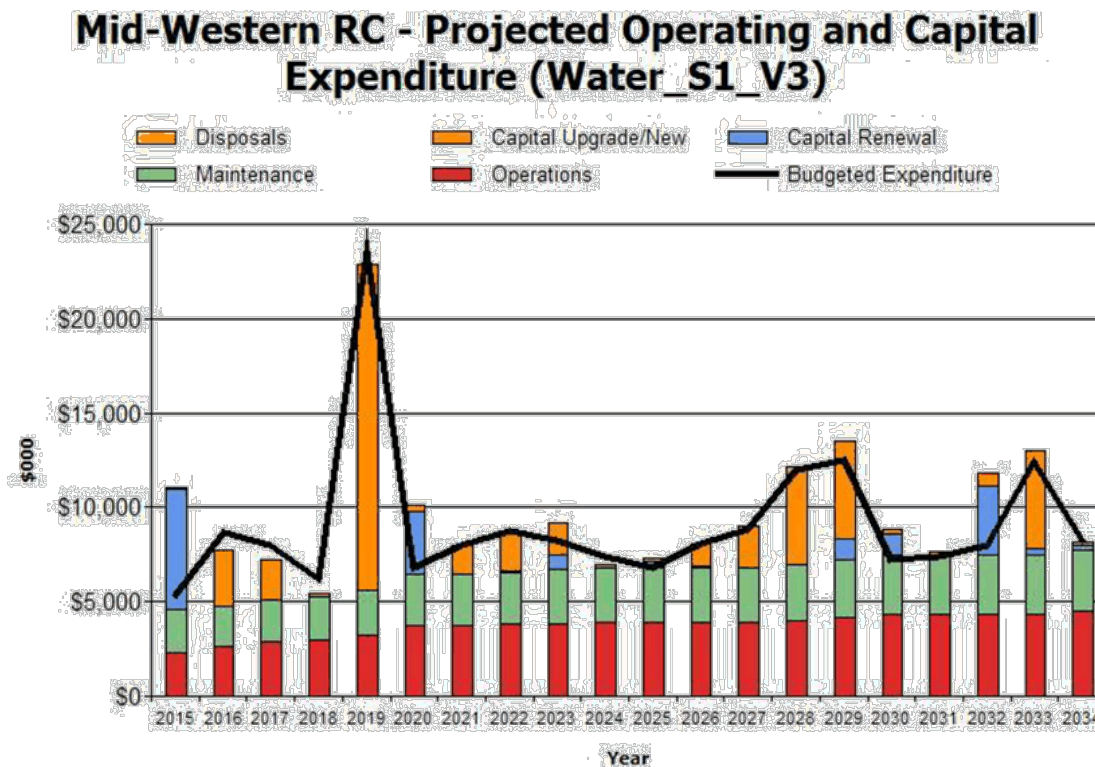
6. Financial Summary

This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

6.1 Financial Statements and Projections

The financial projections are shown in Fig 7 for projected operating (operations and maintenance) and capital expenditure (renewal and upgrade/expansion/new assets). Note that all costs are shown in real values.

FIG 7: PROJECTED OPERATING AND CAPITAL EXPENDITURE



SUSTAINABILITY OF SERVICE DELIVERY

There are four key indicators for service delivery sustainability that have been considered in the analysis of the services provided by this asset category, these being the asset renewal funding ratio, long term life cycle costs/expenditures and medium term projected/budgeted expenditures over 5 and 10 years of the planning period.

ASSET RENEWAL FUNDING RATIO

Asset Renewal Funding Ratio¹³ 93%

The Asset Renewal Funding Ratio is the most important indicator and reveals that over the next 10 years, Council is forecasting that it will have 93% of the funds required for the optimal renewal and replacement of its assets.

LONG TERM - LIFE CYCLE COST

Life cycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the asset life cycle. Life cycle costs include operations and maintenance expenditure and asset consumption (depreciation expense). The life cycle cost for the services covered in this asset management plan is \$7,418,000 per year (average operations and maintenance expenditure plus depreciation expense projected over 10 years).

Life cycle costs can be compared to life cycle expenditure to give an initial indicator of affordability of projected service levels when considered with age profiles. Life cycle expenditure includes operations, maintenance and capital renewal expenditure. Life cycle expenditure will vary depending on the timing of asset renewals. The life cycle expenditure over the 10 year planning period is \$6,238,000 per year (average operations and maintenance plus capital renewal budgeted expenditure in LTFP over 10 years).

A shortfall between life cycle cost and life cycle expenditure is the life cycle gap. The life cycle gap for services covered by this asset management plan is \$1,180,000 per year.

Life cycle expenditure is 84% of life cycle costs.

The life cycle costs and life cycle expenditure comparison highlights any difference between present outlays and the average cost of providing the service over the long term. If the life cycle expenditure is less than that life cycle cost, it is most likely that outlays will need to be increased or cuts in services made in the future.

Knowing the extent and timing of any required increase in outlays and the service consequences if funding is not available will assist organisations in providing services to their communities in a financially sustainable manner. This is the purpose of the asset management plans and long term financial plan.

MEDIUM TERM – 10 YEAR FINANCIAL PLANNING PERIOD

This asset management plan identifies the projected operations, maintenance and capital renewal expenditures required to provide an agreed level of service to the community over a 10 year period. This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

¹³ AIFMG, 2012, Version 1.3, Financial Sustainability Indicator 4, Sec 2.6, p 2.16

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These projected expenditures may be compared to budgeted expenditures in the 10 year period to identify any funding shortfall. In a core asset management plan, a gap is generally due to increasing asset renewals for ageing assets.

The projected operations, maintenance and capital renewal expenditure required over the 10 year planning period is \$6,881,000 on average per year.

Estimated (budget) operations, maintenance and capital renewal funding is \$6,238,000 on average per year giving a 10 year funding shortfall of \$643,000 per year. This indicates that Council expects to have 91% of the projected expenditures needed to provide the services documented in the asset management plan.

MEDIUM TERM – 5 YEAR FINANCIAL PLANNING PERIOD

The projected operations, maintenance and capital renewal expenditure required over the first 5 years of the planning period is \$6,340,000 on average per year.

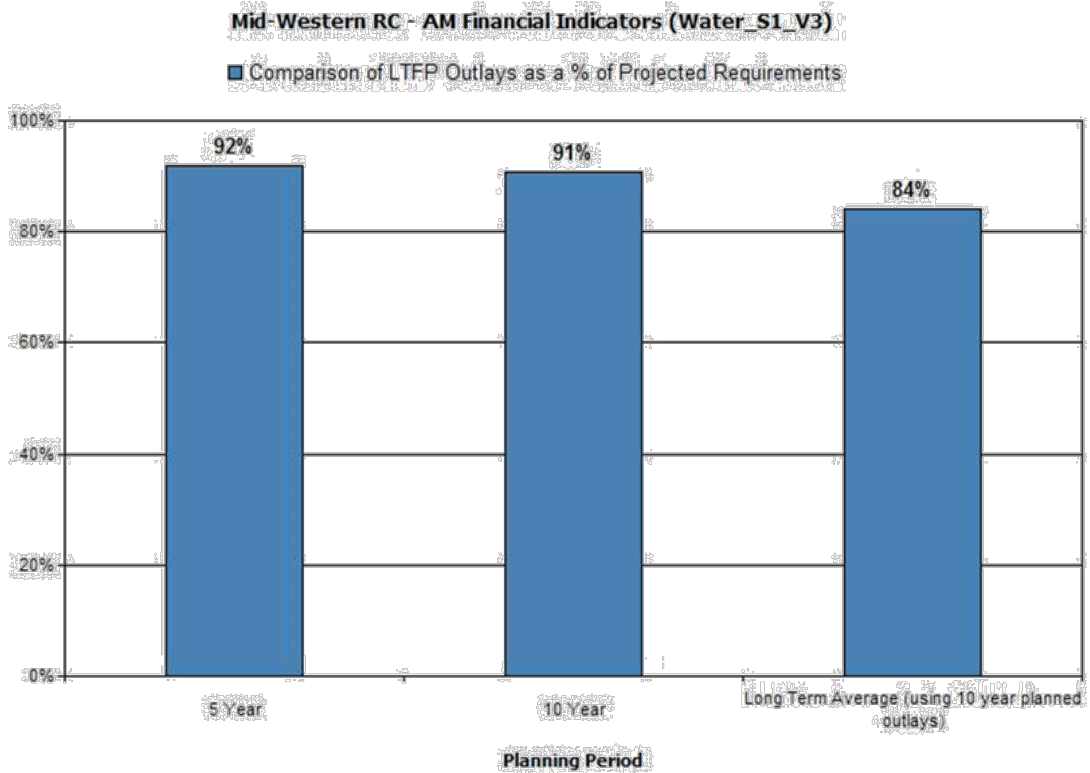
Estimated (budget) operations, maintenance and capital renewal funding is \$5,819,000 on average per year giving a 5 year funding shortfall of \$521,000. This indicates that Council expects to have 92% of projected expenditures required to provide the services shown in this asset management plan.

ASSET MANAGEMENT FINANCIAL INDICATORS

Figure 7A shows the asset management financial indicators over the 10 year planning period and for the long term life cycle.

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FIGURE 7A: ASSET MANAGEMENT FINANCIAL INDICATORS



Providing services from infrastructure in a sustainable manner requires the matching and managing of service levels, risks, projected expenditures and financing to achieve a financial indicator of approximately 1.0 for the first years of the asset management plan and ideally over the 10 year life of the Long Term Financial Plan.

Figure 8 shows the projected asset renewal and replacement expenditure over the 20 years of the AM Plan. The projected asset renewal and replacement expenditure is compared to renewal and replacement expenditure in the capital works program, which is accommodated in the long term financial plan

FIGURE 8: PROJECTED AND LTFP BUDGETED RENEWAL EXPENDITURE

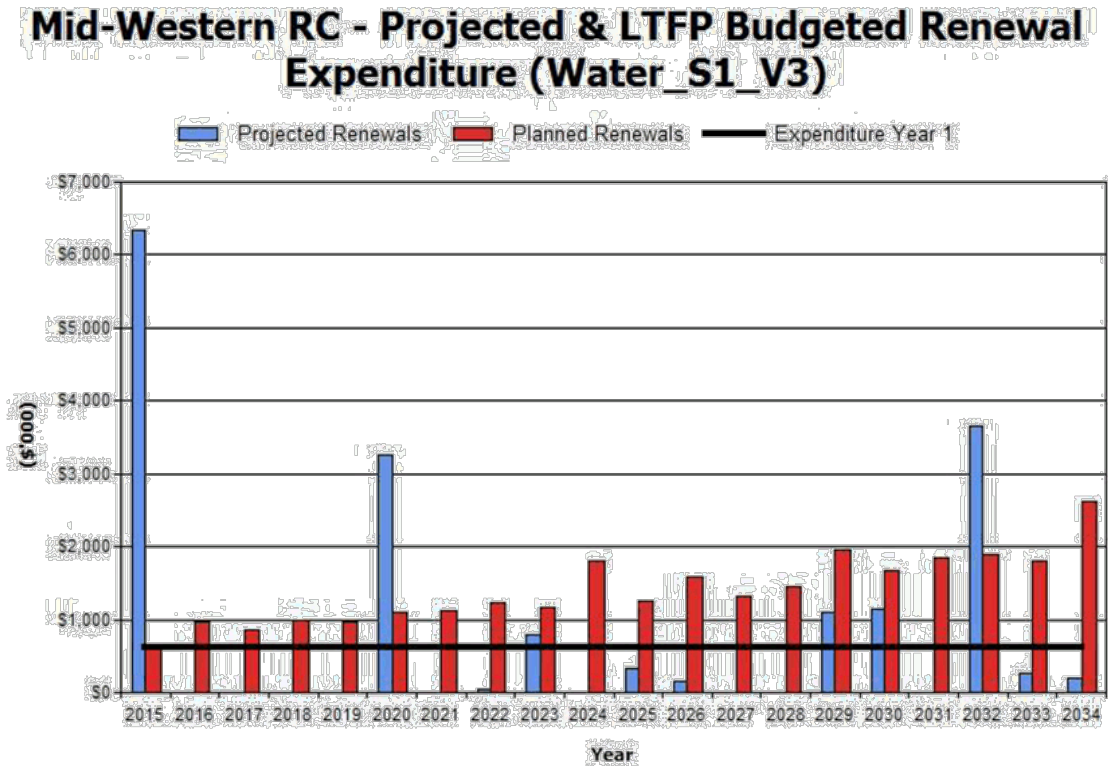


Table 6.1.1 shows the shortfall between projected renewal and replacement expenditures and expenditure accommodated in long term financial plan. Budget expenditures accommodated in the long term financial plan or extrapolated from current budgets are shown in Appendix D.

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TABLE 6.1.1: PROJECTED AND LTFF BUDGETED RENEWALS AND FINANCING SHORTFALL

Year End June 30	Projected Renewals (\$'000)	LTFF Renewal Budget (\$'000)	Renewal Financing Shortfall (- gap, + surplus) (\$'000)	Cumulative Shortfall (- gap, + surplus) (\$'000)
2015	\$6,344	\$626	\$-5,718	\$-5,718
2016	\$0	\$975	\$975	\$-4,743
2017	\$0	\$857	\$857	\$-3,886
2018	\$0	\$996	\$996	\$-2,890
2019	\$0	\$978	\$978	\$-1,912
2020	\$3,254	\$1,101	\$-2,153	\$-4,065
2021	\$0	\$1,124	\$1,124	\$-2,941
2022	\$37	\$1,234	\$1,197	\$-1,744
2023	\$796	\$1,177	\$381	\$-1,363
2024	\$0	\$1,798	\$1,798	\$435
2025	\$341	\$1,256	\$915	\$1,350
2026	\$143	\$1,581	\$1,438	\$2,788
2027	\$0	\$1,316	\$1,316	\$4,104
2028	\$0	\$1,452	\$1,452	\$5,556
2029	\$1,108	\$1,952	\$844	\$6,400
2030	\$1,149	\$1,673	\$524	\$6,925
2031	\$0	\$1,839	\$1,839	\$8,764
2032	\$3,661	\$1,894	\$-1,767	\$6,996
2033	\$268	\$1,801	\$1,533	\$8,529
2034	\$192	\$2,628	\$2,436	\$10,965

Note: A negative shortfall indicates a financing gap, a positive shortfall indicates a surplus for that year.

Providing services in a sustainable manner will require matching of projected asset renewal and replacement expenditure to meet agreed service levels with **the corresponding** capital works program accommodated in the long term financial plan.

6.1.1 Projected expenditures for long term financial plan

Table 6.1.2 shows the projected expenditures for the 10 year long term financial plan.

Expenditure projections are in 2015 real values.

TABLE 6.1.2: PROJECTED EXPENDITURES FOR LONG TERM FINANCIAL PLAN (\$000)

Year	Operations	Maintenance	Projected Capital Renewal	Capital Upgrade/New	Disposals
2015	\$2,309	\$2,295	\$6,344	\$134	\$0
2016	\$2,622	\$2,101	\$0	\$3,021	\$0
2017	\$2,878	\$2,216	\$0	\$2,172	\$0
2018	\$2,979	\$2,316	\$0	\$163	\$0
2019	\$3,268	\$2,372	\$0	\$17,243	\$0
2020	\$3,749	\$2,738	\$3,254	\$372	\$0
2021	\$3,759	\$2,746	\$0	\$1,477	\$0
2022	\$3,800	\$2,777	\$37	\$2,181	\$0
2023	\$3,861	\$2,823	\$796	\$1,686	\$0
2024	\$3,908	\$2,859	\$0	\$191	\$0
2025	\$3,913	\$2,863	\$341	\$176	\$0
2026	\$3,918	\$2,867	\$143	\$1,111	\$0
2027	\$3,949	\$2,891	\$0	\$2,187	\$0
2028	\$4,010	\$2,937	\$0	\$5,192	\$0
2029	\$4,155	\$3,047	\$1,108	\$5,198	\$0
2030	\$4,300	\$3,158	\$1,149	\$204	\$0
2031	\$4,305	\$3,162	\$0	\$210	\$0
2032	\$4,311	\$3,166	\$3,661	\$717	\$0
2033	\$4,331	\$3,182	\$268	\$5,223	\$0
2034	\$4,477	\$3,293	\$192	\$230	\$0

6.2 Funding Strategy

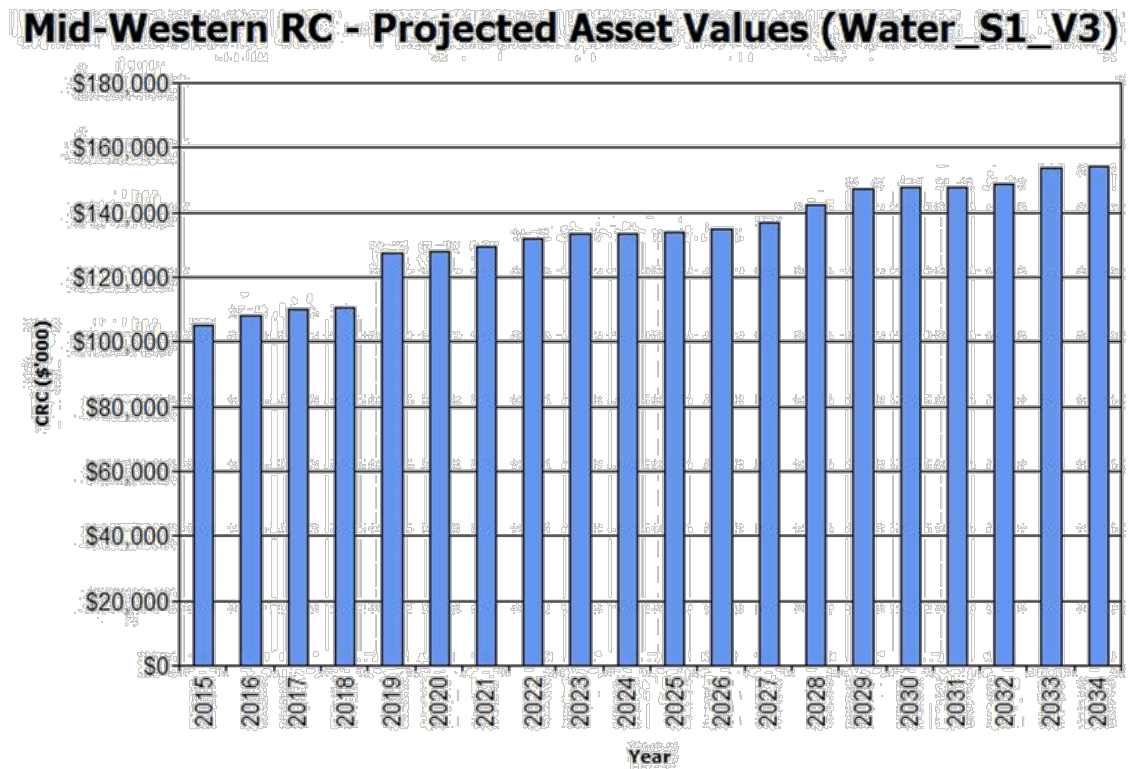
After reviewing service levels, as appropriate to ensure ongoing financial sustainability projected expenditures identified in Section 6.1.2 will be accommodated in the Council's 10 year long term financial plan.

6.3 Valuation Forecasts

Asset values are forecast to increase as additional assets are added to the asset stock from construction and acquisition by Council and from assets constructed by land developers and others and donated to Council. Figure 9 shows the projected replacement cost asset values over the planning period in real values.

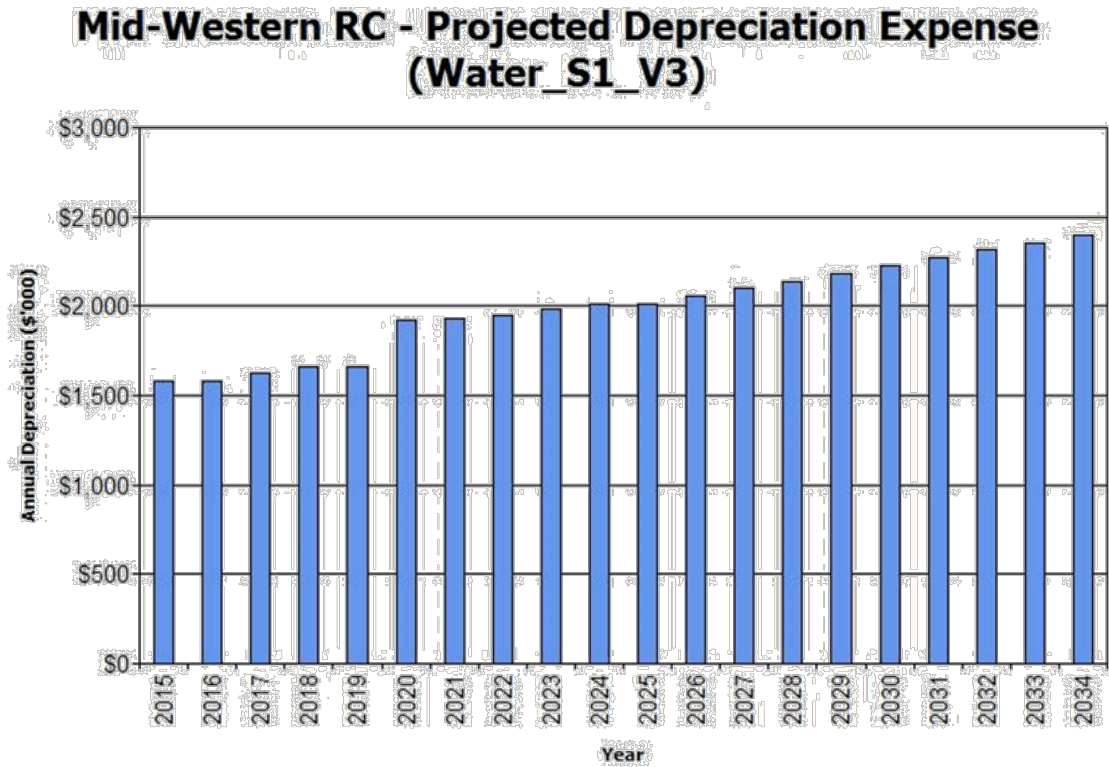
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FIGURE 9: PROJECTED ASSET VALUES



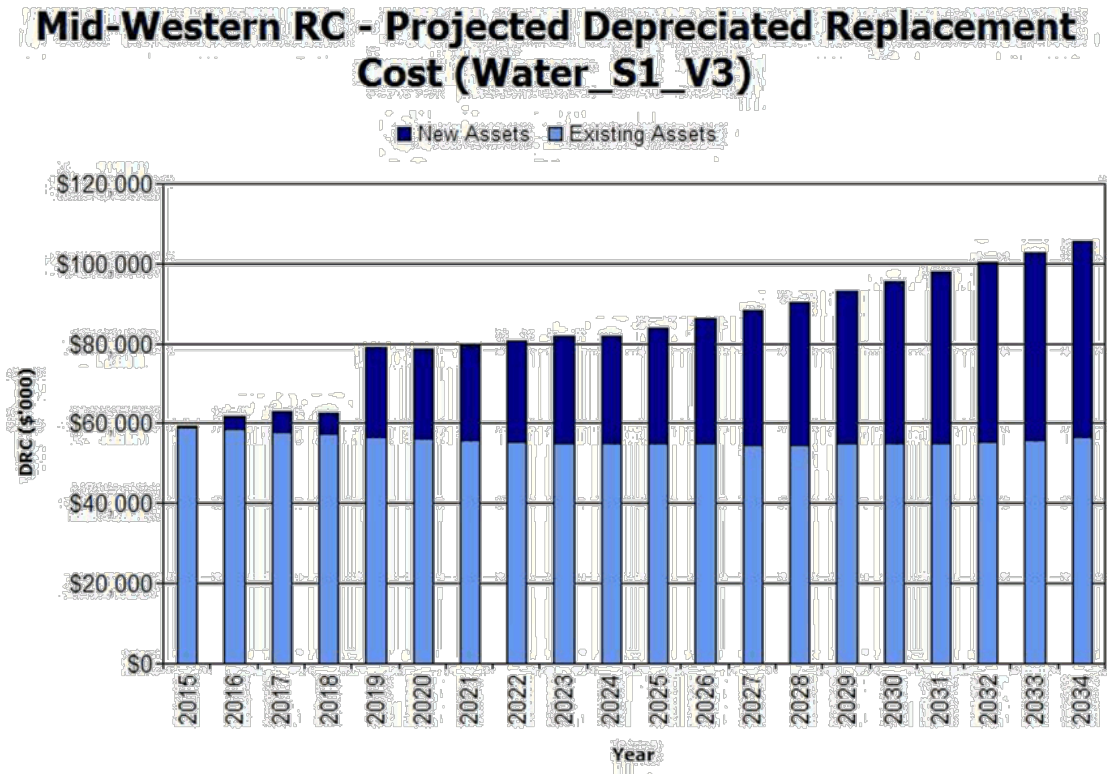
Depreciation expense values are forecast in line with asset values as shown in Figure 10.

FIGURE 10: PROJECTED DEPRECIATION EXPENSE



The depreciated replacement cost will vary over the forecast period depending on the rates of addition of new assets, disposal of old assets and consumption and renewal of existing assets. Forecast of the assets' depreciated replacement cost is shown in Figure 11. The depreciated replacement cost of contributed and new assets is shown in the darker colour and in the lighter colour for existing assets.

FIGURE 11: PROJECTED DEPRECIATED REPLACEMENT COST



6.4 Key Assumptions made in Financial Forecasts

This section details the key assumptions made in presenting the information contained in this asset management plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates. It is presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecasts.

Key assumptions made in this asset management plan and risks that these may change are shown in Table 6.4.

TABLE 6.4: KEY ASSUMPTIONS MADE IN AM PLAN AND RISKS OF CHANGE

Key Assumptions	Risks of Change to Assumptions
Data in asset register accurate	Change in asset data may impact financial forecasts
Forecasts based on maintaining current levels of service	Current levels of service cannot be maintained
Expenditure projections accurate	Actual replacement costs differ from preliminary projections

6.5 Forecast Reliability and Confidence

The expenditure and valuations projections in this AM Plan are based on best available data. Currency and accuracy of data is critical to effective asset and financial management. Data confidence is classified on a 5 level scale¹⁴ in accordance with Table 6.5.

TABLE 6.5: DATA CONFIDENCE GRADING SYSTEM

Confidence Grade	Description
A Highly reliable	Data based on sound records, procedures, investigations and analysis, documented properly and recognised as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$
B Reliable	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$
C Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated $\pm 25\%$
D Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete and most data is estimated or extrapolated. Accuracy $\pm 40\%$
E Unknown	None or very little data held.

The estimated confidence level for and reliability of data used in this AM Plan is shown in Table 6.5.1.

¹⁴ IPWEA, 2011, IIMM, Table 2.4.6, p 2|59.

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TABLE 6.5.1: DATA CONFIDENCE ASSESSMENT FOR DATA USED IN AM PLAN

Data	Confidence Assessment	Comment
Demand drivers	C Uncertain	Timing of growth and increasing environmental standards uncertain, however has potential for significant impact on level of service
Growth projections	C Uncertain	Fluctuates dependant on source of projection
Operations expenditures	C Uncertain	Direct from budget, but breakdown into operations and maintenance and renewal is estimated and requires further development
Maintenance expenditures	C Uncertain	Direct from budget, but breakdown into operations and maintenance and renewal is estimated and requires further development
Projected Renewal exps. - Asset values	C Uncertain	Direct from budget, but breakdown into operations and maintenance and renewal is estimated and requires further development
- Asset residual values	C Certain	Assets are capitalised and realised upon completion based on total project costs. Residual values are calculated at 5% of the total asset cost for components of the sewer treatment plant and at 40% for the sewer pipelines.
- Asset useful lives	C Uncertain	Estimated using NSW Reference Rates Manual. Further substantiation required for future revision of asset management plan
- Condition modelling	D Very uncertain	Estimated based on very small sample of actual condition assessment
- Network renewals	D Very uncertain	Estimated. Further substantiation required for future revision of asset management plan
- Defect repairs	E Unknown	No regular inspection schedule in place
Upgrade/New expenditures	D Very Uncertain	Annual budget not matched to assessment of need
Disposal expenditures	C Certain	Not considered to be significant

Over all data sources the data confidence is assessed as medium confidence level for data used in the preparation of this AM Plan.

7. Plan Improvement and Monitoring

7.1 Status of Asset Management Practices

7.1.1 Accounting and financial systems

Mid-Western Regional Council uses software package Technology One for financial and asset management. Council's water supply infrastructure was revalued 30 June 2012 in accordance with the Fair Value accounting standards and the Office of Local Government requirements.

ACCOUNTABILITIES FOR FINANCIAL SYSTEMS

The Finance Department is responsible for the financial systems operating at Mid-Western Regional Council.

ACCOUNTING STANDARDS AND REGULATIONS

Local Government Act (NSW) 1993

Local Government Amendment (Planning and Reporting) Act 2009

Local Government (Finance Plans and Reporting) Regulation 2010

AASB 116 – Property, Plant and Equipment

CAPITAL/MAINTENANCE THRESHOLD

Assets are capitalised if their cost of acquisition exceeds the following;

- Water and sewer assets > \$10,000
- Buildings > \$5,000
- Plant and Equipment > \$2,000
- Land 100% Capitalised
- Other structures > \$2,000

REQUIRED CHANGES TO ACCOUNTING FINANCIAL SYSTEMS ARISING FROM THIS AM PLAN

- Develop expenditure reporting, with separation of costs for operations as opposed to maintenance.
- Continued development of corporate asset registers
- Create a work order process that links the customer service system to the corporate asset register

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- Further develop valuation unit rates through improved project cost accounting and project management documentation

7.1.2 Asset management system

The asset management system is TechnologyOne, managed currently by the Finance Department. Moving forwards, the responsibility of maintaining the asset management system will sit with the Operations Department in order to best meet the needs of the organisation.

ASSET REGISTERS

A corporate asset register specific to water supply and sewerage infrastructure, is being developed in 2015/16.

LINKAGE FROM ASSET MANAGEMENT TO FINANCIAL SYSTEM

Depreciation and asset capitalisation are linked to the finance system. Operation and maintenance data (Customer and works requests and their outcomes) are not presently linked to the asset system

ACCOUNTABILITIES FOR ASSET MANAGEMENT SYSTEM AND DATA MAINTENANCE

Primary accountability for asset management lies with the Plant and Facilities Department within the Operations Directorate. This is supported by the Finance Department which is responsible for the financial aspect of asset management.

REQUIRED CHANGES TO ASSET MANAGEMENT SYSTEM ARISING FROM THIS AM PLAN

- Review of asset data accuracy.
- Continued development of the corporate asset register.
- Development of work orders for scheduling maintenance activities and recording reactive maintenance at an individual asset level.

7.2 Improvement Plan

The asset management improvement plan generated from this asset management plan is shown in Table 7.2.

TABLE 7.2: IMPROVEMENT PLAN

Task No	Task	Responsibility	Resources Required	Timeline
1	Integrate TechnologyOne 'water one' templates for recording and managing asset data, works request and orders and maintenance scheduling into current asset maintenance processes	Water And Sewerage, Plant And Facilities	Water And Sewerage Team, Assets Co-Ordinator	Commenced July 2015
2	Implement Maintenance Scheduling based on performance data where available	Water And Sewerage	Water And Sewerage Team	Commence July 2016
3	Review Asset Criticality and Program Scheduled Maintenance and Capital Renewals for Critical Assets as a priority	Water And Sewerage	Water And Sewerage Team	Commence March 2016
4	Investigate detailed condition assessment options – non-invasive technologies	Water And Sewerage	External Contractor	JUNE 2016
5	Review and Document Asset Failure Modes and Risks	Water And Sewerage	Water And Sewerage Team	July 2016
6	Separation of reactive and planned maintenance, operations and system (location) activities	Water And Sewerage, Plant And Facilities, Finance	Water And Sewerage Team, Assets Co-Ordinator, Finance Team	2016/17 Financial year
7	Review Existing Levels of Service	Water And Sewerage	Water And Sewerage Team, Consultancy	During IWCM Planning Project, 2016
8	Detail a renewals plan based on above actions	Water And Sewerage	Water And Sewerage Team	June –Dec 2016
9	Review Asset Management Plan	Water And Sewerage, Finance	Water And Sewerage Team, Finance Team	During IWCM Planning Project 2016
10	Review And Document MWRC Engineering Requirements For Development	Water And Sewerage, Development Engineering	Water And Sewerage Team, Development Engineering Team	June 2016

7.3 Monitoring and Review Procedures

This asset management plan will be reviewed during annual budget planning processes and amended to recognise any material changes in service levels and/or resources available to provide those services as a result of budget decisions.

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The AM Plan will be updated annually to ensure it represents the current service level, asset values, projected operations, maintenance, capital renewal and replacement, capital upgrade/new and asset disposal expenditures and projected expenditure values incorporated into the organisation's long term financial plan.

The AM Plan has a life of 4 years (Council election cycle) and is due for complete revision and updating within 12 months of each Council election.

7.4 Performance Measures

The effectiveness of the asset management plan can be measured in the following ways:

- The degree to which the required projected expenditures identified in this asset management plan are incorporated into Council's long term financial plan,
- The degree to which 1-5 year detailed works programs, budgets, business plans and organisational structures take into account the 'global' works program trends provided by the asset management plan,
- The degree to which the existing and projected service levels and service consequences (what we cannot do), risks and residual risks are incorporated into the Council's Strategic Plan and associated plans,
- **The Asset Renewal Funding Ratio achieving the target of 1.0.**

8. References

IPWEA, 2006, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/IIMM

IPWEA, 2008, 'NAMS.PLUS Asset Management', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/namsplus.

IPWEA, 2009, 'Australian Infrastructure Financial Management Guidelines', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/AIFMG.

IPWEA, 2011, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/IIMM

Mid-Western Regional Council, 'Community Plan Towards 2030,

Mid-Western Regional Council, 'Delivery Program and Operational Plan.

9. Appendices

- Appendix A** Maintenance Response Levels of Service
- Appendix B** Projected 10 year Capital Renewal and Replacement Works Program
- Appendix C** Projected 10 year Capital Upgrade/New Works Program
- Appendix D** LTFP Budgeted Expenditures Accommodated in AM Plan
- Appendix E** MWRC Water Supply and Sewerage Assets Criticality Assessment Report (2014)
- Appendix F** Abbreviations
- Appendix G** Glossary

Appendix A Maintenance Response Levels of Service

The following describes Council's current maintenance response levels of service as published in the 2008 Strategic Business Plan for Water Supply Services

DESCRIPTION	LEVEL OF SERVICE / TARGET
Response Times for System Failure (Defined as maximum time to have staff on site to commence rectification after notification)	
Supply Failure:	
Priority 1 (defined as failure to maintain continuity or quality of supply to a large number of customers or to a critical use at a critical time)	
- During working hours	0.5 hour
- Out of working hours	1 hour
Priority 2 (defined as failure to maintain continuity or quality of supply to a small number of customers or to a critical use at a non-critical time)	
- During working hours	1 hour
- Out of working hours	1 hour
Priority 3 (Defined as failure to maintain continuity or quality of supply to a single customer)	2 hours
Priority 4 (Defined as a minor problem or complaint, which can be dealt with at a time convenient to the customer and the Council)	1 working day
Customer Enquiries / Complaints:	
Personal / Oral	2 working days (target 1 working day)
Written	10 working days
Note: Times apply for 95% of occasions	
Service Provision:	
Time to provide a domestic individual connection to water supply in serviced area (95% of times)	20 working days (target 10 working days)

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Appendix B Projected 10 year Capital Renewal and Replacement Works Program

Asset ID	Sub Category	Asset Name	From	To	Rem Life (Years)	Planned Renewal Year	Renewal Cost (\$)	Useful Life (Years)
WT00227		Rylstone Dam Electrical			-36	1979	\$651,249	25
WT00226		Rylstone Dam Mechanical			-36	1979	\$651,249	25
Subtotal							\$1,302,498	
WT00265		Farrelly St Pump Station (PS3) - Electrical			-33	1982	\$168,335	25
WT00264		Farrelly St Pump Station (PS3) - Mechanical			-33	1982	\$168,335	25
Subtotal							\$336,670	
WT00224		Church Street Reservoir 3ML Concrete Roof			-25	1990	\$220,439	40
WT00210		Flirtation Hill Gulgong Reservoir 1.3ML Concrete Roof			-25	1990	\$102,925	40
WT00009		Wait-A-While Pump Station;;37 Racecourse Rd, Gulgong.			-25	1990	\$276,014	40
Subtotal							\$599,378	
WT00208		Rylstone Water Treatment Plant 5ML/day Electrical			-23	1992	\$1,175,675	30
WT00207		Rylstone Water Treatment Plant 5ML/day Mechanical			-23	1992	\$1,241,029	30
Subtotal							\$2,416,704	
WT00237		Charbon Reservoir 0.3ML Concrete Roof			-18	1997	\$25,651	40
WT00233		Kandos Reservoir 1.8ML Cement Works Concrete Roof			-18	1997	\$138,195	40
WT00229		Rylstone Reservoir 0.7ML Concrete Roof			-18	1997	\$61,563	40
Subtotal							\$225,409	
WT00222		Flirtation Hill Reservoir 9ML Concrete Roof			-14	2001	\$500,998	40
WT00049		Flirtation Hill Reservoir Mudgee Hatch and seal			-14	2001	\$15,378	40
Subtotal							\$516,375	
WT00266		Cooper Drive No 4 Pump Station - Civil/Structural			-8	2007	\$41,683	50
Subtotal							\$41,683	
WT00259		Court St Well Field & Pump Station - Electrical			-7	2008	\$192,878	25
WT00258		Court St Well Field & Pump Station - Mechanical			-7	2008	\$190,780	25
Subtotal							\$383,658	

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

WT00250	Elcom Pump Station - Electrical	-6	2009	\$99,131	25
WT00249	Elcom Pump Station - Mechanical	-6	2009	\$99,131	25
				Subtotal	\$198,261
WP01135	Water Pipe Segment	-5	2010	\$3,292	80
WP01537	Water Pipe Segment	-5	2010	\$12,120	80
WP01666	Water Pipe Segment	-5	2010	\$6,501	80
WP01892	Water Pipe Segment	-5	2010	\$19,011	80
WP00250	Water Pipe Segment	-5	2010	\$2,405	80
WP00251	Water Pipe Segment	-5	2010	\$741	80
WP00253	Water Pipe Segment	-5	2010	\$29,462	80
WP00258	Water Pipe Segment	-5	2010	\$1,731	80
WP00320	Water Pipe Segment	-5	2010	\$2,843	80
WP00323	Water Pipe Segment	-5	2010	\$11,110	80
WP00332	Water Pipe Segment	-5	2010	\$9,793	80
WP00396	Water Pipe Segment	-5	2010	\$1,154	80
WP00405	Water Pipe Segment	-5	2010	\$51,366	80
WP00406	Water Pipe Segment	-5	2010	\$770	80
WP00407	Water Pipe Segment	-5	2010	\$1,539	80
WP00583	Water Pipe Segment	-5	2010	\$165	80
WP00585	Water Pipe Segment	-5	2010	\$8,724	80
WP00586	Water Pipe Segment	-5	2010	\$9,300	80
WP00591	Water Pipe Segment	-5	2010	\$38,861	80
WP00596	Water Pipe Segment	-5	2010	\$823	80
WP00597	Water Pipe Segment	-5	2010	\$15,966	80
WP00651	Water Pipe Segment	-5	2010	\$15,225	80
WP00701	Water Pipe Segment	-5	2010	\$770	80
WP00702	Water Pipe Segment	-5	2010	\$962	80
WP00708	Water Pipe Segment	-5	2010	\$14,236	80
				Subtotal	\$258,870
WT00271	Cement Ave Pump Station - Electrical	-4	2011	\$28,056	25
WT00270	Cement Ave Pump Station - Mechanical	-4	2011	\$36,635	25
				Subtotal	\$64,690
WT00262	Camping Tree Well & Pump Station - Electrical	5	2020	\$28,056	25
WT00261	Camping Tree Well & Pump Station - Mechanical	5	2020	\$28,056	25
WT00038	Glen Willow Well Field	5	2020	\$617,724	40
WP01985	Water Pipe Segment	5	2020	\$41,961	80
WP01986	Water Pipe Segment	5	2020	\$2,326	80
WP01987	Water Pipe Segment	5	2020	\$3,613	80
WP01988	Water Pipe Segment	5	2020	\$6,530	80
WP02001	Water Pipe Segment	5	2020	\$104,624	80
WP02002	Water Pipe Segment	5	2020	\$695	80
WP02025	Water Pipe Segment	5	2020	\$17,699	80
WP02026	Water Pipe Segment	5	2020	\$17,699	80
WP02089	Water Pipe Segment	5	2020	\$102,348	80
WP02091	Water Pipe Segment	5	2020	\$102,348	80
WP02092	Water Pipe Segment	5	2020	\$102,348	80
WP02126	Water Pipe Segment	5	2020	\$14,621	80
WP01768	Water Pipe Segment	5	2020	\$11,949	80
WP01769	Water Pipe Segment	5	2020	\$28,900	80
WP01540	Water Pipe Segment	5	2020	\$12,313	80
WP01604	Water Pipe Segment	5	2020	\$15,006	80

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WP01209	Water Pipe Segment	5	2020	\$15,968	80
WP01210	Water Pipe Segment	5	2020	\$770	80
WP01211	Water Pipe Segment	5	2020	\$8,806	80
WP00847	Water Pipe Segment	5	2020	\$5,387	80
WP00848	Water Pipe Segment	5	2020	\$6,349	80
WP00849	Water Pipe Segment	5	2020	\$577	80
WP00850	Water Pipe Segment	5	2020	\$19,335	80
WP00851	Water Pipe Segment	5	2020	\$1,347	80
WP00852	Water Pipe Segment	5	2020	\$280,943	80
WP00853	Water Pipe Segment	5	2020	\$962	80
WP00873	Water Pipe Segment	5	2020	\$10,293	80
WP00874	Water Pipe Segment	5	2020	\$24,315	80
WP00875	Water Pipe Segment	5	2020	\$13,371	80
WP00876	Water Pipe Segment	5	2020	\$11,735	80
WP00877	Water Pipe Segment	5	2020	\$3,751	80
WP00878	Water Pipe Segment	5	2020	\$1,250	80
WP00879	Water Pipe Segment	5	2020	\$7,311	80
WP00880	Water Pipe Segment	5	2020	\$577	80
WP00881	Water Pipe Segment	5	2020	\$1,389	80
WP00882	Water Pipe Segment	5	2020	\$2,212	80
WP00883	Water Pipe Segment	5	2020	\$16,353	80
WP00884	Water Pipe Segment	5	2020	\$1,154	80
WP00885	Water Pipe Segment	5	2020	\$29,338	80
WP00886	Water Pipe Segment	5	2020	\$15,968	80
WP00887	Water Pipe Segment	5	2020	\$3,944	80
WP00890	Water Pipe Segment	5	2020	\$1,667	80
WP00891	Water Pipe Segment	5	2020	\$1,806	80
WP00892	Water Pipe Segment	5	2020	\$1,806	80
WP00905	Water Pipe Segment	5	2020	\$1,058	80
WP00906	Water Pipe Segment	5	2020	\$1,443	80
WP00926	Water Pipe Segment	5	2020	\$17,924	80
WP00931	Water Pipe Segment	5	2020	\$973	80
WP00932	Water Pipe Segment	5	2020	\$59,885	80
WP00935	Water Pipe Segment	5	2020	\$17,646	80
WP00939	Water Pipe Segment	5	2020	\$38,487	80
WP00940	Water Pipe Segment	5	2020	\$11,639	80
WP00941	Water Pipe Segment	5	2020	\$14,333	80
WP00942	Water Pipe Segment	5	2020	\$1,443	80
WP00944	Water Pipe Segment	5	2020	\$5,868	80
WP00945	Water Pipe Segment	5	2020	\$9,715	80
WP00946	Water Pipe Segment	5	2020	\$13,178	80
WP00947	Water Pipe Segment	5	2020	\$7,792	80
WP00950	Water Pipe Segment	5	2020	\$24,433	80
WP00955	Water Pipe Segment	5	2020	\$18,276	80
WP00956	Water Pipe Segment	5	2020	\$10,389	80
WP00957	Water Pipe Segment	5	2020	\$3,463	80
WP00959	Water Pipe Segment	5	2020	\$15,294	80
WP00967	Water Pipe Segment	5	2020	\$15,102	80
WP00968	Water Pipe Segment	5	2020	\$1,539	80
WP00969	Water Pipe Segment	5	2020	\$13,371	80
WP00971	Water Pipe Segment	5	2020	\$6,252	80
WP00972	Water Pipe Segment	5	2020	\$20,393	80
WP00973	Water Pipe Segment	5	2020	\$20,040	80
WP00974	Water Pipe Segment	5	2020	\$6,252	80
WP00975	Water Pipe Segment	5	2020	\$6,252	80
WP00978	Water Pipe Segment	5	2020	\$1,250	80
WP00979	Water Pipe Segment	5	2020	\$16,064	80



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WP00980	Water Pipe Segment	5	2020	\$44,729	80
WP00981	Water Pipe Segment	5	2020	\$10,773	80
WP00982	Water Pipe Segment	5	2020	\$21,066	80
WP00983	Water Pipe Segment	5	2020	\$32,801	80
WP00984	Water Pipe Segment	5	2020	\$21,547	80
WP00985	Water Pipe Segment	5	2020	\$192	80
WP00986	Water Pipe Segment	5	2020	\$192	80
WP00991	Water Pipe Segment	5	2020	\$481	80
WP00992	Water Pipe Segment	5	2020	\$1,806	80
WP00993	Water Pipe Segment	5	2020	\$577	80
WP00994	Water Pipe Segment	5	2020	\$14,589	80
WP00995	Water Pipe Segment	5	2020	\$44,537	80
WP00999	Water Pipe Segment	5	2020	\$10,196	80
WP01004	Water Pipe Segment	5	2020	\$18,063	80
WP01005	Water Pipe Segment	5	2020	\$417	80
WP01008	Water Pipe Segment	5	2020	\$33,859	80
WP01009	Water Pipe Segment	5	2020	\$577	80
WP01010	Water Pipe Segment	5	2020	\$9,170	80
WP01011	Water Pipe Segment	5	2020	\$20,286	80
WP01012	Water Pipe Segment	5	2020	\$695	80
WP01013	Water Pipe Segment	5	2020	\$18,202	80
WP01015	Water Pipe Segment	5	2020	\$24,529	80
WP01016	Water Pipe Segment	5	2020	\$192	80
WP01017	Water Pipe Segment	5	2020	\$12,890	80
WP01018	Water Pipe Segment	5	2020	\$8,946	80
WP01019	Water Pipe Segment	5	2020	\$10,196	80
WP01020	Water Pipe Segment	5	2020	\$673	80
WP01021	Water Pipe Segment	5	2020	\$9,619	80
WP01024	Water Pipe Segment	5	2020	\$1,443	80
WP01025	Water Pipe Segment	5	2020	\$17,026	80
WP01026	Water Pipe Segment	5	2020	\$5,675	80
WP01027	Water Pipe Segment	5	2020	\$417	80
WP01028	Water Pipe Segment	5	2020	\$278	80
WP01029	Water Pipe Segment	5	2020	\$695	80
WP01031	Water Pipe Segment	5	2020	\$8,337	80
WP01034	Water Pipe Segment	5	2020	\$8,369	80
WP01035	Water Pipe Segment	5	2020	\$11,832	80
WP01037	Water Pipe Segment	5	2020	\$1,924	80
WP01039	Water Pipe Segment	5	2020	\$3,463	80
WP01040	Water Pipe Segment	5	2020	\$14,429	80
WP01041	Water Pipe Segment	5	2020	\$17,314	80
WP01042	Water Pipe Segment	5	2020	\$11,832	80
WP01045	Water Pipe Segment	5	2020	\$962	80
WP01056	Water Pipe Segment	5	2020	\$16,160	80
WP01058	Water Pipe Segment	5	2020	\$12,793	80
WP01061	Water Pipe Segment	5	2020	\$673	80
WP01062	Water Pipe Segment	5	2020	\$31,743	80
WP01063	Water Pipe Segment	5	2020	\$50,212	80
WP01064	Water Pipe Segment	5	2020	\$8,080	80
WP01065	Water Pipe Segment	5	2020	\$1,347	80
WP01066	Water Pipe Segment	5	2020	\$6,669	80
WP01067	Water Pipe Segment	5	2020	\$23,182	80
WP01068	Water Pipe Segment	5	2020	\$13,563	80
WP01069	Water Pipe Segment	5	2020	\$23,065	80
WP01070	Water Pipe Segment	5	2020	\$7,920	80
WP01071	Water Pipe Segment	5	2020	\$3,474	80
WP01072	Water Pipe Segment	5	2020	\$62,386	80

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

WP01073	Water Pipe Segment	5	2020	\$18,896	80
WP01074	Water Pipe Segment	5	2020	\$26,934	80
WP01075	Water Pipe Segment	5	2020	\$10,004	80
WP01076	Water Pipe Segment	5	2020	\$8,946	80
WP01077	Water Pipe Segment	5	2020	\$16,930	80
WP01080	Water Pipe Segment	5	2020	\$8,476	80
WP01081	Water Pipe Segment	5	2020	\$45,018	80
WP01082	Water Pipe Segment	5	2020	\$42,228	80
WP01083	Water Pipe Segment	5	2020	\$1,347	80
WP01084	Water Pipe Segment	5	2020	\$7,792	80
WP01085	Water Pipe Segment	5	2020	\$12,890	80
WP01088	Water Pipe Segment	5	2020	\$7,364	80
WP01090	Water Pipe Segment	5	2020	\$12,409	80
WP01091	Water Pipe Segment	5	2020	\$6,926	80
WP01092	Water Pipe Segment	5	2020	\$2,309	80
WP01093	Water Pipe Segment	5	2020	\$7,022	80
WP01094	Water Pipe Segment	5	2020	\$15,775	80
WP01095	Water Pipe Segment	5	2020	\$7,599	80
WP01096	Water Pipe Segment	5	2020	\$9,908	80
WP01097	Water Pipe Segment	5	2020	\$9,726	80
WP01100	Water Pipe Segment	5	2020	\$6,252	80
WP01101	Water Pipe Segment	5	2020	\$8,369	80
WP01103	Water Pipe Segment	5	2020	\$10,677	80
WP01104	Water Pipe Segment	5	2020	\$15,102	80
WP01105	Water Pipe Segment	5	2020	\$26,068	80
WP01106	Water Pipe Segment	5	2020	\$3,078	80
WP01108	Water Pipe Segment	5	2020	\$9,908	80
WP01115	Water Pipe Segment	5	2020	\$31,743	80
				Subtotal	\$3,254,008
WT00275	Rylstone River Pump Station - Telemetry	7	2022	\$36,802	10
				Subtotal	\$36,802
WT00037	Burrundulla Well Field	8	2023	\$691,340	40
WT00044	Water Loss Management Works 2013 - Mag Flow meters	8	2023	\$40,393	10
WT00045	WATER TELEMETRY	8	2023	\$19,570	10
WT00043	Weather Station & control panel, Gulgong Weather Station & control panel, Gulgong Raw water irrigation project;;	8	2023	\$44,679	10
				Subtotal	\$795,981
				Program Total	\$10,430,988

Appendix C Projected Upgrade/Exp/New 10 year Capital Works Program

NAMS.PLUS3 Asset Management Form 2C Upgrade/New Plan				
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Mid-Western RC		 		
Water_S1_V3		Projected Capital Upgrade/New Plan 2015		
Year	Item No.	Capital Upgrade and New Projects	Estimate (\$000)	Running total (\$000)
2015	1	40030 - WATER NEW CONNECTIONS	\$103	\$103
2015	2	40406 - WATER AUGMENTATION - MUDGEE HEADWORKS	\$8	\$111
2015	3	40407 - WATER AUGMENTATION - WEST MUDGEE EXTENSION	\$3	\$114
2015	4	Telemetry	\$20	\$134
2015	5			
2015	6			
2015	7			
2015	8			
2015	9			
2015	10			
2015	Total Projected Capital Upgrade/New Plan		\$134	
Water_S1_V3		Projected Capital Upgrade/New Plan 2016		
2016	1	New Connections	\$135	\$135
2016	2	40407 - WATER AUGMENTATION - WEST MUDGEE EXTENSION	\$1,266	\$1,401
2016	3	40408 - WATER AUGMENTATION - ULAN RD EXTENSION	\$1,600	\$3,001
2016	4	Telemetry	\$20	\$3,021
2016	5			
2016	6			
2016	7			
2016	8			
2016	9			
2016	10			
2016	Total Projected Capital Upgrade/New Plan		\$3,021	

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

**Mid-Western RC
Water_S1_V3**

Projected Capital Upgrade/New Plan 2017

Year	Item No.	Capital Upgrade and New Projects	Estimate (\$000)	Running total (\$000)
2017	1	New Connections	\$139	\$139
2017	2	Reservoir - Gulgong Flirtation Hill	\$1,500	\$1,639
2017	3	Mudgee Water Distribution - West	\$513	\$2,152
2017	4	Telemetry	\$20	\$2,172
2017	5			
2017	6			
2017	7			
2017	8			
2017	9			
2017	10			
2017	Total Projected Capital Upgrade/New Plan		\$2,172	

Water_S1_V3

Projected Capital Upgrade/New Plan 2018

2018	1	New Connections	\$143	\$143
2018	2	Telemetry	\$20	\$163
2018	3			
2018	4			
2018	5			
2018	6			
2018	7			
2018	8			
2018	9			
2018	10			
2018	Total Projected Capital Upgrade/New Plan		\$163	

**Mid-Western RC
Water_S1_V3**

Projected Capital Upgrade/New Plan 2019

Year	Item No.	Capital Upgrade and New Projects	Estimate (\$000)	Running total (\$000)
2019	1	New Connections	\$148	\$148
2019	2	40406 - WATER AUGMENTATION - MUDGEE HEADWORKS	\$11,755	\$11,903
2019	3	40407 - WATER AUGMENTATION - WEST MUDGEE EXTENSION	\$5,320	\$17,223
2019	4	Telemetry	\$20	\$17,243
2019	5			
2019	6			
2019	7			
2019	8			
2019	9			
2019	10			
2019	Total Projected Capital Upgrade/New Plan		\$17,243	

Water_S1_V3

Projected Capital Upgrade/New Plan 2020

2020	1	New Connections	\$152	\$152
2020	2	Augmentation - Kandos and Rylstone	\$200	\$352
2020	3	Telemetry	\$20	\$372
2020	4			
2020	5			
2020	6			
2020	7			
2020	8			
2020	9			
2020	10			
2020	Total Projected Capital Upgrade/New Plan		\$372	

Mid-Western RC		Projected Capital Upgrade/New Plan 2021		
Water_S1_V3				
Year	Item No.	Capital Upgrade and New Projects	Estimate (\$000)	Running total (\$000)
2021	1	New Connections	\$157	\$157
2021	2	Augmentation - Kandos and Rylstone	\$1,300	\$1,457
2021	3	Telemetry	\$20	\$1,477
2021	4			
2021	5			
2021	6			
2021	7			
2021	8			
2021	9			
2021	10			
2021	Total Projected Capital Upgrade/New Plan		\$1,477	

Water_S1_V3		Projected Capital Upgrade/New Plan 2022		
2022	1	New Connections	\$161	\$161
2022	2	Augmentation - Kandos and Rylstone	\$2,000	\$2,161
2022	3	Telemetry	\$20	\$2,181
2022	4			
2022	5			
2022	6			
2022	7			
2022	8			
2022	9			
2022	10			
2022	Total Projected Capital Upgrade/New Plan		\$2,181	

Mid-Western RC		Projected Capital Upgrade/New Plan 2023		
Water_S1_V3				
Year	Item No.	Capital Upgrade and New Projects	Estimate (\$000)	Running total (\$000)
2023	1	New Connections	\$166	\$166
2023	2	Augmentation - Kandos and Rylstone	\$1,500	\$1,666
2023	3	Telemetry	\$20	\$1,686
2023	4			
2023	5			
2023	6			
2023	7			
2023	8			
2023	9			
2023	10			
2023	Total Projected Capital Upgrade/New Plan		\$1,686	

Water_S1_V3		Projected Capital Upgrade/New Plan 2024		
2024	1	New Connections	\$171	\$171
2024	2	Telemetry	\$20	\$191
2024	3			
2024	4			
2024	5			
2024	6			
2024	7			
2024	8			
2024	9			
2024	10			
2024	Total Projected Capital Upgrade/New Plan		\$191	

Appendix D Budgeted Expenditures Accommodated in LTFP

NAMS.PLUS3 Asset Management		Mid-Western RC									
© Copyright. All rights reserved. The Institute of Public Works Engineering Australasia											
Water_S1_V3 Asset Management Plan											
First year of expenditure projections 2015 (financial yr ending)											
Water	Asset values at start of planning period	Calc CRC from Asset Register									
Current replacement cost	\$104,891 (000)	This is a check for you.									
Depreciable amount	\$104,891 (000)										
Depreciated replacement cost	\$60,072 (000)										
Annual depreciation expense	\$1,580 (000)										
Operations and Maintenance Costs for New Assets											
											% of asset value
											Additional operations costs 2.79%
											Additional maintenance 2.12%
											Additional depreciation 1.51%
Planned renewal budget (information only)											
You may use these values calculated from your data or overwrite the links.											
20 Year Expenditure Projections Note: Enter all values in current 2015 values											
Financial year ending	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	
Expenditure Outlays included in Long Term Financial Plan (in current \$ values)											
Operations											
Operations budget	\$2,309	\$2,618	\$2,790	\$2,831	\$3,115	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	\$3,115.00	
Management budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AM systems budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total operations	\$2,309	\$2,618	\$2,790	\$2,831	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	\$3,115	
Maintenance											
Reactive maintenance budget	\$2,295	\$2,098	\$2,149	\$2,203	\$2,255	\$2,255.00	\$2,255.00	\$2,255.00	\$2,255.00	\$2,255.00	
Planned maintenance budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Specific maintenance items budget	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total maintenance	\$2,295	\$2,098	\$2,149	\$2,203	\$2,255	\$2,255	\$2,255	\$2,255	\$2,255	\$2,255	
Capital											
Planned renewal budget	\$626	\$975	\$957	\$996	\$978	\$1,101	\$1,124	\$1,234	\$1,177	\$1,798	
Planned upgrade/new budget	\$134	\$3,021	\$2,172	\$163	\$17,243	\$372	\$1,477	\$2,181	\$1,686	\$191	
Non-growth contributed asset value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Asset Disposals											
Est Cost to dispose of assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Carrying value (DRC) of disposed asse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Additional Expenditure Outlays Requirements (e.g from Infrastructure Risk Management Plan)											
Additional Expenditure Outlays required and not included above	2015 \$000	2016 \$000	2017 \$000	2018 \$000	2019 \$000	2020 \$000	2021 \$000	2022 \$000	2023 \$000	2024 \$000	
Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Capital Renewal	to be incorporated into Forms 2 & 2.1 (where Method 1 is used) OR Form 2B Defect Repairs (where Method 2 or 3 is used)										
Capital Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
User Comments #2											
Forecasts for Capital Renewal using Methods 2 & 3 (Form 2A & 2B) & Capital Upgrade (Form 2C)											
Forecast Capital Renewal from Forms 2A & 2B	2015 \$000	2016 \$000	2017 \$000	2018 \$000	2019 \$000	2020 \$000	2021 \$000	2022 \$000	2023 \$000	2024 \$000	
Forecast Capital Upgrade from Form 2C	\$134	\$3,021	\$2,172	\$163	\$17,243	\$372	\$1,477	\$2,181	\$1,686	\$191	

Appendix E MWRC Water Supply and Sewerage Asset Criticality Assessment Report 2014

Mid-Western Regional Council



Water Supply and Sewerage Assets Criticality Assessment

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FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

Document Control					
Approved for Issue					
Issue	Author	Reviewer	Name	Signature	Date
2	HHA	AFR	Andrew Fraser		16 June 2014

Approved for Issue
Andrew Fraser, Finance Director

Approved for Issue
Date

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

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1 Introduction

Mid-Western Regional Council (MWRC) wishes to better focus their asset management by prioritising their water supply and sewerage assets based on the asset criticality. To do this a high level assets criticality assessment was undertaken with Council staff at the Mudgee's RFS meeting room next door to MWRC's Depot on 28 May 2014. A list of attendees for the workshop is included in Table 1. HydroScience facilitated the workshop.

Table 1: List of Participants

Participant	Organisation
Steven Hanthorn	MWRC
Peter Dunn	MWRC
Allan Michelmore	MWRC
Enrique Castillo	MWRC
Steven Neely	MWRC
Gary O'Connell	MWRC
Claire Cam	MWRC
Andrew Fraser	HydroScience
Himali Hadungoda	HydroScience

The criticality assessment process and workshop outcomes are discussed in the following sections:

2 Methodology

Asset criticality assessment is a tool to identify the importance of major assets in meeting the Council's water supply and sewerage levels of service (LOS) and other regulatory requirements.

2.1 Levels of Service

MWRC has levels of service (LOS) that are used to define explicitly the standards required for the water supply and sewerage schemes from the perspective of the individual customer. Council's adopted LOS targets and performance are summarised in Table 2 and Table 3.

Table 2: Water Supply Levels of Service

DESCRIPTION	UNIT	LEVEL OF SERVICE	
		Current Target	2012/13 Performance
AVAILABILITY OF SUPPLY			
Normal Quantity Available			
Domestic Peak day	L/tenement /day	3,000	Being met
Domestic Annual	kL/tenement /year	350	Being met
Total Annual Average Consumption	ML/year	Mudgee – 2000	1430
		Gulgong – 600	270
		Rylstone - 600	320
Total Peak Daily Consumption	ML/day	Mudgee – 14	13
		Gulgong – 5	2.2
		Rylstone - 4	2.5
Peak/Average consumption	%	250	285-330
Fire Fighting:			
Compliance with The Water Supply Investigation Manual* (AS 2419.1 classifications 2,3,5 & 9 with floor area less than 1000 m2)	% area served	100	Being met
Pressure:			
Min. pressure when delivering 0.15 L/s	Meters head	20	Being met
Max. static pressure	Meters head	70	Being met

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DESCRIPTION	UNIT	LEVEL OF SERVICE	
		Current Target	2012/13 Performance
Consumption Restrictions in Droughts:			
Level of restriction applied through a repeat of the worst drought on record	% normal usage	Mudgee - 100	Being met
		Gulgong – 100	Being met
		Rylstone - 80	Being met
Average frequency of restrictions	No./ 10 year period	1	Being met
Supply Interruptions to Consumers:			
Temporary supply arrangements during interruptions		Where feasible	Being met
Planned (95% of time):			
Notice given to domestic customers	Working Days	4	Being met
Notice given to commercial customers	Working Days	4	Being met
Notice given to major industrial customers	Working Days	4	Being met
Unplanned:			
Maximum duration	Hours	< 4	Being met
Maximum number per two years	Times	Major - 25	Being met
		Minor - < 150	344
RESPONSE TIMES (Defined as time to have staff on-site to commence rectification after notification of problem by public or own staff)			
Supply Failure:			
Priority 1: (Defined as failure to maintain continuity or quality of supply to a large number of customers or to a critical use at a critical time)			
During working hours	Hours	0.5	Being met
Out of working hours	Hours	1	Being met
Priority 2: (Defined as failure to maintain continuity or quality of supply to a small number of customers or to a critical use at a non-critical time)			
During working hours	Hours	1	Being met
Out of working hours	Hours	1	Being met

Time 2011
 2011/12/15 10:00 AM

HydroScience
 2011/12/15 10:00 AM

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DESCRIPTION	UNIT	LEVEL OF SERVICE	
		Current Target	2012/13 Performance
Priority 3: (Defined as failure to maintain continuity or quality of supply to a single customers)	Hours	2	Being met
Priority 4: (Defined as a minor problem or complaint, which can be dealt with at a time convenient to the customer and the Council)	Working Day	1	Not being met
Customer Inquiries/ Complaints:			
Note: Times apply for 95% of occasions			
Personnel/Oral inquiry	Working Days	1	Being met
Written inquiry	Working Days	10	Being met
SERVICE PROVIDED			
Time to provide an individual connection to water supply in serviced area (95% of times)	Working Days	10	Being met
WATER QUALITY			
Percentage compliance with 2011 ADWG			
Physical parameters	%	80	Being met
Chemical parameters	%	90	Being met
Microbiological parameters	%	98	Being met

Prepared by: Finance Department
Date: 10/04/2016

Checked by: [Signature]
Date: 10/04/2016

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Table 3: Sewerage Levels of Service

DESCRIPTION	UNIT	LEVEL OF SERVICE	
		Current Target	2012/13 Performance
AVAILABILITY OF SERVICE			
Extent of area serviced	% designated service area	100% of Urban areas of Mudgee, Gulgong, Rylstone and Kandos	Being met
System Failures:			
Category 1: Failure due to rainfall and deficient capacity (overflows)	Number/year	4	Being met
Category 2: Failures due to pump or other breakdown including power failure	Number/year	6 due to maintenance	Being met
		12 due to power failure (standby pumps provided)	Being met
Category 3: Failures due to main blockages and collapses	Number/year	250	319
RESPONSE TIMES			
System Failure: (Defined as the maximum time to have staff on site to commence rectification after notification)			
Priority 1: (Major spill, significant environmental or health impact, or affecting large number of consumers i.e. a major main)			
During working hours	Hours	0.5	Being met
After hours	Hours	1	Being met
Priority 2: (Moderate spill, some environmental or health impact, or affecting small number of consumers i.e. other mains)			
During working hours	Hours	1	Being met
After hours	Hours	1	Being met

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DESCRIPTION	UNIT	LEVEL OF SERVICE	
		Current Target	2012/13 Performance
Priority 3: (Minor spill, little environmental or health impact, or affecting a couple of consumers)	Working Day	1	Being met
Customer Complaints:			
General Complaints and Inquiries: (Note: times for 95% of complaints)			
Written complaints	Working Day	10	Being met
Oral complaints	Working Day	1	Being met
Odour Complaints:			
Treatment works (outside designated buffer zone)	Number/year	0	14
Pumping Stations	Number/year	0	
Reticulation system	Number/year	0	
EFFLUENT DISCHARGE AND SLUDGE MANAGEMENT			
Failure to meet licence limits and statutory requirements (100 percentile)	%	0	Not being met
Discharge Licence Conditions:			
Discharge Site		River and Land	
Effluent Reuse	%	25	5
Biochemical Oxygen Demand (BOD)	mg/L	10	Not being met
Total Suspended Solids (TSS)	mg/L	10	Not being met
Total Nitrogen (TN)	mg/L	7	Not being met
Oil and Grease	mg/L	2	Being met
Total Phosphorus (TP)	mg/L	0.3 (Mudgee)	Not being met

Approved by Council on 11/04/2016

Approved by Council on 11/04/2016

A high level asset criticality assessment was undertaken based on the likelihood and consequence of system failures in meeting the Council's LOS. Although the process appears to be quantitative the assessment is best utilised as a preliminary comparison of the relative criticality of water and sewerage assets.

2.2 Criticality Assessment

A high level (level 3) asset criticality assessment was used to identify the critical asset systems prioritised based on consequence and likelihood of system failures. The following definitions have been used in the criticality analysis:

- **Asset Criticality:** The product of consequence of failure multiplied by Likelihood of failure
- **Consequence of Failure:** Refers to the severity of the impact of a failure in an asset
- **Likelihood of Failure:** Refers to the probability that the asset will fail

2.2.1 Asset Level

Assets can be rated on:

- **Level 1 asset:** The whole of MWRC water supply / sewerage asset system.
- **Level 2 assets:** Individual water supply/sewerage systems (e.g. Mudgee, Gulgong, Rylstone and Kandos systems)
- **Level 3 assets:** Sub systems (e.g. Mudgee water treatment plant, Reservoirs, Reticulation systems, Gulgong sewage treatment plant, Rylstone dam, etc)
- **Level 4 assets:** Individual major items in the sub systems (e.g. Mudgee sewage treatment plant inlet works, biological reactors, sludge lagoons, individual pumps in sewage pumping stations, etc)

At the workshop, a criticality matrix was used which included a list of level 3 water supply and sewerage assets and rated them against the consequence and likelihood of failure to meet the Council's LOS and regulatory requirements.

2.2.2 Failure Event

Failure means inability to meet the levels of service targets or regulatory requirements. MWRC is focused on achieving:

For the criticality assessment Council has defined the water supply and sewerage failure event as follows:

- **Water Level 3 Assets:** failure of the particular Level 3 system asset for a week in summer
- **Sewerage Level 3 Assets:** failure of the particular Level 3 system asset for two days

2.2.3 Consequence of Failure

Water Supply

For water supply assets the process considered consequences due to the failure of six different consequence factors (see below) for level 3 system asset failure for a week during in summer.

Six consequence factors for MWRC's consequence analysis were used as described below:

- **Pressure (20-70m)**
- **Domestic Peak Demand (3kl/d/tenement)**

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- **Unplanned Supply Interruption:**
 - Maximum duration of the failure less than 4 hrs
 - Less than 12 major failure events per year
- **Fire Fighting supply:**
 - Positive head fire flow and 75% of design peak
- **Water Quality meets Australian Drinking water Guidelines (ADWG) (2011)**
- **Environmental**

Work Health & Safety (WHS) Hazards were initially identified as a consequence factor to be considered. However at the workshop all the participants agreed that WHS hazards were not relevant for this type of assessment. It was assumed that all asset work must be performed in a safe manner according to Council's WH&S systems. Therefore WHS was not considered as a consequence factor.

The table below shows the definitions used for assessing the specific consequence of failure if the water supply sub-system (level 3) fails for a week in summer. Consequence is assessed on a logarithmic scale, increasing in factors of 10, from 1 (Minor) up to 5 (Catastrophic).

Table 4: Consequence of Failure for Water

Consequence of Failure	Levels of Service					Environmental
	Pressure (20-70 m)	Peak Demand (3 kL/d/tenement)	Unplanned Supply Interrupt (4hrs per event, 12 times/yr)	Fire Fighting (Positive Head Fire Flow at 75% Design Peak)	Water Quality 2011 ADWG	
5	Lose Pressure (P) more than 10,000 Customers (C)	Not Meet Peak Demand for more than 10,000 Customers (C)	Lose Supply more than 10,000 Customers (C)	Lose Supply more than 10,000 Customers (C)	More than 10,000 Customers (C) Boil Water (BW)	Catastrophic impact to environment
4	Lose P more than 1,000 C	Not Meet Peak Demand for more than 1,000 C	Lose Supply more than 1,000 C	Lose Supply more than 1,000 C	More than 1,000 C BW	Long term negative impact to the environment
3	Lose P more than 100 C or Major Hospital	Not Meet Peak Demand for more than 100 C	Lose Supply more than 100 C or Major Hospital	Lose Supply more than 100 C or Major Hospital	More than 100 C BW	Serious impact to the environment but reversible
2	Lose P more than 10 C or Major Industry	Not Meet Peak Demand for more than 10 C	Lose Supply more than 100 C or Major Industry	Lose Supply more than 10 C or Major Industry	More than 10 C BW	Significant impact to the environment

Consequence of Failure	Levels of Service					Environmental
	Pressure (20-70 m)	Peak Demand (3 kL/d/tenement)	Unplanned Supply Interrupt (4hrs per event, 12 times/yr)	Fire Fighting (Positive Head Fire Flow at 75% Design Peak)	Water Quality 2011 ADWG	
1	Lose P 1 to 10 C or Minor Industry	Not Meet Peak Demand for 1 to 10 C	Lose Supply 1 to 10 C or Minor Industry	Lose Supply 1 to 10 C or Minor Industry	1 to 10 C BW or aesthetic	On-site minor environment impact

Note: Customers (C) means people

2.2.4 Sewerage

For sewerage assets it was considered that consequence due to the failure of four consequence factors (see below) as per level 3 system asset failure for two days:

Four consequence factors for MWRC’s sewerage consequence analysis were used as described below:

- System Failure
- Odour Complaints
 - None per year for treatment works
 - None per year for pumping stations (PS)
 - Non per year for reticulation system
- Raw sewage overflow
- Environmental

The table below shows the definitions used for assessing the specific consequence of failure if the system fails for two days. Consequence is assessed on a logarithmic scale, increasing in factors of 10, from 1 (Minor) up to 5 (Catastrophic).

Table 2: Consequence of Failures for Sewerage

Consequence of Failure	Levels of Service			Environmental
	System Failure	Odour Complaints (none per year for treatment, for PS & reticulation system)	Raw Sewage Overflow	
5	Lose service to more than 10,000 Customers (C)	More than 10,000 complaints	Raw sewage flows through more than 10,000 Customers (C) properties	Catastrophic impact to environment

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Consequence of Failure	Levels of Service			Environmental
	System Failure	Odour Complaints (none per year for treatment, for PS & reticulation system)	Raw Sewage Overflow	
4	Lose service to more than 1,000 Customers (C)	More than 1,000 complaints	Raw sewage flows through more than 1,000 C properties	Long term negative impact to the environment
3	Lose service to more than 100 C	More than 100 complaints	Raw sewage flows through more than 100 C properties	Serious impact to the environment but reversible
2	Lose service to more than 10 C	More than 10 complaints	Raw sewage flows through more than 10 C properties	Significant impact to the environment
1	Lose service to 1 to 10 C	Less than 10 complaints	Raw sewage flows through less than 10 C properties	On-site minor environment impact

Note: Customers (C) means people

2.2.5 Likelihood of Failure

Three factors were used to assess the likelihood of failure. Each of these is assessed on a logarithmic scale between Rare (1) and Almost Certain (5).

- **Condition:** The ability of the asset to perform acceptably refers to the likelihood of failure due to the asset's condition. For instance if the asset is failing now then the likelihood of failing is rated at 5. While if the asset is in excellent condition it would be expected to perform acceptably and be rated at 1.
- **Capacity:** The likelihood of this asset to fail to meet the capacity requirement is rated between 5- it won't meet current or future (in 30 years) levels of service and 1- it will meet current and future LOS 30 years
- **Technology:** This relates to the likelihood of failure due to obsolescence. For instance this is less likely to occur with pumps and pipes but may be more likely with faster changing technologies and quality requirements such as water treatment plants

The definitions used to assess the various level 3 systems likelihood of failures are shown in table below.

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Table 3: Likelihood of Failures Definitions

Likelihood of Failure	1 Rare	2 Unlikely	3 Possible	4 likely	5 Almost Certain
Condition (Performs Acceptably)	Excellent	Adequate	Action required	Poor	Very Poor (Failing now)
Capacity (Performs Acceptably)	Will Meet Current & Future LOS (30 year)	Adequate Current LOS (15 year)	Adequate Current LOS (1 year)	Action Needed Soon	Won't Meet Current & Future LOS (30 year)
Technology (Performs Acceptably)	Will Meet Current & Future LOS (30 year)	Adequate Current LOS (15 year)	Adequate Current LOS (1 year)	Action Needed Soon	Won't Meet Current & Future LOS (30 year)

2.3. Asset Management Risk Matrix

Council's risk matrix (see below) was used to analyse the level 3 assets systems against the consequence and likelihood of failure.

The matrix below illustrates a theoretical approach in terms of which form of asset management actions might be applied.

CONSEQUENCE	5	Moderate	High	Critical	Critical	Critical
	4	Moderate	Moderate	High	Critical	Critical
	3	Low	Moderate	Moderate	High	Critical
	2	Low	Low	Moderate	High	High
	1	Low	Low	Low	Moderate	High
		1	2	3	4	5
LIKELIHOOD						

The action required at each risk level is summarised in the table below:

Risk Level	Action Required
Low	Likely Covered normal operations
Moderate	Likely Covered Unscheduled Maintenance
High	Likely Covered by Scheduled Maintenance
Critical	Likely that Capital Works will be required

~~Time 2011~~
~~Asset Management Plan~~

~~HydroScience~~
~~Engineering~~

3 Workshop Outcome

In Table 5 and Table 7 the “Worst Case” Scenario columns at right combines the highest consequence figures with the highest likelihood to indicate the most critical assets for addressing MWRC’s levels of service and meet the environmental requirements.

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MSS	Reference No	Asset Description (Level 3 Assets)	Consequence of Failure (5= Catastrophic; 1 = Minor)						Likelihood of Failure (5= Almost Certain; 1 = Rare)			Worst Case Scenario		
			Pressure (20 - 70 m)	Peak Demand (3 K/d/renement)	Unplanned Supply Interrupt (hrs per event, 12 times/y)	Fire Fighting (Positive Head Fire Flow at 75% Design Peak)	Water Quality 2011 ADWG	Environmental	Condition	Capacity	Technology	Consequence	Likelihood	Risk
Mudgee	1	Cudgong River Intake including Low Lift Pumping Station (LPS)	2	5	2	2	2	0	0	2	2	2	Critical	
Mudgee	2	Raw Water Rising Main from LPS to Mudgee Raw Water Balance Tank	2	5	2	2	2	0	0	1	2	2	High	
Mudgee	3	Burrundulla Borefield including Transmission Main to Balance Tank	1	1	1	1	1	1	1	2	2	1	Low	
Mudgee	4	Raw Water Balance Tank	2	5	2	2	2	4	0	1	1	1	High	
Mudgee	5	Pre Chemical Dosing System at Clarifier	0	0	0	0	4	0	0	2	2	4	Critical	
Mudgee	6	Mudgee WTP	5	5	5	5	5	5	0	1	3	3	Critical	
Mudgee	7	Chlorine Dosing System at Mudgee Clear Water Tank	0	0	0	0	5	0	0	2	3	3	Critical	

Mudgee
 WTP

Mudgee
 WTP

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Date: 2016-04-20
 Author: [Name]
 Version: 1.0

WSS	Reference No	Asset Description (Level 3 Assets)	Levels of Service					Environmental	Condition	Capacity	Technology	Consequence	Likelihood	Risk
			Pressure (20 -70 m)	Peak Demand (3 kL/d/tenement)	Unplanned Supply Interrupt (4hrs per event, 12 times/y)	Fire Fighting (Positive Head Fire Flow at 75% Design Peak)	Water Quality 2011 ADWG							
Mudgee	8	Mudgee Clear Water Tank (CWT)	5	5	5	5	4	0	1	2	3	5	2	High
Mudgee	9	Rising Main from Burrumbulla Borefields to Clear Water Tank	4	1	1	1	1	1	1	1	1	1	1	Low
Mudgee	10	Mudgee Clear Water Pumps	5	5	5	5	4	0	2	3	4	5	2	High
Mudgee	11	Clear Water Rising Main from CWT to Filtration Hill Reservoir including Pumps	5	5	5	5	4	0	1	1	1	1	1	High
Mudgee	12	Filtration Hill Reservoir	5	5	5	5	4	0	2	1	1	5	2	High
Mudgee	13	Mudgee Low Zone Rectification System	4	4	4	4	4	0	2	2	2	4	2	High
Mudgee	14	Rising main from Filtration Hill Reservoir to Colliers Hill Reservoir including pumps	4	4	4	4	4	0	2	4	3	4	4	Critical
Mudgee	15	Mudgee High Zone reservoir	4	4	4	4	4	0	3	1	1	4	3	High

Date: 2016-04-20
 Author: [Name]
 Version: 1.0

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MWS	Reference No	Asset Description (Level 3 Assets)	Levels of Service						Condition	Capacity	Technology	Risk	
			Pressure (20-70 m)	Peak Demand (3 kL/d/tenement)	Unplanned Supply Interrupt (hrs per event, 12 times/yr)	Fire Fighting (Positive Head Fire Flow at 75% Design Peak)	Water Quality 2011 ADWG	Environmental				Consequence	Likelihood
Mudgee	16	Mudgee High Zone Retention System	3	4	4	3	3	0	2	1	High	4	2
Mudgee		Mudgee Raw water system											
Mudgee	17	Glenwillow Borefield and Court Street Bore Borefield											
Mudgee	18	Rising Main from Glenwillow & Court Street Borefields to Court Street Reservoir including Pumps											
Mudgee	19	Court Street Reservoir											
Mudgee	20	Rising Main from Court Street Reservoir to Church Street Reservoir including Pumps											
Mudgee	21	Gravity Main from Piratton Hill Reservoir to Church Street Reservoir											

Table 10.2-1

Table 10.2-1

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

MSS	Reference No	Asset Description (Level 3 Assets)	Levels of Service						Environmental	Condition	Capacity	Technology	Consequence	Likelihood	Risk
			Pressure (20 - 70 m)	Peak Demand (3 kl/d/tenement)	Unplanned Supply Interrupt (hrs per event, 12 times/y)	Fire Fighting (Positive Head at 75% Design Peak)	Water Quality 2011 ADWG								
Gulgong	30	Gulgong WTP	4	4	4	4	4	1	2	5	5	5	5	Critical	
Gulgong	31	Chlorine Dosing System at Gulgong Clear Water Tank	0	0	0	0	0	0	5	5	5	5	5	Critical	
Gulgong	32	Gulgong Clear Water Tank (CWT)	4	4	4	4	4	0	4	3	5	5	5	High	
Gulgong	33	Gulgong Clear Water Pumps	4	4	4	4	4	0	4	4	4	4	4	Critical	
Gulgong	34	Clear Water Rising Main from CWT to Gulgong Reservoir	4	4	4	4	4	0	4	4	4	4	4	Moderate	
Gulgong	35	Gulgong Retention System	4	4	4	4	4	0	4	4	4	4	4	Critical	
Gulgong	36	Gulgong Raw Water System Fletchers Borefields	1	1	1	1	1	0	3	3	3	3	3	Low	
Gulgong	37	Wataca White Borefield	4	1	1	1	1	0	3	3	3	3	3	Low	

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FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

Table 2016
Asset Management Plan (Draft) - Water Services

WSS	Reference No	Asset Description (Level 3 Assets)	Levels of Service					Environmental	Condition	Capacity	Technology	Consequence	Likelihood	Risk
			Pressure (20 -70 m)	Peak Demand (3 kL/d/tenement)	Unplanned Supply Interrupt (4hrs per event, 12 times/y)	Fire Fighting (Positive Head Fire Flow at 75% Design Peak)	Water Quality 2011 ADWG							
Gulgong	38	Kaw Water Pipeline from borefields to Elcom Reservoir	1	1	1	0	0	1	1	2	1	2	Low	
Gulgong	39	Gas Chlorination system at Elcom Reservoir	0	0	0	0	1	1	1	1	1	1	Low	
Gulgong	40	Elcom Reservoir	1	1	1	0	0	1	1	1	1	1	Low	
Gulgong		Chlorinated Backwater Pipeline from Elcom Reservoir to Parks and Gardens Reservoir	1	1	1	0	0	1	1	2	1	2	Low	
Gulgong	41	Parks and Gardens Reservoir	1	1	1	0	0	1	1	2	1	2	Low	
Gulgong	42	Gravity Pipeline to Parks and Gardens Irrigation	1	1	1	0	0	1	1	1	1	1	Low	
Rylstone & Karidos	43	Rylstone Dam	1	1	1	0	0	1	1	3	1	3	High	
Rylstone & Karidos	44	Dam Intake and Raw Water Pumps	1	1	1	0	0	1	1	3	1	3	Moderate	

Appendix
Map 2016

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

WSS	Reference No	Asset Description (Level 3 Assets)	Levels of Service						Environmental	Condition	Capacity	Technology	Consequence	Likelihood	Risk
			Pressure (20-70 m)	Peak Demand (3 kL/d/tenement)	Unplanned Supply Interrupt (hrs per event, 12 times/yr)	Fire Fighting (Positive Head at 75% Design Peak)	Water Quality 2011 ADWG								
Kandos		Station:													
Rylstone & Kandos	46	Raw Water Pipeline from Rylstone Dam to Mixing Tank	4	4	4	4	4	0	2	1	2	4	2	High	
Rylstone & Kandos	47	Pre Chemical Dosing System at Mixing Tank	0	0	0	0	4	3	3	2	1	4	3	Critical	
Rylstone & Kandos	48	Rylstone WTP	4	4	4	4	4	0	3	2	1	4	3	Critical	
Rylstone & Kandos	49	Chlorine Dosing System at Rylstone Clear Water Tank	0	0	0	0	4	0	2	2	2	4	2	High	
Rylstone & Kandos	50	Rylstone Clear Water Tank (CWT)	4	4	4	4	4	0	3	2	2	4	3	High	
Rylstone & Kandos	51	Rylstone Clear Water Pumps	4	4	4	4	4	0	2	2	3	4	3	High	

High
High

High
High

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

MSS	Reference No	Asset Description (Level 3 Assets)	Levels of Service					Environmental	Condition	Capacity	Technology	Consequence	Likelihood	Risk
			Pressure (20-70 m)	Peak Demand (3 KL/d/element)	Unplanned Supply Interrupt (hrs per event, 12 times)	Fire Fighting (Positive Head Fire Flow at 75% Design Peak)	Water Quality 2011 ADWG							
Rylstone & Kandos	56	Rising Main from Kandos Reticulation System to Charbon Reservoir including Pumps	3	3	3	3	3	0	2	2	1	3	2	Moderate
Rylstone & Kandos	57	Charbon Reticulation System	3	3	3	3	3	0	2	1	1	3	2	Moderate
Rylstone & Kandos	58	Rising Main from Charbon Reticulation System to Clandulla Reservoir including Pumps	3	3	3	3	3	0	2	1	1	3	2	Moderate
Rylstone & Kandos	59	Clandulla Reticulation System	3	3	3	3	3	0	2	1	1	3	2	Moderate

None of the assets have been identified as high risk or critical assets.

Approved
 15/04/2016

Approved
 15/04/2016

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A summary of worst case critical water supply assets which may be inferred to require capital works over the next 30 years are summarised in the table below.

Table 6: Critical Water Supply Assets

WSS	Reference No	Asset Description
Mudgee	1	Cudgegong River Intake including Low Lift Pumping Station (LPS)
Mudgee	5	Pre Chemical Dosing System at Clarifier
Mudgee	6	Mudgee WTP
Mudgee	7	Chlorine Dosing System at Mudgee Clear Water Tank
Mudgee	14	Rising main from Filtration Hill Reservoir to Colliers Hill Reservoir including pumps
Gulgong	24	Cudgegong River Intake including Intake Pumping Station
Gulgong	29	Pre Chemical Dosing System at Gulgong Clarifier
Gulgong	30	Gulgong WTP
Gulgong	31	Chlorine Dosing System at Gulgong Clear Water Tank
Gulgong	33	Gulgong Clear Water Pumps
Gulgong	35	Gulgong Reticulation System
Rylstone & Kandos	47	Pre Chemical Dosing System at Mixing Tank
Rylstone & Kandos	48	Rylstone WTP

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

Table 7: Sewerage Criticality Outcome Level 3: system failure for two days

Sewerage Scheme	Reference No	Asset Description (Level 3 Assets)	Consequence of Failure (5= Catastrophic; 1 = Minor)				Likelihood of Failure (5= Almost Certain; 1= Rare)			Worst Case Scenario		
			System Failure	Odour Complaints (Non per year for treatment, PS and reticulation system)	Raw Sewage Overflow	Environmental	Condition	Capacity	Technology	Consequence	Likelihood	Risk
Mudgee	1	Mudgee North 1 Gravity Reticulation System	2	1	2	2	1	1	2	3	Moderate	
Mudgee	2	Mudgee North 3 Gravity Reticulation System	2	0	1	1	1	1	2	1	Low	
Mudgee	3	Bonnyview Sewage Pumping Station (SPS)	2	1	1	2	2	1	2	2	Low	
Mudgee	4	Rising Main from Bonnyview SPS to Mudgee North 2 Reticulation System	2	1	1	2	1	1	2	2	Low	
Mudgee	5	Mudgee North 2 Reticulation System	3	2	2	3	2	1	3	2	Moderate	
Mudgee	6	Bombira SPS	3	2	1	2	2	2	3	3	Moderate	
Mudgee	7	Rising Main from Bombira SPS to Mudgee Central East Reticulation System	3	2	1	3	1	1	3	1	High	
Mudgee	8	Mudgee Redbank Creek Gravity Reticulation System	2	2	1	3	2	1	3	2	Moderate	

Table 7: Sewerage Criticality Outcome Level 3: system failure for two days

Table 7: Sewerage Criticality Outcome Level 3: system failure for two days

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

TABLE 10
MUDGEE CENTRAL SOUTH GRAVITY RETICULATION SYSTEM

Mudgee	Reference No	Asset Description (Level 3 Assets)	Levels of Service				Condition	Capacity	Technology	Consequence	Likelihood	Risk
			System Failure	Odour Complaints (Non per year for treatment, PS and reticulation system)	Raw Sewage Overflow	Environmental						
Mudgee	9	Mudgee Central South Gravity Reticulation System	4	2	2	3	2	1	4	3	High	
Mudgee	10	Mudgee Sawpit Creek Gravity Reticulation System	4	2	2	3	1	1	4	2	High	
Mudgee	11	Industrial SPS	4	1	1	3	1	1	4	1	Moderate	
Mudgee	12	Rising main from Industrial SPS to Mudgee East Reticulation System	4	1	1	3	2	2	4	2	High	
Mudgee	13	Mudgee East Gravity Reticulation System	4	2	1	3	3	3	4	4	Critical	
Mudgee	14	Mudgee East SPS	4	2	1	3	3	2	4	3	High	
Mudgee	15	Rising main from Mudgee East SPS to Mudgee Central East Reticulation System	4	2	1	3	3	3	4	5	High	
Mudgee	16	Mudgee Central East Gravity Reticulation System	4	2	1	3	4	3	4	4	Critical	
Mudgee	17	Mudgee Central West South Gravity Reticulation System	3	2	2	3	1	1	3	1	Low	
Mudgee	18	Mudgee Showground Gravity Reticulation System	3	2	2	3	3	3	3	3	Moderate	

TABLE 11
MUDGEE CENTRAL WEST SOUTH GRAVITY RETICULATION SYSTEM

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

Sewerage Scheme	Reference No	Asset Description (Level 3 Assets)	Levels of Service			Condition	Capacity	Technology	Consequence	Likelihood	Risk
			System Failure	Odour Complaints (Non per reticulation system, PS and year for treatment, PS and reticulation system)	Raw Sewage Overflow						
Mudgee	19	Mudgee Central West Reticulation System	1	1	1	1	1	1	1	1	High
Mudgee	20	Mudgee West Gravity Reticulation System	1	1	1	1	1	1	1	1	Critical
Mudgee	21	Gravity Main from Mudgee West Reticulation System to Putta Bucca SPS	1	1	1	1	1	1	1	1	Low
Mudgee	22	Putta Bucca SPS	1	1	1	1	1	1	1	1	High
Mudgee	23	Rising Main from Putta Bucca SPS to Mudgee STP	1	1	1	1	1	1	1	1	Critical
Mudgee	24	Mudgee STP	1	1	1	1	1	1	1	1	Moderate
Gulgong	25	Gulgong West Gravity Reticulation System	1	1	1	1	1	1	1	1	Moderate
Gulgong	26	Hospital Sewerage Pumping Station (SPS)	1	1	1	1	1	1	1	1	High
Gulgong	27	Rising Main from Hospital SPS to Gulgong Central Reticulation System	1	1	1	1	1	1	1	1	High
Gulgong	28	Gulgong North Gravity Reticulation System	1	1	1	1	1	1	1	1	Low
Gulgong	29	Gulgong North Central Gravity Reticulation System	1	1	1	1	1	1	1	1	Low

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Figure 10.2: Sewerage Assets
 Asset Management Plan (Draft)

Sewerage Scheme	Reference No	Asset Description (Level 3 Assets)	Levels of Service				Environmental	Condition	Capacity	Technology	Consequence	Likelihood	Risk
			System Failure	Odour Complaints (Non per year for treatment, PS and reticulation system)	Raw Sewage Overflow								
Gulgong	30	Mill SPS	3	1	1	4	2	1	1	3	3	Moderate	
Gulgong	31	Rising Main from Mill SPS to Gulgong Central Reticulation System	3	1	1	4	2	1	1	3	3	Moderate	
Gulgong	32	Gulgong North East Gravity Reticulation System	2	1	1	2	1	1	1	4	4	Low	
Gulgong	33	Industrial SPS	2	1	1	2	1	1	1	4	4	Low	
Gulgong	34	Rising Main from Industrial SPS to Gulgong Central Reticulation System	2	1	1	2	1	1	1	4	4	Moderate	
Gulgong	35	Gulgong Central Reticulation System	1	2	2	3	2	1	2	4	4	High	
Gulgong	36	Gulgong East Gravity Reticulation System	3	1	2	2	2	1	1	5	5	Moderate	
Gulgong	37	Gulgong STP	4	1	1	2	1	1	2	4	4	Critical	
Gulgong	38	Gulgong STP Reuse System	1	0	0	0	2	1	3	1	1	Moderate	
Kylstone	39	Kylstone North Gravity Reticulation System	3	1	1	3	2	1	1	5	5	Moderate	
Kylstone	40	Louise Street Sewage Pumping Station (SPS)	3	1	1	3	2	1	1	5	5	Moderate	

Figure 10.3: Sewerage Assets
 Asset Management Plan (Draft)

FINANCE DEPARTMENT OPERATIONS: SERVICES | ASSET MANAGEMENT PLAN (DRAFT)

Sewerage Scheme	Reference No	Asset Description (Level 3 Assets)	Levels of Service				Condition	Capacity	Technology	Consequence	Likelihood	Risk
			System Failure	Odour Complaints (Non per reticulation system)	Raw Sewage Overflow	Environmental						
Rylstone	41	Rising Main from Louisa Street SPS to Melon Street SPS	3	1	0	3	1	1	3	1	Low	
Rylstone	42	Rylstone South Gravity Reticulation System	3	2	1	3	2	1	3	2	Moderate	
Rylstone	43	Melon Street SPS	3	2	1	3	2	2	3	3	Critical	
Rylstone	44	Rising Main from Melon Street SPS to Rylstone Sewerage Treatment Plant (STP)	3	2	1	3	4	2	3	4	High	
Rylstone	45	Rylstone STP	3	1	1	3	4	1	3	4	High	
Kandos	46	Kandos West Gravity Reticulation System	1	1	1	1	2	1	1	2	Low	
Kandos	48	Sydney Road Sewerage Pumping Station (SPS)	1	1	0	1	1	1	1	2	Low	
Kandos	49	Rising Main from Sydney Road SPS to Kandos Central Reticulation System	1	1	1	1	3	4	1	3	Low	
Kandos	50	Kandos South West Gravity Reticulation System	3	2	1	2	2	1	3	2	Moderate	
Kandos	52	Cairo Street SPS	2	2	1	1	2	1	2	2	Low	
Kandos	53	Rising Main from Cairo Street SPS to Kandos Central	2	1	1	1	2	1	2	3	Moderate	

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Sewerage Scheme	
Reference No	Asset Description (Level 3 Assets)
Kandos	Reticulation System
54	Kandos Central Reticulation System
56	Kandos North Reticulation System
57	Gravity Main from Kandos North Reticulation System to Kandos STP
58	Kandos STP

Levels of Service	
3	System Failure
2	Odour Complaints (Non per year for treatment, PS and reticulation system)
2	Raw Sewage Overflow
3	Environmental

4	Condition
1	Capacity
2	Technology

Consequence	Likelihood	Risk
3	2	Moderate
3	3	Moderate
4	3	High
4	4	Critical

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A summary of worst case scenario critical sewerage assets which may be inferred to require capital works over the next 30 years are summarised in the table below.

Table 8: Critical Sewerage Assets

Sewerage Scheme	Reference No	Asset Description
Mudgee	13	Mudgee East Gravity Reticulation System
Mudgee	16	Mudgee Central East Gravity Reticulation System
Mudgee	20	Mudgee West Gravity Reticulation System
Mudgee	23	Rising Main from Putta Bucca SPS to Mudgee STP
Gulgong	37	Gulgong STP
Rylstone	43	Melon Street SPS
Kandos	58	Kandos STP

4 Recommendation

It is envisaged that, based on the asset criticality workshop outcomes, Council should revisit the critical assets and develop asset management plan actions. These would be expected to be included in operating plans, maintenance plans and capital works plans that manage the critical assets to better achieve optimal levels of performance.

Appendix F Abbreviations

Abbrev	Description
AAAC	Average annual asset consumption
AM	Asset management
AM Plan	Asset management plan
ARI	Average recurrence interval
ASC	Annual service cost
BOD	Biochemical (biological) oxygen demand
CRC	Current replacement cost
CWMS	Community wastewater management systems
DA	Depreciable amount
DRC	Depreciated replacement cost
EF	Earthworks/formation
IRMP	Infrastructure risk management plan
LCC	Life Cycle cost
LCE	Life cycle expenditure
LTFP	Long term financial plan
MMS	Maintenance management system
PCI	Pavement condition index
RV	Residual value
SoA	State of the Assets
SS	Suspended solids
vph	Vehicles per hour
WDCRC	Written down current replacement cost

Appendix F Glossary

ANNUAL SERVICE COST (ASC)

- 1. Reporting actual cost**
The annual (accrual) cost of providing a service including operations, maintenance, depreciation, finance/opportunity and disposal costs less revenue.
- 2. For investment analysis and budgeting**
An estimate of the cost that would be tendered, per annum, if tenders were called for the supply of a service to a performance specification for a fixed term. The Annual Service Cost includes operations, maintenance, depreciation, finance/ opportunity and disposal costs, less revenue.

ASSET

A resource controlled by an entity as a result of past events and from which future economic benefits are expected to flow to the entity. Infrastructure assets are a sub-class of property, plant and equipment which are non-current assets with a life greater than 12 months and enable services to be provided.

ASSET CATEGORY

Sub-group of assets within a class hierarchy for financial reporting and management purposes.

ASSET CLASS

A group of assets having a similar nature or function in the operations of an entity, and which, for purposes of disclosure, is shown as a single item without supplementary disclosure.

ASSET CONDITION ASSESSMENT

The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

ASSET HIERARCHY

A framework for segmenting an asset base into appropriate classifications. The asset hierarchy can be based on asset function or asset type or a combination of the two.

ASSET MANAGEMENT (AM)

The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.

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ASSET RENEWAL FUNDING RATIO

The ratio of the net present value of asset renewal funding accommodated over a 10 year period in a long term financial plan relative to the net present value of projected capital renewal expenditures identified in an asset management plan for the same period [AIFMG Financial Sustainability Indicator No 8].

AVERAGE ANNUAL ASSET CONSUMPTION (AAAC)*

The amount of an organisation's asset base consumed during a reporting period (generally a year). This may be calculated by dividing the depreciable amount by the useful life (or total future economic benefits/service potential) and totalled for each and every asset OR by dividing the carrying amount (depreciated replacement cost) by the remaining useful life (or remaining future economic benefits/service potential) and totalled for each and every asset in an asset category or class.

BORROWINGS

A borrowing or loan is a contractual obligation of the borrowing entity to deliver cash or another financial asset to the lending entity over a specified period of time or at a specified point in time, to cover both the initial capital provided and the cost of the interest incurred for providing this capital. A borrowing or loan provides the means for the borrowing entity to finance outlays (typically physical assets) when it has insufficient funds of its own to do so, and for the lending entity to make a financial return, normally in the form of interest revenue, on the funding provided.

CAPITAL EXPENDITURE

Relatively large (material) expenditure, which has benefits, expected to last for more than 12 months. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

CAPITAL EXPENDITURE - EXPANSION

Expenditure that extends the capacity of an existing asset to provide benefits, at the same standard as is currently enjoyed by existing beneficiaries, to a new group of users. It is discretionary expenditure, which increases future operations and maintenance costs, because it increases the organisation's asset base, but may be associated with additional revenue from the new user group, eg. extending a drainage or road network, the provision of an oval or park in a new suburb for new residents.

CAPITAL EXPENDITURE - NEW

Expenditure which creates a new asset providing a new service/output that did not exist beforehand. As it increases service potential it may impact revenue and will increase future operations and maintenance expenditure.

CAPITAL EXPENDITURE - RENEWAL

Expenditure on an existing asset or on replacing an existing asset, which returns the service capability of the asset up to that which it had originally. It is periodically required expenditure, relatively large (material) in value compared with the value of the components or sub-components of the asset being renewed. As it reinstates existing service potential, it generally has no impact on revenue, but may reduce future operations and maintenance expenditure if completed at the optimum time, eg. resurfacing or resheeting a material part of a road network, replacing a material section of a drainage network with pipes of the same capacity, resurfacing an oval.

CAPITAL EXPENDITURE - UPGRADE

Expenditure, which enhances an existing asset to provide a higher level of service or expenditure that will increase the life of the asset beyond that which it had originally. Upgrade expenditure is discretionary and often does not result in additional revenue unless direct user charges apply. It will increase operations and maintenance expenditure in the future because of the increase in the organisation's asset base, eg. widening the sealed area of an existing road, replacing drainage pipes with pipes of a greater capacity, enlarging a grandstand at a sporting facility.

CAPITAL FUNDING

Funding to pay for capital expenditure.

CAPITAL GRANTS

Monies received generally tied to the specific projects for which they are granted, which are often upgrade and/or expansion or new investment proposals.

CAPITAL INVESTMENT EXPENDITURE

See capital expenditure definition

CAPITALISATION THRESHOLD

The value of expenditure on non-current assets above which the expenditure is recognised as capital expenditure and below which the expenditure is charged as an expense in the year of acquisition.

CARRYING AMOUNT

The amount at which an asset is recognised after deducting any accumulated depreciation / amortisation and accumulated impairment losses thereon.

CLASS OF ASSETS

See asset class definition

COMPONENT

Specific parts of an asset having independent physical or functional identity and having specific attributes such as different life expectancy, maintenance regimes, risk or criticality.

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CORE ASSET MANAGEMENT

Asset management which relies primarily on the use of an asset register, maintenance management systems, job resource management, inventory control, condition assessment, simple risk assessment and defined levels of service, in order to establish alternative treatment options and long-term cashflow predictions. Priorities are usually established on the basis of financial return gained by carrying out the work (rather than detailed risk analysis and optimised decision-making).

COST OF AN ASSET

The amount of cash or cash equivalents paid or the fair value of the consideration given to acquire an asset at the time of its acquisition or construction, including any costs necessary to place the asset into service. This includes one-off design and project management costs.

CRITICAL ASSETS

Assets for which the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. Critical assets have a lower threshold for action than noncritical assets.

CURRENT REPLACEMENT COST (CRC)

The cost the entity would incur to acquire the asset on the reporting date. The cost is measured by reference to the lowest cost at which the gross future economic benefits could be obtained in the normal course of business or the minimum it would cost, to replace the existing asset with a technologically modern equivalent new asset (not a second hand one) with the same economic benefits (gross service potential) allowing for any differences in the quantity and quality of output and in operating costs.

DEFERRED MAINTENANCE

The shortfall in rehabilitation work undertaken relative to that required to maintain the service potential of an asset.

DEPRECIABLE AMOUNT

The cost of an asset, or other amount substituted for its cost, less its residual value.

DEPRECIATED REPLACEMENT COST (DRC)

The current replacement cost (CRC) of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset.

DEPRECIATION / AMORTISATION

The systematic allocation of the depreciable amount (service potential) of an asset over its useful life.

ECONOMIC LIFE

See useful life definition.

EXPENDITURE

The spending of money on goods and services. Expenditure includes recurrent and capital outlays.

EXPENSES

Decreases in economic benefits during the accounting period in the form of outflows or depletions of assets or increases in liabilities that result in decreases in equity, other than those relating to distributions to equity participants.

FAIR VALUE

The amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties, in an arms length transaction.

FINANCING GAP

A financing gap exists whenever an entity has insufficient capacity to finance asset renewal and other expenditure necessary to be able to appropriately maintain the range and level of services its existing asset stock was originally designed and intended to deliver. The service capability of the existing asset stock should be determined assuming no additional operating revenue, productivity improvements, or net financial liabilities above levels currently planned or projected. A current financing gap means service levels have already or are currently falling. A projected financing gap if not addressed will result in a future diminution of existing service levels.

HERITAGE ASSET

An asset with historic, artistic, scientific, technological, geographical or environmental qualities that is held and maintained principally for its contribution to knowledge and culture and this purpose is central to the objectives of the entity holding it.

IMPAIRMENT LOSS

The amount by which the carrying amount of an asset exceeds its recoverable amount.

INFRASTRUCTURE ASSETS

Physical assets that contribute to meeting the needs of organisations or the need for access to major economic and social facilities and services, eg. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally the components and hence the assets have long lives. They are fixed in place and are often have no separate market value.

INVESTMENT PROPERTY

Property held to earn rentals or for capital appreciation or both, rather than for:

- use in the production or supply of goods or services or for administrative purposes; or
- sale in the ordinary course of business.

KEY PERFORMANCE INDICATOR

A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target. Performance indicators commonly relate to statutory limits, safety, responsiveness, cost, comfort, asset performance, reliability, efficiency, environmental protection and customer satisfaction.

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LEVEL OF SERVICE

The defined service quality for a particular service/activity against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental impact, acceptability and cost.

LIFE CYCLE COST *

1. **Total LCC** The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation and disposal costs.
2. **Average LCC** The life cycle cost (LCC) is average cost to provide the service over the longest asset life cycle. It comprises average operations, maintenance expenditure plus asset consumption expense, represented by depreciation expense projected over 10 years. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.

LIFE CYCLE EXPENDITURE

The Life Cycle Expenditure (LCE) is the average operations, maintenance and capital renewal expenditure accommodated in the long term financial plan over 10 years. Life Cycle Expenditure may be compared to average Life Cycle Cost to give an initial indicator of affordability of projected service levels when considered with asset age profiles.

LOANS / BORROWINGS

See borrowings.

MAINTENANCE

All actions necessary for retaining an asset as near as practicable to an appropriate service condition, including regular ongoing day-to-day work necessary to keep assets operating, eg road patching but excluding rehabilitation or renewal. It is operating expenditure required to ensure that the asset reaches its expected useful life.

- **Planned maintenance**
Repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/breakdown criteria/experience, prioritising scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.
- **Reactive maintenance**
Unplanned repair work that is carried out in response to service requests and management/ supervisory directions.
- **Specific maintenance**
Maintenance work to repair components or replace sub-components that needs to be identified as a specific maintenance item in the maintenance budget.
- **Unplanned maintenance**
Corrective work required in the short-term to restore an asset to working condition so it can continue to deliver the required service or to maintain its level of security and integrity.

MAINTENANCE EXPENDITURE *

Recurrent expenditure, which is periodically or regularly required as part of the anticipated schedule of works required to ensure that the asset achieves its useful life and provides the

required level of service. It is expenditure, which was anticipated in determining the asset's useful life.

MATERIALITY

The notion of materiality guides the margin of error acceptable, the degree of precision required and the extent of the disclosure required when preparing general purpose financial reports. Information is material if its omission, misstatement or non-disclosure has the potential, individually or collectively, to influence the economic decisions of users taken on the basis of the financial report or affect the discharge of accountability by the management or governing body of the entity.

MODERN EQUIVALENT ASSET

Assets that replicate what is in existence with the most cost-effective asset performing the same level of service. It is the most cost efficient, currently available asset which will provide the same stream of services as the existing asset is capable of producing. It allows for technology changes and, improvements and efficiencies in production and installation techniques

NET PRESENT VALUE (NPV)

The value to the organisation of the cash flows associated with an asset, liability, activity or event calculated using a discount rate to reflect the time value of money. It is the net amount of discounted total cash inflows after deducting the value of the discounted total cash outflows arising from eg the continued use and subsequent disposal of the asset after deducting the value of the discounted total cash outflows.

NON-REVENUE GENERATING INVESTMENTS

Investments for the provision of goods and services to sustain or improve services to the community that are not expected to generate any savings or revenue to the Council, eg. parks and playgrounds, footpaths, roads and bridges, libraries, etc.

OPERATIONS

Regular activities to provide services such as public health, safety and amenity, eg street sweeping, grass mowing and street lighting.

OPERATING EXPENDITURE

Recurrent expenditure, which is continuously required to provide a service. In common use the term typically includes, eg power, fuel, staff, plant equipment, on-costs and overheads but excludes maintenance and depreciation. Maintenance and depreciation is on the other hand included in operating expenses.

OPERATING EXPENSE

The gross outflow of economic benefits, being cash and non cash items, during the period arising in the course of ordinary activities of an entity when those outflows result in decreases in equity, other than decreases relating to distributions to equity participants.

OPERATING EXPENSES

Recurrent expenses continuously required to provide a service, including power, fuel, staff, plant equipment, maintenance, depreciation, on-costs and overheads.

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OPERATIONS, MAINTENANCE AND RENEWAL FINANCING RATIO

Ratio of estimated budget to projected expenditure for operations, maintenance and renewal of assets over a defined time (eg 5, 10 and 15 years).

OPERATIONS, MAINTENANCE AND RENEWAL GAP

Difference between budgeted expenditures in a long term financial plan (or estimated future budgets in absence of a long term financial plan) and projected expenditures for operations, maintenance and renewal of assets to achieve/maintain specified service levels, totalled over a defined time (e.g. 5, 10 and 15 years).

PAVEMENT MANAGEMENT SYSTEM (PMS)

A systematic process for measuring and predicting the condition of road pavements and wearing surfaces over time and recommending corrective actions.

PMS SCORE

A measure of condition of a road segment determined from a Pavement Management System.

RATE OF ANNUAL ASSET CONSUMPTION *

The ratio of annual asset consumption relative to the depreciable amount of the assets. It measures the amount of the consumable parts of assets that are consumed in a period (depreciation) expressed as a percentage of the depreciable amount.

RATE OF ANNUAL ASSET RENEWAL *

The ratio of asset renewal and replacement expenditure relative to depreciable amount for a period. It measures whether assets are being replaced at the rate they are wearing out with capital renewal expenditure expressed as a percentage of depreciable amount (capital renewal expenditure/DA).

RATE OF ANNUAL ASSET UPGRADE/NEW *

A measure of the rate at which assets are being upgraded and expanded per annum with capital upgrade/new expenditure expressed as a percentage of depreciable amount (capital upgrade/expansion expenditure/DA).

RECOVERABLE AMOUNT

The higher of an asset's fair value, less costs to sell and its value in use.

RECURRENT EXPENDITURE

Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months. Recurrent expenditure includes operations and maintenance expenditure.

RECURRENT FUNDING

Funding to pay for recurrent expenditure.

REHABILITATION

See capital renewal expenditure definition above.

REMAINING USEFUL LIFE

The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining useful life is useful life.

RENEWAL

See capital renewal expenditure definition above.

RESIDUAL VALUE

The estimated amount that an entity would currently obtain from disposal of the asset, after deducting the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.

REVENUE GENERATING INVESTMENTS

Investments for the provision of goods and services to sustain or improve services to the community that are expected to generate some savings or revenue to offset operating costs, eg public halls and theatres, childcare centres, sporting and recreation facilities, tourist information centres, etc.

RISK MANAGEMENT

The application of a formal process to the range of possible values relating to key factors associated with a risk in order to determine the resultant ranges of outcomes and their probability of occurrence.

SECTION OR SEGMENT

A self-contained part or piece of an infrastructure asset.

SERVICE POTENTIAL

The total future service capacity of an asset. It is normally determined by reference to the operating capacity and economic life of an asset. A measure of service potential is used in the not-for-profit sector/public sector to value assets, particularly those not producing a cash flow.

SERVICE POTENTIAL REMAINING

A measure of the future economic benefits remaining in assets. It may be expressed in dollar values (Fair Value) or as a percentage of total anticipated future economic benefits. It is also a measure of the percentage of the asset's potential to provide services that is still available for use in providing services (Depreciated Replacement Cost/Depreciable Amount).

SPECIFIC MAINTENANCE

Replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, replacement of air conditioning equipment, etc. This work generally falls below the capital/ maintenance threshold and needs to be identified in a specific maintenance budget allocation.

STRATEGIC LONGER-TERM PLAN

A plan covering the term of office of councillors (4 years minimum) reflecting the needs of the community for the foreseeable future. It brings together the detailed requirements in the Council's longer-term plans such as the asset management plan and the long-term financial plan. The plan is prepared in consultation with the community and details where the Council is at that point in

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time, where it wants to go, how it is going to get there, mechanisms for monitoring the achievement of the outcomes and how the plan will be resourced.

SUB-COMPONENT

Smaller individual parts that make up a component part.

USEFUL LIFE

Either:

- the period over which an asset is expected to be available for use by an entity, or
- the number of production or similar units expected to be obtained from the asset by the entity.

It is estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the Council.

VALUE IN USE

The present value of future cash flows expected to be derived from an asset or cash generating unit. It is deemed to be depreciated replacement cost (DRC) for those assets whose future economic benefits are not primarily dependent on the asset's ability to generate net cash inflows, where the entity would, if deprived of the asset, replace its remaining future economic benefits.

Source: IPWEA, 2009, Glossary

Additional and modified glossary items shown *



*Looking After
our Community*

GLEN WILLOW MASTER PLAN

GLEN WILLOW REGIONAL
SPORTING COMPLEX

PITTS LANE, MUDGEES NSW 2850

7 APRIL 2016

MID-WESTERN REGIONAL COUNCIL
COMMUNITY: OPEN SPACES

■ ■ ■ ■ ■ TOWARDS 2030



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1. Introduction

1.1 Objectives & Goals

The Mid-Western Regional Council has established Glen Willow as a regional sporting facility that has the capacity to attract important regional and State level competitions. The main field at Glen Willow is of the highest level with the centrepiece being a first class field with a 1000 seat grandstand incorporating changing room facilities, amenities, broadcast facilities including media rooms, canteen facilities, staff and storage areas and competition level lighting for night games. The ongoing aim is to develop Glen Willow further and to have a facility that would attract high profile teams to play and through this increasing interest in sport, encouraging more participation by local people.

In addition to the main field it is proposed to establish a number of multi-use fields for both summer and winter competitions including soccer, AFL, rugby league, rugby union, touch football, cricket, junior league, hockey, softball, baseball and netball.

As well as utilising the facility for sporting events, the objective is to create a green space that both sporting people and non-participants can enjoy. It is proposed that the area would be significantly landscaped with meandering paths incorporated into the landscape area and wetlands created from stormwater runoff that would encourage wildlife as well as giving a pleasant environment for picnics. A memorial arboretum is proposed for the south west corner and a defined cycle/running track is also proposed to meander around the development.

The goal is to encourage more participation in sport and to establish a significant green space that is located conveniently close to the majority of residents in the region.

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1.2 Benefits Associated with Sport & Sporting Facilities

There are a number of benefits to the community that are to be gained by the development of quality sporting facilities. The fact that active lifestyles are one of the best investments for individual and community health is well documented. Whilst not exhaustive, a summary of probable benefits is listed below:

1.2.1 Individual (Participant) Benefits

- Improved fitness levels reducing health problems such as cardiovascular disease and back pain.
- Psychological benefits by reducing stress and depression whilst increasing enjoyment, happiness and satisfaction.
- Improved self-confidence and a sense of achievement by improving skills or developing new skills.

1.2.2 Social Benefits

- Involvement of both participants and volunteers helps strengthen bonds and social interaction within the local community.
- Creates interaction between residents due to meeting at sporting events.
- Gives children the opportunity to play in a team environment improving social skills and giving the children a sense of direction and belonging. The reduction of boredom and giving children and young adults a direction is also found to reduce the incidence of vandalism and crime.
- Strengthening of family relationships due to involvement of multiple members as participants, volunteers or spectators.
- Development of an attractive, relaxing environment with extensive green space and picnic facilities will also encourage a meeting place for non-participants in sport to meet, interact and improve health and wellbeing by walking or other non-competitive activities with family and friends
- Reduction in health costs due to general improvement in wellbeing of residents.
- Improved performance and productivity of personnel in the work environment and reduced absenteeism.

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2. Research

2.1 Demographics

The estimated total resident population in the Mid-Western Region community in 2014 was 24,017 people. Over the past five years there has been a 6.9% increase in the population (an average of 1.4% per year).

Population forecast for the Mid-Western Region from 2006-2031 was carried out by Ratio Consultants Pty Ltd in 2007.

The forecast indicates a 32% increase in the population in the region with the majority of growth in the Mudgee Township and rural Mudgee areas.

2.1.1 Population Forecast Mid-Western Region 2006-2031

Location	2006	% of Region Population 2006	2031	% of Region Population 2031	Change 2006-2031 %
Mudgee Township	8,979	41%	14,050	48%	56%
Gulgong Township	1,988	9%	2,123	7%	7%
Rylstone Township	639	3%	750	3%	17%
Kandos Township	1,364	6%	1,363	5%	0%
Rural Mudgee	7,235	33%	8,366	29%	16%
Rural Rylstone, Kandos	1,778	8%	2,312	8%	30%
Mid-Western Region	21,983	100%	28,964	100%	32%

POPULATION FORECASTS – RATIO CONSULTANTS PTY LTD (2007)

The forecast indicates a significant increase in population. It is envisaged that this population will be an aging population as is being experienced in all areas and as such facilities that will incorporate for elements for older participants such as cricket, walking, jogging, bike riding, etc. are also necessary. Mudgee Township has adequate tennis courts at present. Future development on the Glen Willow site could include archery based on future assessment.

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2.2 Current Facilities in the Region

There are a number of facilities within the Mid- Western Region in addition to the fields already established at Glen Willow. The majority of these facilities are owned and/or managed by Mid-Western Regional Council. Currently, the only regional level sports fields in the region are those located at Glen Willow and Jubilee Oval. Jubilee Oval has a single field and is also located in Mudgee. All other facilities within the region are considered local sports grounds and are suitable for local activities within the town in which they are located. The majority of the Council facilities are set up to be multi-purpose allowing the fields to be used for more than one sport. Whilst this is functionally good, it restricts usage without significant re-marking out and changeover of posts, goals, etc.

A number of the schools within the region also have sporting facilities that are primarily for school use. Some facilities in the public schools are also made available to the public for use out of hours. These facilities however are considered to be local level only.

There are a number of other facilities for sporting groups that are within the region. These are in addition to the sporting groups that are intended to gain either a direct or indirect benefit from the Glen Willow Facility.

Other sporting facilities in the region include the following:

- Golf Courses
- Lawn Bowling Greens
- Tennis Courts
- Swimming Pools
- Equestrian including Showgrounds, Pony Club, Polo & Stock Horse.

All facilities are well utilised demonstrating the level of interest in sports within the Region.

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2.3 Stakeholders

The proposed facility will be owned and operated by Mid-Western Regional Council. The intention is that Council will ensure all user groups, as detailed below, will have facilities within the region commensurate with their operations and long term goals.

The sporting groups in the region that would benefit from the Facility are as follows:

Organisation	Level of Competition
Athletics Mudgee Little Athletics	Local/Regional/District
Australian Rules Mudgee Black Swans Australian Football Club	Local/Regional
Cricket Mudgee District Cricket Association Mudgee & Gulgong Junior Cricket Gulgong District Cricket Association	Local/Regional/District Local/Regional/District Local
Hockey Mudgee District Hockey Association	Social/Local/Regional/State
Rugby League Mudgee Junior League Mudgee Rugby League Club Gulgong Junior Rugby League Gulgong Senior Rugby League Rylstone Kandos Junior Rugby League Kandos District Waratahs Rugby League Football Club	Local/Regional Local/Regional/NRL Trials/NRL Local/Regional Local/Regional Local/Regional Regional
Rugby Union Mudgee Junior Rugby Club Mudgee Rugby Club	Local/Regional Local/Regional
Soccer Mudgee Gulgong Wolves Soccer Club Western Mariners Football Club	Local/Regional/State Regional
Softball Mudgee Softball Association	Local/Regional
Touch Football Mudgee Touch Association Gulgong Touch Association	Local/Regional/State/Australian
Netball Mudgee District Netball Association Kandos Rylstone Netball Club Gulgong Junior Netball Club	Social/Local/Regional/State Local/Regional Local/Regional
Cycling Mudgee Cycle Club	Local

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The majority of current facilities are shared facilities. Most would be viewed as local level facilities with insufficient lighting, restrictions of use during certain seasons due to drainage issues and the like.

The Mudgee Gulgong Wolves Soccer Club is very active with in excess of 500 participants. Typical spectator numbers are in excess of 900. A strong demand for additional quality facilities is necessary. Also, the Mudgee District Netball Association has in excess of 750 netball members and attracts 700- 900 spectators on any particular competition day.

Rugby League in the region has some 500 participants; Cricket some 650 participants; Rugby Union some 250 participants, Touch Football some 1100 participants and Hockey some 105 participants. It is apparent from the participant numbers that sport plays a large role in the community.

Associations such as Athletics will continue to primarily practice and compete at other facilities within the region. These other associations will still benefit from the development of Glen Willow as it will allow more time for practice as there will be a greater availability of the currently shared facilities. All higher profile games would be played on the Glen Willow main fields to utilise the enhanced player and spectator facilities associated with the larger grandstands and amenities areas. Schools would also hold their sports carnivals at the Glen Willow facility.

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3. Location

3.1 Mid-Western Region



The Mid-Western Regional Council in New South Wales is located some 250km to the north-west of Sydney. The region covers an area of approximately 9000 square kilometres. The region was formed by the amalgamation of the former Mudgee Shire Council, 70% of the former Rylstone Shire Council and 10% of the former Merriwa Shire Council. The major town in the region is Mudgee which is located almost in the centre of the region. Other significant towns in the region are Kandos, Rylstone and Gulgong.

The region is well known for significant agricultural and mining operations and the number of wineries growth in all these areas is envisaged for many years to come. Tourism in the region is significant. The region is rich with history with Mudgee being the second town settled west of the Blue Mountains and townships such as Gulgong having Heritage significance. The Wollemi Pine is also found in the Wollemi National Park near Rylstone.

The region is located close to other significant centres with Orange, Bathurst and Lithgow to the south, Wellington and Dubbo to the west and Muswellbrook and Scone to the east. Travel times from Mudgee to these other towns are in the order of one to two hours.

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3.2 Site Description

The proposed site is Council owned land that is bounded by Lawson Creek to the north, Pitts Lane to the south and farm land to the east and west. The site area is approximately 40 hectares.

Currently access to the site is via Ulan Road from Mudgee Town Centre and then by travelling west along Pitts Lane. With this current configuration the site is approximately 1.2 km from the Town Centre. The site level is below the one in 100 year flood level (ARI 1%) and is located in an area designated as a high hazard flood zone.

Significant vegetation exists along Lawson Creek and there are a few native trees along the southern site boundary. The remaining site is grassed and generally flat with a gentle fall to the west.

Council commenced work on the Glen Willow facility some ten years ago with the construction of Pitts Lane and the two fields that are closest to Pitts Lane. The two fields to the north were constructed around 8 years ago and have been used primarily for soccer and touch football. Council's initial investment in the site for the first three years (2005-2008) was approximately \$1.6M.

4. Master Plan

4.1 The Plan

The Mid- Western Regional Council has the vision of a high quality sporting facility with ancillary family recreational use for a number of years.

It is important to establish quality facilities for groups such as junior soccer, junior league, little athletics, junior cricket, softball association, etc. as supplying an inviting environment will assist in both initial involvement and retention of players for many years.

While some facilities have already been established, current demand for these fields by the various associations is extremely high, particularly from Touch Football. This reinforces the need for additional facilities.

The overall vision is for three major fields; nine other fields; a cricket oval; two artificial fields; up to 24 netball hardcourts; up to 9 netball grass courts; associated grandstands and amenities buildings and club rooms; storage sheds; playgrounds; an extended off-leash dog park area; cycleways and walkways; a memorial arboretum; car park and interior roadworks; lighting; signage, fencing and irrigation. This would support a wide range of sports including Rugby League, Soccer, Touch Football, Rugby Union, Netball and Cricket.

The primary car park area to the overall facility is located directly to the south of the grandstand. The ticketing and main entry area is located to the southern end of the grandstand to assist in patron movement. To the west of the grandstand a boulevard will be further developed, running north/south to access the majority of fields. Adjacent to the main field grandstand is a bus lay-by to drop both patrons and teams that have travelled from further a-field. The main boulevard is to act as a spine to the facilities with parking either side as well as directing patrons to the smaller car park at the northern end of the facility. A circuit road to the west will give access to the junior league, netball and other multi-purpose fields located on the western section of the facility.

Access to the site of the development is currently by heading west along Pitts Lane from Ulan Road which runs nominally north/south from the Mudgee Township.

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Whilst the main field is the home ground for the local rugby league club, other sports also utilise the field and associated infrastructure. The size of the field will be such that all disciplines other than AFL will be able to play on a regulation field with adequate overrun areas to ensure safety.

Two further main fields are to be established to the west of the existing main field. This would be developed with a central grandstand and amenities building between the two fields. It is envisaged that one of these fields could become the main field for Rugby Union. Again, it is anticipated that the opportunity would exist for multiple sports to access these fields.

The majority of the outer fields are being configured such that they will be suitable for multiple disciplines and summer/winter sports.

Two junior league fields are proposed for the north-west corner of the development. Patronage with junior league is high with availability of time to practice or play on available fields very limited. Ensuring high participation rates at an earlier age is imperative in ensuring senior level participation. A clubhouse/amenities area is also proposed for the junior league club. Fields to the west of the boulevard are predominantly multi-use for sports such as soccer, cricket and touch football.

To the west of the loop road it is proposed to construct a further 12 hardcourt netball courts to the existing 12 that are already established with associated facilities and defined car park. Further grass netball courts could also be added.

The facility will also include cricket practice nets, toilet facilities, storage facilities for the various sporting associations, change rooms, catering facilities, picnic areas including barbecue facilities, shade structures, children's playground, an off leash dog run, cycle/running track, static exercise equipment and significant landscaping. These facilities are intended to encourage families to utilise the facilities as well as non-competitive participation for cycling, jogging and walking.

The landscaping is intended to give the facility definition between fields and shade for spectators and family groups as well as creating walking trails. The current trees along Lawson Creek at the northern boundary of the site are proposed to be retained and, as appropriate, augmented to give a pleasant meandering area. In addition, it is proposed to capture stormwater from the entire facility and direct this water to wetland ponds for filtration/aeration and reuse onto the fields. These wetlands will encourage wildlife and will further enhance the overall appearance of the facility. Sub-surface moisture probes will be utilised to ensure the fields are not over-watered.

As the site is located within a flood plain it is proposed to raise all buildings onto berms. The raising of the buildings will give the buildings a presence, will

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make the various areas easier to recognise and will afford an improved view of the fields. The intention is not to raise the entire site as this would have a detrimental effect on adjoining properties due to floodwater displacement. Flood analysis works are being carried out to ensure the pre-development and post-development flood levels both downstream and upstream are maintained.

Lawson Creek is a watercourse and as such the Environmental Protection Authority requirements for construction adjacent to a watercourse will need to be addressed. The current vegetation along the creek will be retained as previously discussed, and additional works as necessary carried out to ensure a passage for wildlife along the water's edge is maintained. The inclusion of further trees and plantings to the facility will also encourage greater bird, insect and animal life than the current paddock affords.

4.2 Staging

The Council's vision has already commenced being put into reality by the development of the six existing fields and 12 netball courts at Glen Willow. Council recognises that the overall master plan is a long term vision to improve facilities and the environment in order to assist in the wellbeing of the people within the region and to encourage more regional competition with both the neighbouring regions and further a-field. Of primary importance is the development of more playing fields and additional regional level fields complete with grandstand, amenities, media and other facilities in order to attract the level of competition necessary to attract other regional teams.

It is noted that future stages are developed into different areas (A, B, C, D) in order to group things together from an overall infrastructure perspective, including roads, pathways, irrigation, water supply and sewer. Construction for any of these stages, or any parts of these stages, may depend on external funding. Therefore, funding available from other sporting organisations may provide the opportunity for one stage to be developed before another stage. These opportunities will be assessed by Council as they arise.

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The overall staging for the site is as follows:

4.2.1 Stage 1 (Completed)

- Construction of main field including grandstand, viewing mounds, fencing, etc.
- Construction of the practice field to the north of the main field and grandstand.
- Construction of the Soccer/ Touch amenities and change facilities between the practice field noted above and the existing fields to the east of the practice field.
- Install all necessary services infrastructure to the site. Construct wetland ponds and stormwater collection and treatment as necessary to service the built facilities.
- Landscape constructed areas, wetlands and other areas to southern half of site to create the green space for the public.
- Construct children's playground and part barbecue facilities.
- Construct formal car park area to south of Pitts Lane.

4.2.2 Stage 2A

- Construct two (2) playing fields suitable for Rugby Union and Rugby League including irrigation, drainage and turf
- Construct 8 lighting towers to 500 lux suitable for night games
- Construct spectator mounds, electronic scoreboards, goal posts, ground fencing and security fencing
- Construct an amenities building for these two main fields including tiered seating (200 per side), 4 change rooms, clubhouse facilities, toilets, canteen, kitchen and bar
- Construct car parking, internal roadways and cycleway extensions.
- Install all services infrastructure to these areas including lighting to car park.
- Landscape all elements constructed in this stage.

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4.2.3 Stage 2B

- Construct two (2) additional multi-purpose fields suitable for either 4 touch fields or 2 full size rugby league fields including provision for a turf cricket wicket
- Construct 6 additional lighting towers (100 lux) suitable for night training on these fields
- Provide two additional sets of junior goal posts and boxes
- Construct internal roadways and cycleway extensions.
- Install all services infrastructure to these areas including lighting to car park.
- Landscape all elements constructed in this stage.

4.2.4 Stage 2C

- Construct two (2) playing fields suitable for Junior Rugby League including irrigation, drainage and turf
- Construct 6 lighting towers (100 lux) suitable for night training
- Provide two sets of junior goal posts
- Construct junior rugby amenities building including 2 change rooms, clubhouse facilities, toilets, canteen, kitchen and bar
- Construct car parking, internal roadways and cycleway extensions
- Landscape all elements constructed in this stage
- Install additional children's playground

4.2.5 Stage 2D

- Construct multi-purpose playing field capable of catering for cricket and AFL, including turf cricket wicket, irrigation, drainage and turf
- Construct spectator seating for 200 people
- Construct 8 lighting towers to 500 lux suitable for night games
- Construct two synthetic hockey playing fields
- Construct 8 hardcourt netball courts and 6 grassed courts including goal posts
- Construct car parking and lighting
- Install all services infrastructure to these areas including lighting to car park.
- Landscape all elements constructed in this stage.

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4.3 Services

Current infrastructure to the site is in general adequate for the proposed development. The site is serviced by a substation with available capacity. Water services already established in Pitts Lane will be adequate and will only require extension to the various facilities.

Due to the low lying nature of the site sewerage is collected and pumped to Council's current sewerage system. This type of operation in regional areas is not uncommon and is currently functioning well. As indicated above, stormwater will be managed on site. Communications facilities will need to be augmented for the site for media operations.

The area to the south and south west of the proposed site is designated for future expansion. This future expansion could include tennis courts and basketball courts, this future expansion would be assessed in more detail taking into account trends, shifts in demographics for the area, etc.

Construction Materials & Methodologies

It is proposed that the built elements will be durable and give many years of virtually maintenance free service. External building materials will be predominantly masonry or other low maintenance materials such as concrete. Roofing will be colorbond steel. The aim is to minimise ongoing maintenance due to general wear and tear as well as minimising the impact of vandalism. Roads and car parks will be paved to give all weather access.

All sports fields will be constructed including turf underlaying selection, turf selection, irrigation and drainage systems commensurate with their proposed use.

Field construction is one of the most important elements on sports fields with correct configuration and materials significantly reducing injuries as well as ensuring field recovery times are minimised and all weather use of the field is possible.

The facility will have adequate street lighting for general circulation of patrons and selected fields will be equipped with lighting of a level necessary to allow night time games and/or training to occur.

Cut and fill of the existing material on site will be carried out to minimise flood volume impacts and existing topsoil will be stockpiled, enhanced and reused in landscaping.

COMMUNITY: OPEN SPACES |

Areas such as the wetland and riparian zone to Lawson Creek will have raised walkways where necessary to minimise the impact on flora and fauna.

Trees, shrubs and grasses planted as part of the landscaping for the area will be selected from species indigenous to the local area.

4.5 Planning & Site Considerations

The land is currently owned by Council. Current zoning of the site is RE1 Public Recreation. It is therefore permissible to use the land for public space and recreational facilities.

The northern boundary of the site abuts Lawson Creek. In accordance with the Environmental Protection Authority (EPA) requirements a riparian zone should be incorporated adjacent to the creek. This will be the subject of an application to the EPA. The proposed extent of riparian zone and enhanced planting onto the site will, we believe, meet or exceed EPA requirements.

As the site is flood prone, the development must not adversely impact adjoining properties. Modelling will be necessary to ensure the post development flood water levels are no higher than the pre development levels and that flow velocities across the site do not significantly increase risk. In addition, all buildings will have to be constructed with a floor level above the one in 100 year (ARI 1%) flood level in accordance with the relevant Council Development Control Plan.

Due to the site location, disturbance and disruption to adjoining properties should be minimal. An acoustic study will be carried out to ensure guidelines will be met.

Traffic movement to the area will generally not be excessive. Significant regional games will attract larger numbers of vehicles. A traffic study will be carried out to determine the effect on the adjoining roads. The second entry road from the north east of the town will assist in dispersing the vehicles through a number of road systems.

COMMUNITY: OPEN SPACES |

4.6 Preliminary Estimated Costs

Stage 2A	Cost
Main Fields	\$ 1,200,000
Lighting Towers	\$ 1,200,000
Fencing – Perimeter & Internal Field	\$ 190,000
Spectator Mounds	\$ 300,000
Electronic scoreboards	\$ 90,000
Goal Posts	\$ 40,000
Main Field Amenities Building	\$ 3,000,000
Landscaping	\$ 50,000
Construction Designs	\$ 80,000
Flood Study	\$ 50,000
Car Parking and Lighting	\$ 600,000
Cycleway extension	\$ 100,000
Project Management	\$ 40,000
Stage 2A – Total	\$ 6,940,000

Stage 2B	
Multi-purpose playing fields	\$ 1,400,000
Lighting Towers	\$ 720,000
Goal Posts	\$ 50,000
Construction Designs	\$ 20,000
Road Extension	\$ 200,000
Cycleway extension	\$ 200,000
Sewer upgrade	\$ 250,000
Landscaping	\$ 150,000
Project Management	\$ 10,000
Stage 2B – Total	\$ 3,000,000

Stage 2C	
Junior Rugby League Fields	\$ 900,000
Lighting Towers	\$ 720,000
Goal Posts	\$ 30,000
Amenities Building	\$ 1,400,000
Construction Designs	\$ 20,000
Car parking and Lighting	\$ 200,000
Additional Playground	\$ 200,000
Landscaping	\$ 150,000
Project Management	\$ 20,000
Stage 2C – Total	\$ 3,500,000

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Stage 2D	
Grassed Netball Courts	\$ 400,000
Hard Surface Netball Courts	\$ 700,000
Multi-purpose Playing Fields	\$ 1,550,000
Spectator Seating	\$ 2,000,000
Lighting Towers	\$ 900,000
Synthetic Hockey Fields	\$ 2,000,000
Construction Designs	\$ 20,000
Car Parking and Lighting	\$ 200,000
Cycleway extension	\$ 200,000
Road Extension	\$ 500,000
Landscaping	\$ 100,000
Project Management	\$ 20,000
Stage 2D - Total	\$ 8,590,000

COMMUNITY: OPEN SPACES |



legend
 - - - - - Future Stage of Work
 Note: Masterplan is diagrammatic only and survey work should be carried out to confirm exact site conditions prior to the commencement of any future design work.

2 Site Plan_4000
 A1.101 1:4000

PRELIMINARY



MUDGE
 Level 3, 1 Lovejoy St, Mudgee, NSW
 c/- PO Box 3, Mudgee NSW, 2850
 m. 0409 257 688
 skype: caa_mudgee
 info@caarch.com.au
 www.caarch.com.au

Check all dimensions and site conditions prior to the commencement of any work, the purchase or ordering of any materials, fittings, plants, vehicles or equipment, and the preparation of any development and/or construction of any components.
 Do not scale drawings - refer to figured dimensions only. Any discrepancies shall necessarily be referred to the architect for clarification.
 All drawings may not be reproduced or distributed without prior permission from the architect.

Rev	description	date	Glen Willow	Site Plan	Scale
06	Client Issue	30.07.15	Pitts Lane Mudgee	Status: MP	Drawing No. A1.101
07	Client Issue	30.07.15	MWRC	Drawn By: CA / JW	
			Project Number	129	Date: July 2015



Simon Jones
Director, Community
Mid Western Regional Council
86 Market St
Mudgee NSW 2850



18th March 2016

Dear Sir

I am writing in response to the proposed Master Plan for Glen Willow. As a school that accesses a range of Council grounds on a regular basis, we are very pleased to see the expansion of the Glen Willow complex. We would, however, like to put forward our thoughts on the order of the proposed future development Stages.

We would like Council to consider developing at least 1 synthetic hockey field as part of the Stage 2 a or b plan for the Glen Willow Sporting Complex. The reasons for this are outlined below:

- The ability of any school team we put into CHS and regional competitions is greatly limited by the grass facilities we currently have available to us. Without an artificial surface we are not able to effectively teach the basic skills of hockey to a standard that enable us to compete with teams from Lithgow and Bathurst who we are regularly matched against in round matches. This also limits the potential coaching that can be done as there is no opportunity to familiarise players with the speed of the ball on an artificial surface, nor is their capacity to develop tactical or team plays to a level that makes us more competitive against our opponents.
- Our teams are also disadvantaged when we compete in away games that are commonly played on artificial turf because our students have had little, if any, exposure to the synthetic fields. This not only impacts on their ability to match skill with those more experienced, it also knocks confidence levels and demotivates students to compete.
- When we host home games on the grass fields currently available, the opposing teams, who usually have only experienced synthetic surfaces, have to alter their playing style and must adapt quickly to the unpredictable nature of the grass. This potentially increases injury risk for all players and means that umpires must modify their approach to ensure that any play that normally would be suitable on a synthetic surface e.g. flat stick tackling, does not lead to dangerous play. This inherently changes the nature of the game and limits the potential for our students to experience hockey as it should be played.
- There are numerous facilities in place for the football codes that enable those groups to grow their sport at a grass roots level, currently the Hockey Association has limited capacity to attract new players and build the standard of hockey in the area. There is currently no opportunity for holding carnivals or events that can be endorsed and supported by Hockey NSW because they require at least 1 synthetic surface to be in use.

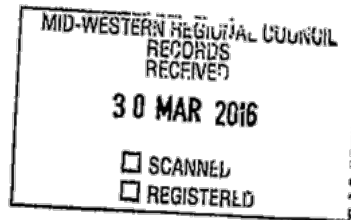
- The Hockey Association would be more likely to attract coaches and officials to the area to promote skill development and therefore the safe play of hockey. The current Hocky NSW development program *Hook into Hockey* is best conducted on synthetic surfaces and this program has been shown to increase participation levels of junior players within the sport across the state.
- Other sporting codes, such as netball, have been given state of the art surfaces that are much safer for participants. Grass is an unpredictable surface when a hockey ball is travelling at speed and therefore much more dangerous. A synthetic surface is much safer and the skill levels of the players can be greatly enhanced in a shorter period of time when first learning the game. This consequently promotes safety on the field due to increased ball control. Learning the technical skills on a grass surface takes much longer to master and therefore the risk of injury during this learning phase can be greatly increased.
- The hockey competition currently includes high school aged children in the adult competition. This decision was made in an attempt to bolster the numbers participating in the competition and to maintain its long term viability. This inclusion of younger players has been managed successfully by the Hockey Association for many years, however, with the building of a synthetic surface in Stage 2 of the expansion, more adult players would be attracted back to the sport of hockey and the viability and expansion of the competition would be greatly enhanced. Teenage players would then benefit from this expansion as they would have more access to matches and a variety of skill sets within the competition.
- The changes to the rules of hockey in recent times and the improvement in skill development of players means that a grass surface does not enable the sport to be played to the highest quality. Technical skills such as drag flicks, aerial passes and reverse stick hitting cannot be safely taught or implemented on grass and therefore the Hockey Association has, at times, made modifications to the rules used during their competition. The development of an artificial surface as part of Stage 2 of the Glen Willow plan would enhance the standard of hockey played by all who compete in the local competition.

As a school we would like to see the sport of hockey grow. It is part of the PDHPE Curriculum but currently we are not able to teach all aspects of the game. If Council was willing to enhance the available grounds to include a synthetic surface as part of the Stage 2 development of Glen Willow, Mudgee High School would be in a much more prominent position to teach, promote and endorse the development of hockey within our community. With Council support and the timely provision of 21st Century facilities to cater for hockey in Mudgee, our students would have increased opportunity to participate in physical activity and engage in the very popular and challenging sport of hockey.

Yours sincerely



Alison Wilson
Head Teacher PDHPE



Brian Jeffery

[REDACTED]

Mudgee NSW 2850

To whom it may concern,

I am writing in regards to council proposing a turf hockey field at Glen Willow.

I have been playing hockey for nearly 40 years, 30 of that in Mudgee on the grass fields which start the season fine turn shocking during the season and come good again right at the end of our season.

I have heard lots of people say that they would play hockey if we had a turf field, they don't like the way the ball jumps about on the grass.

I have for the last 7 years been playing masters hockey with the Scone Hockey club. They have 3 divisions at these carnivals which go for three days and would involve 250 to 300 players and support staff.

It would be good to have one of these events in Mudgee. The local area would benefit quite well from the money being spent on accommodation, food and tourism. Currently we travel to Newcastle, Bathurst, Wyong and Woolongong alternately. There are 5 different age divisions starting at 35's and there is also a woman's comp as well.

Currently we only have a winter comp in Mudgee, with a turf field dedicated to Hockey we could also run a summer twilight comp. giving people an option to play all year round and other people to participate as well.

Yours

Brian Jeffery

A handwritten signature in cursive script that reads "Brian Jeffery".

Amanda MacLean

[REDACTED]

Gulgong NSW 2852

[REDACTED]

To Whom It May Concern,

Re; Mid Western Regional Council Draft Glenn Willow Master Plan

I am writing this as a submission to be considered regarding the future plans for the Glen Willow Sporting Complex.

I have played hockey on and off in the region for the past 20 years. I am currently a member and player of the Mudgee District Hockey Association.

I have watched Mudgee hockey rapidly decrease in its amount of members, players and all related participants and volunteers dramatically over the past 8 years. I believe this is due to a number of reasons but the main reason being that the current Mudgee hockey grounds are outdated, unsafe and unkept.

All other sports in the region are now held at Glen Willow, so for families with every sport in the one complex, they understandably are unwilling to travel to the opposite end of town to take part in or have their children take part in a sport with unsafe, outdated grounds and very substandard facilities and amenities.

I myself understand this, having children who play in weekend sport at Glen Willow and having to juggle this and my own sport at West End, both being at opposite ends of town. Not to mention the massive difference in the standards of how the grounds and facilities are set up and kept.

Glen Willow playing fields, grounds, facilities, amenities and play equipment for local sports is to be commended. Glen Willow is well known in the region as having meticulously kept and managed grounds. Providing high quality sport and community involvement. This is something a community can be proud of.

The West End playing fields have been sadly neglected by council for some time. We have no disabled or ambulant toilets in the facility, no baby change tables, no play equipment and are even lacking basic facilities such as appropriate feminine hygiene disposal bins in the female toilets having to make do with open buckets or open bins near the playing fields. This is not a standard we as a community can be proud of. This is not a standard of facilities that will encourage community members to play sport. Hockey holds a unique place in Mudgee sporting landscape as the only sport with close to equal male and female participation levels from juniors to seniors.

Mudgee District Hockey players are unable to compete in the region at a fair level as all other associations host their hockey carnivals on an artificial turf.

We currently cannot host hockey carnivals on the two outdated grass fields with substandard amenities. If we had artificial turf we could hold regional and state level carnivals, and not be the only region who can only play on grass fields. All of this would benefit Mudgee, bringing visitors to the town which would boost economy and tourism.

The Mudgee District Hockey Association has worked hard to organise and hold a seven a side day, with only one team from outside of Mudgee joining. When teams who showed interest from outside the district were asked why they did not participate, the main reason was that they did not know how to play on a grass field and they had safety worries as they all train and play on artificial turf.

Section 1.1 of the Mid Western Regional Master Plan states that the objective of the facilities at Glen Willow is to attract regional and state level competition, and attract high profile teams to play here to encourage participation in sport.

Does this statement change for local hockey? As until we have two artificial turf hockey fields we will never host a regional carnival let alone a state level

competition! With our current grass fields we are unable to hold any type of carnival at all. Hockey is the only sport in town which cannot hold inter town/ club competition.

Artificial turf is how hockey of today is played around the world. Playing and training on grass gives all hockey players; including our juniors a disadvantage when playing against other teams and players when playing on turf. Artificial turf would increase opportunities for school, junior and senior teams to train throughout the year as is done in other towns within our region. This not only hinders Mudgee district hockey locally but also within the region. An artificial turf in Mudgee would mean that Mudgee and Mudgee hockey are back with the times, as currently they are not.

Mudgee hockey is not at a club level and there is nothing that the hockey association can do about this as it is the grounds that are letting them down. With up to date grounds and facilities Mudgee Hockey would be able to start rebuilding the association before it is completely too late. With more players we could send representative teams to carnivals at other towns and have these other towns compete in carnivals in Mudgee. Currently players who wish to play at a club or town representative level have to travel at least 1.5 hours Dubbo, Lithgow or Bathurst for training and competitions. These people would much rather be representing their own home town! Mudgee hockey is one of the only sports in town that whose players are not able to represent their own town Mudgee in a competition.

My opinion is that two water based artificial hockey turfs should be planned for Stage 2a of the Glen Willow development. This would allow Mudgee hockey to increase player numbers that have been lost, host small carnivals and start training representative teams on turf.

Mudgee hockey has been waiting for its turn for a very long time. Yet the draft 2 stage plans for Glen Willow allow for extra Rugby League and Rugby Union fields. With all due respect, these sports already have suitable fields in town

and are able to host regional and state level competitions. They can and have attracted high profile teams to play here.

Apart from hockey the Stage 3 plans are for sports which already have suitable fields, in keeping with current standards around the region.

Hockey is the ONLY sport in Mudgee that does not have a suitable venue or facilities in keeping with the current standard of its sport. Not to mention the current standard of other sports in Mudgee.

Hockey is one of Mudgee's oldest sports so why are we neglecting it and letting it die out? Why is Mudgee hockey the only sport that is being forgotten about and left out of new updated grounds and facilities? Why are sports who have suitable venues and facilities still being considered for more yet hockey not considered for what is necessary and fair?

There are so many passionate players and participants who put their heart and soul into Mudgee Hockey and it is only council limitations on Mudgee Hockey that is holding them and the district back.

Thank you for reading this letter and taking the time to consider its content.

Please do not hesitate to contact me with any questions.

Kind Regards

Amanda MacLean

Mark Collins

[REDACTED]
Bombira NSW 2850
[REDACTED]
[REDACTED]

24 March 2016

Mid-Western Regional Council
PO Box 156, 86 Market Street, MUDGEES NSW 2850

Submission relating to the Draft Glen Willow Master Plan

To Whom it may concern,

Please accept this submission relating to the draft Glen Willow Master Plan that Mid-Western Regional Council currently have on public display.

Having recently returned to hockey (first time to play in Mudgee) after a number of years away from the game it was with great excitement that I read the Draft Glen Willow Master Plan to find the inclusion of two synthetic hockey playing fields albeit in stage 3. The inclusion of these fields will definitely meet the individual and social benefits as outlined in the draft Glen Willow Master Plan.

The basis of this submission is to make recommendation that the synthetic surfaces be installed at different stages to ensure maximum return on investment and maximise the socioeconomic benefits that the synthetic hockey surfaces will bring. This will be achieved by adding the first synthetic hockey surface in stage 2A and the second surface in stage 3 as currently detailed in the draft Glen Willow Master Plan.

The draft Glen Willow Master Plan notes that hockey is one of only 4 sports that will benefit from state level competition from the proposed facility. This is correct however hockey is the only organisation that doesn't have current facilities to achieve this benefit. The highest level of competition available to Mudgee hockey players at the moment is a social/local competition.

The inclusion of a synthetic hockey playing field in stage 2A will prepare Mudgee to nominate for NSW Hockey State Championships from Under 13's to over 65 veterans. These state championships bring hundreds of competitors, family and friends to the area as was seen in 2015 when Bathurst hosted the Womens Veterans (over 100 teams of 16 players, family and officials), Mens veterans (30 teams of 16 players, family and officials) and Lithgow hosted the U/15's girls (33 teams of 16 players, family and officials).

Currently a hockey player (both junior and senior) based in Mudgee who wanted to participate at a regional level would need to travel to either Lithgow, Bathurst or Dubbo to fulfil their intentions or not participate at all. Regional hockey would not be played on grass surfaces ruling out Mudgee until a synthetic hockey playing surface is installed. An example of this is the inability of Mudgee to be able to submit a team into the Western Premier league not to mention the opportunities for junior players.

Having played, coached and officiated hockey at multiple levels and in multiple countries it is frustrating to see that Mudgee, a town renowned for its sporting capabilities, doesn't have what is internationally regarded as the minimum standard of a synthetic surface for its local hockey players. The inclusion of one synthetic hockey playing field in stage 2A will immediately compliment the Glen Willow sporting complex similar to the Homebush precinct, Hunter stadium(Newcastle) and the Victorian State Hockey and Netball centre just to name a few whilst allowing the sport of hockey to grow by providing the facilities required by the modern game.

The current facilities provided to play hockey in Mudgee are below internationally accepted standards and as a result deter potential players away from the game. The improvements made to player safety internationally cannot be fully implemented as they relate to the playing surface which Mudgee facilities don't provide. The inclusion of one synthetic hockey playing field in stage 2A will assist in improved player safety as has been achieved internationally.

Without an artificial surface the individual and social benefits, as outlined in the draft Glen Willow Master Plan, will not be achieved as there is a large number of people who have moved to the MWRC area who are hockey players that don't play because the facility is not available.

The use of the synthetic hockey surface is not solely limited to the sport of hockey but can be utilised as an all weather playing surface for multiple sports including soccer, rugby league and touch football just to name a few. This is common practice in the UK for their artificial surfaces.

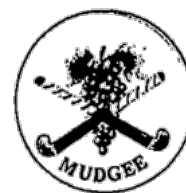
There is sufficient budget within stage 2A to include one synthetic playing surface in lieu of included suitable facilities already provided by Mid-Western Regional Council that can be moved to either stages 2B, 2C or Stage 3 .

The inclusion of a synthetic hockey playing surface in stage 2A will achieve the objectives and goals set out in the draft Glen Willow Master Plan whilst reaping the individual and social benefits sooner.

Yours Thankfully,

Mark Collins

Mudgee District Hockey Association



To Whom It May Concern

Re: Mid-Western Regional Council Draft Glen Willow Master Plan

I am writing to express my concern with the future staging plans for the Glen Willow Sporting Complex.

I have been playing hockey for 29 years. Over those years I have seen many changes ranging from playing surfaces, team strategies and rule changes to advancements in equipment.

During my hockey career I have been fortunate enough to play on the best facilities available, which allowed me to play at a very high standard in Sydney against and with State and National hockey players. I also represented the Australian Defence Forces when I was selected to play for NSW on multiple occasions. I have coached both women's and men's hockey teams whilst playing in Sydney and the teams achieved great success. This would not have been achievable without hard work on my part, very good facilities and people to guide me and give me the skill sets required to play the game of hockey.

When I moved to Mudgee 6 years ago, I would travel to Lithgow, Bathurst and Dubbo to play at a standard and on the surfaces I was accustomed to. I have since stopped travelling as I have children who are just starting to play hockey. I would like to guide them and give them the opportunity I was lucky enough to receive. I would like to put back into the Mudgee Hockey Community the knowledge and skills gained from my years of experience as gratitude for rewarding me with the honour of being elected Club President, a title I hold with great pride.

The time to build a new hockey facility is now; one water based surface would be ample at the present time. This surface would encourage people to play, and combined with our current Hockey Australia endorsed junior program, Mudgee junior hockey will take off exponentially.

I have many contacts within the greater hockey community who are willing to help me and Mudgee hockey with club development, skill development and umpire training/development. This, combined with the present committee, would see hockey in Mudgee in the near future being able to compete against towns like Lithgow, Dubbo, Bathurst, Orange and Parkes.

To sum up, Mudgee hockey needs this facility sooner rather than later. I would ask council to consider building one artificial hockey turf in stage 2a of Glen Willow, rather than at the end of stage 3 as the current draft states. The current committee are the right people for the job and have the right contacts in Lithgow, Dubbo and Brisbane Hockey along with Hockey NSW.

Thank you for reading this letter and taking the time to consider its content. Please contact me if you have any questions.

Kind Regards

David Scales

President, Mudgee District Hockey Association

Friday, 18 March 2016

To The Midwest Regional Council

I've been playing hockey in Mudgee for the past 35 years. Mudgee has a lot of hockey players not just the ones that play in Mudgee, there are a lot more adults and juniors that travel to other centres that have synthetic playing services because of the grass we play on has a lot of variable bounce and can be dangerous. Over the past 35 years of coaching and playing hockey in Mudgee there has been a lot of kids denied the right to play hockey at an elite level simply because we don't have a synthetic field. Yes, they can play at the other centres but this adds a cost that a lot of families cannot afford. In my 35 years of playing, the only change has been in the form of grounds from the High School to the West End Sporting Fields.

By moving the Hockey field into stage 2 will create a lot of avenues for hockey to grow and open the doors for players to play at a higher level [state or even country]. With a new surface as well as being based at Glen Willow where a lot of sports are already being played, more kids & adult will play two sports. With a synthetic field we will have a surface that parents will feel is safer for the kids to play on. We will save players travelling to other centres to play. Mudgee players will be able to train play & compete at the same level not be miles behind because of the surface we already have. It's not time for another football or soccer field, they have enough fields until stage 3.

It's time to promote another sport in Mudgee and bring it to the elite level. That is Hockey. You can also use it as a multipurpose field.

Regards



David Lumsden

Natalie Richards

Mudgee, NSW 2850
March 22, 2016

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

To whom it may concern,

I am writing in response to the Draft Glen Willow Master Plan.

The aim of the Glen Willow Master Plan is stated as “to is to develop Glen Willow further and to have a facility that would attract high profile teams to play and through this increasing interest in sport, encouraging more participation by local people.” The goal stated for the plan “is to encourage more participation in sport and to establish a significant green space that is located conveniently close to the majority of residents in the region.” I believe that overall the plan achieves that, however I ask that you consider the following points, particularly regarding the existing and proposed hockey facilities and the time line for construction.

I am a hockey player who has played at a senior level since 1993 in competitions all over Australia, from capital cities to country towns. Prior to coming to Mudgee I had played one season on grass fields- my very first season in 1993. The very next year two turfs were constructed and ever since I have played on artificial turf, until coming to Mudgee in 2009. Artificial fields for hockey have been in common use throughout Australia for well over 20 years now. Mudgee’s hockey facilities are already 20 years behind where they should be and I fear leaving the artificial turf until Stage 3, the final planned stage, would place Mudgee’s facilities 30 or more years behind the common level.

The West End playing fields have been sadly neglected by council for some time. We have no disabled or ambulant toilets in the facility, no baby change tables, no play equipment and are even lacking basic facilities such as appropriate feminine hygiene disposal bins in the female toilets having to make do with open buckets or open bins near the playing fields. This is not a standard we as a community can be proud of. This is not a standard of facilities that will encourage community members to play sport. Hockey holds a unique place in Mudgee sporting landscape as the only sport with close to equal male and female participation levels from juniors to seniors. The federal government’s new campaign “Girls make your move” is focused on encouraging young women to get out and move. Hockey is a sport which is inclusive and was even featured on one of the adverts

Mid-Western Regional Council
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(<http://www.health.gov.au/internet/girlsmove/publishing.nsf/Content/activity-hockey>). The current facilities for hockey in Mudgee are basic to poor. Mudgee's hockey facilities are not at a level fit to hold a local school competition, let alone a regional or state level game. It is disappointing that one of the few sports which has almost equal representation of male and female participants is not being prioritised, while other predominately single sex sports which already have excellent facilities will have their facilities expanded, while hockey falls further behind.

Without proper facilities, hockey players in the Mid-Western Regional Council area will continue to look for alternative sporting options- including travelling to Lithgow, Dubbo, Orange or Bathurst. We already know that hockey players in Kandos/Rylstone prefer to travel to Bathurst or Lithgow over Mudgee due to the facilities available. One of the common responses from those who have played hockey previously, and like me, have played the majority of their life on artificial turf, is that they don't want to play on grass due to injury risk and the completely different skills required on grass, not to mention the quality of the hockey able to be played. The current facilities are not encouraging sport in the community. Significant increases in the number of people playing hockey are possible if an artificial surface is installed in a good location with supporting infrastructure, for example, in Mildura membership of the Sunraysia Hockey Association has increased 10-fold since the installation of an artificial surface, and ongoing growth since then. (Buloke Shire Council Synthetic Sports Ground Feasibility Study 2011 and <http://www.sunrasiadaily.com.au/story/3019053/winning-hockeys-challenge-player-numbers-rising/>)

The benefits for the community in installing the artificial turf are numerous. In July last year, Bathurst held the NSW Hockey Women's masters tournament, with three turf fields and eleven grass fields running from midday Thursday until late Sunday. This tournament is one of the largest events for hockey in the state. One hundred and seventeen (117) teams, approximately 1300 players and numerous officials, family and supporters came to Bathurst from all over NSW for those four days of hockey. This provided a significant boost to the Bathurst region's economy, provided positive press and encouraged participation in sport.

Two turfs would open Mudgee up to hosting a half state master's comp at the Glen Willow facility, which would have approximately 600-700 players with additional officials and supporters. The Australian Hockey league competitions was played in Homebush on two turfs. This is the highest interstate competition for hockey in Australia. This event was televised and streamed live online. One turf would enable Mudgee to host smaller events such as a junior age championship (last year 36 teams competed, approximately 400 players, with numerous parents and officials). A high quality turf would enable premier league teams to play in Mudgee on occasion, which brings local television coverage to Mudgee as well as other press.

The facilities for hockey in Mudgee are very poor when compared to other towns our size. Parkes recently started construction of their second hockey turf. One of the reasons given for the construction of the second turf is to enable Parkes to host major carnivals such as those mentioned, resulting in

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Page 3

increased tourist numbers and the associated boost to the economy.
(<http://www.parkeschampionpost.com.au/story/3663946/ground-finally-broken-on-second-turf/>)

Hockey NSW has a long tradition of supporting regional areas for tournaments where possible. This year alone, Hockey NSW will hold tournaments in Goulbourn, Wollongong, Bathurst, Tamworth Wagga Wagga, Taree and Grafton. I see no impediment to Mudgee being added to this list once facilities are available.

In addition to the economic benefits through potential tournaments, installing an artificial turf sooner than Stage 3 would also provide benefits to the community as once installed, the artificial turfs are capable of sustaining greater use than grass, water savings, reduced maintenance costs and times, less reliance on chemicals and fertilisers and provision of a safe playing surface for all competitors. As the facilities such as the irrigation systems age at West End, we are already seeing failures – last year the northern goal end was regularly inundated due to irrigation equipment failure, resulting in a field that was damaged by both the equipment failure and normal wear and tear and increasing the risk of injury to players. Games were close to being called off due to the condition of the fields. Without a consistently safe place to play sport, we will lose players, either to Lithgow, Dubbo and Bathurst or to sport altogether, hurting the Mid-Western Regional Council economy and community. The maintenance and repair costs will only increase and the breakdowns become more common as the equipment ages another 10 or so years.

Economically and socially, leaving the artificial turfs to Stage 3 is not in the best interest of the community. It does not encourage participation in hockey, a sport which is inclusive and has almost equal representation of male and female participants. It leaves Mudgee Hockey with ageing fields and facilities, falling further behind and costing more in maintenance and repairs. It encourages hockey players in the Mid-Western Regional Council area to look out of the area to play their sport.

I urge all those involved to consider prioritising the artificial turfs for hockey and include them in an earlier stage, rather than stage 3

Yours sincerely



Natalie Richards



Mudgee District Hockey
Mark Collins and Jo Ioane

Wednesday 16th March 2016

Dear Mark and Jo,

On behalf of Hockey NSW I would like to offer our full support to Mudgee District Hockey and Mid- Western Regional Council with their future plans to provide the players in the Mudgee region with a standard synthetic hockey pitch.

The construction of a synthetic pitch in Mudgee of multisport standard will allow hockey in the region to continue to grow and enhance their role of development of hockey at the grassroots level within NSW. There is a need to develop facilities of this standard outside the Sydney Metropolitan area and in line with other regional centres including Bathurst, Orange and Lithgow. It will provide a key staging base for coaches and administrators to conduct hockey development events in the region to grow hockey and attract a wider cross section of the community.

Mudgee District Hockey is a progressive and professional group of volunteers who display commitment to the development of hockey, teams and players within their town and region.

Hockey NSW fully supports Mudgee District Hockey and Mid-Western Regional Council in their endeavour to apply for any available Government or other funding assistance to complete this exciting project.

Kind Regards,

A handwritten signature in black ink, appearing to read "Tony Mestrov".

Tony Mestrov
Chief Executive Officer

Level 3, Sydney Olympic Park Hockey Centre
Shirley Strickland Avenue
Sydney Olympic Park NSW 2127

tel 02 9764 1911
fax 02 9746 2588
ABN 12 104 263 381

www.hockeynsw.com.au

Mudgee is currently unable to host hockey carnivals on the grass fields. If we had an artificial turf we could host small carnivals. With 2 artificial turfs we could host regional and state level carnivals. This would bring visitors to the town, which would be good for the local economy and tourism. We have had a seven a side carnival the last 2 years, with only one team from outside of Mudgee joining. The most common reason other clubs gave for not attending was that they didn't know how to play on grass and didn't want to. **Section 1.1 of the Master Plan states that the objective of the facilities at Glen Willow is to attract regional and state level competition and attract high profile teams to play here to encourage participation in sport. Until we have 2 artificial hockey turfs we will never host a regional, let alone State level hockey competition. With grass fields only we are unable to hold any carnivals at all. Hockey is the only sport in town which cannot hold inter town/club competition.** High profile teams and players would not come here to play any game, even exhibition games, on a grass field either.

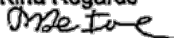
With current player numbers we don't need 2 turf fields, but it is nearly impossible to increase participation without having one artificial turf field. **My opinion is that one water based artificial hockey turf should be planned for Stage 2a of the Glen Willow development.** This would allow Mudgee Hockey to start increasing player numbers, start hosting small carnivals and start training representative teams on turf. **Another turf could then be added in Stage 3 of the development of Glen Willow.** By then player numbers would have increased and we would be needing another turf field.

The draft Stage 2 plans for Glen Willow allow for extra rugby league and rugby union fields. With due respect to these sports, they are already partially catered for at Glen Willow, and already have suitable fields in town. They already host regional and state level competitions and can attract high profile teams to play here. Apart from hockey, the Stage 3 plans are for sports which already have suitable fields, in keeping with current standards around the region. **Hockey is the only sport in Mudgee that doesn't have a suitable venue with facilities in keeping with the current standard of its sport.** Hockey shares West End with softball. We can't hold summer competitions nor can we continue training all year round as hockey players in other towns do. Hockey is not a sub standard sport as it is treated as in Mudgee. It is the third highest participation sport worldwide and is an Olympic sport. Given adequate facilities the local hockey competition would grow and give additional opportunities to people of all ages to participate in a sport.

In closing, Glen Willow is already an outstanding venue for some regional sports. Wouldn't it be great to add hockey to that list? Wouldn't it be great if Mudgee children had the same opportunity to learn to play hockey and to have the fun of representing their town in their sport with their friends as children from other towns in our region have? Wouldn't it be great if our schools could have hockey teams competing with the other towns in our region? Wouldn't it be great if Mudgee could grow as a hockey town and host Western region junior carnivals, or an exhibition game with high level players? It is possible, but more likely to happen if hockey fields are prioritised higher than they are currently in the draft plan.

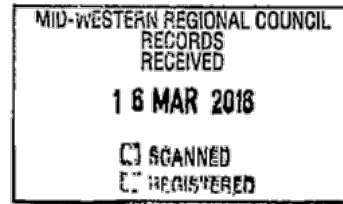
Thank you for reading this letter and taking time to consider it's content. Please contact me if you have any questions about this,

Kind Regards


Jo-Anne Ioane

██████████
Mudgee 2850 NSW
11/03/2016

To Whom it May Concern



Re Mid Western Regional Council Draft Glen Willow Master Plan

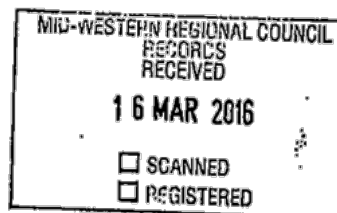
I am writing this as a submission to be considered regarding the future plans for the Glen Willow Sporting Complex. I have played hockey in Mudgee for the past 10 years. My children are junior hockey players and my husband and I coordinate the Junior hockey for the Mudgee District Hockey Association. Over the past year I have taken my children to Orange for a school holiday clinic and trials for the Western PSSA hockey team. They signed up to the Hockey NSW Centre of Development (COD), which involved training on artificial turf fields at Orange, Parkes, Bathurst, Dubbo and Lithgow. My older daughter then played for the Western Under 13 year girls at Moorebank in the Basil Sellars City vs. Country Regional Challenge. My younger daughter has been selected to play for Lithgow District Under 11s throughout this winter season. She is training in Lithgow fortnightly and will play in 3 or 4 carnivals around NSW this winter. Nico and I also gained experience in coaching with the COD programme. Through these recent experiences I feel I have a good knowledge of regional junior hockey and the needs of junior hockey clubs and players

During the COD sessions I noticed that the skill level of the regions juniors was overall much higher than the level of Mudgee juniors. I would attribute this partly due to the grass fields which we train and play on, and partly due to the smaller size of the local competition. Grass fields make it difficult to control the ball and to hit the ball, make the ball more likely to be unpredictable in speed and bounce and more importantly, more likely to go high and become dangerous. Hockey played on turf is a much faster moving game and depends on different skills than grass hockey. Some modern hockey skills (eg drag flicks, reverse tomahawks) cannot be executed at all on grass fields. **Artificial turf is a much better and safer surface for learning how to play hockey and for competition hockey. Training and playing on grass does give our junior players (including school teams) a disadvantage when they compete against other teams/players on turf.** If we had artificial turf that would increase the opportunities for school/junior/senior teams to train throughout the week/year as they do at other towns in this region. This would improve the standard of hockey players in town.

The problem of low numbers of Juniors (and seniors) playing hockey in Mudgee is probably multifactorial. Parkes is a similar sized town to Mudgee and yet has a large, successful hockey competition, so it is not just a factor of town size. **If we had at least one artificial turf field more people would play hockey in Mudgee, as it is a much more enjoyable and safe surface to play hockey on.** With more players there would be the possibility of Mudgee sending rep teams to carnivals at other towns, especially if our players were used to turf. Currently people who wish to play club/town level representative hockey have to travel at least 1.5 hours each way (to Bathurst, Dubbo or Lithgow) for training and competition to compete with other towns. This costs money in fuel and time, as well as needing to pay extra registration fees and for uniforms at the club they represent. Most people would rather represent their own home town in sport. **Mudgee would be one of the only sports in town whose players are not able to represent Mudgee in competition.**

Mudgee NSW
2850

13/03/2016



To Whom it may concern

Re Mid Western Regional Council Draft Glen Willow Plan

I am writing this statement to be considered in the future plans of the Mudgee Glen Willow Sporting Complex.

I am in Year 7 at Mudgee High School. I have been a dedicated hockey player and have been playing hockey since I was three so I am obviously passionate about it! I recently was part of the Hockey New South Wales Centre of Development (**COD**). This involved having three hour Regional sessions at Orange, Dubbo, Parkes, Lithgow and Bathurst. Then for my home sessions where I focused on what I had learnt at the Regional session. I had to go to Lithgow because Mudgee doesn't have turf. Then about 3 weeks ago I played for the Western Under 13's Girls team at the Basil Sellers Regional City vs. Country carnival. I had so much fun and got to play on turf. I would love to play more hockey carnivals and have a venue of Mudgee.

At the COD sessions I couldn't do some skills that the other kids could do and I felt stupid. After a while I realised they could do this because it was something you cant do on grass but you can on turf (eg. Drag Flicks, Reverse Stick Tomahawks, Jinking) I had also never played on turf before so I had never had a opportunity to learn these skills. I also learnt that the way that the Hockey world is going, grass is like so last century!

Turf is a necessity for the upcoming generation of HIGHLY skilled MUDGEE hockey players. If the upcoming generation cant play and get used to turf, then when they do something like the COD they will feel stupid just like I did. As a kid feeling stupid makes you want to give up. When you are playing with kids at the same skilled level as you and a little higher, feeling stupid really makes you lose confidence in yourself. What's even more annoying is when the COD kids asked me where I was from and I said Mudgee, they just laughed. The good thing about COD training was that with the coaching, you improved greatly on your skill level and also no one was thinking about how good others were. Then at my home sessions at Lithgow all the kids said you should come and play at Lithgow and I think I might. But for the sake of Mudgee's upcoming generation of highly skilled hockey players, I will stay loyal to Mudgee and keep asking for turf.

It would be awesome if the council could build one water-based turf to start with. Then after a few years, build another turf. Then everyone could enjoy the luxurious feeling of playing on turf! I want everyone to play on a **SAFE** area and keep loving this sport.

The Mudgee Hockey Fields have the following issues
-the ball bounces **DANGEROUSLY** because of uneven ground
-the ball gets stuck in **CLUMPS** of grass
-we cant learn a lot of things that we need to learn to be competitive players/teams and to play in other towns if we leave for uni etc

- no outside teams will come and play in our Sevens carnival because of our grass fields
- we cant have junior carnivals here because of the grass
- we have to share our fields with softball
- we cant train all year round because we have to put the goals away to make room for softball and its not like we can lug the hockey goals everywhere around Mudgee
- every hockey player **NEEDS** to train all year round to keep they skill up
- we aren't up to date with our facilities
- my friends from Lithgow and other towns train all year round. They even have junior summer comps!

In the Plans for Glen Willow, Stage 2 is to build more Rugby League and Union fields and a Cricket pitch! Just saying Rugby League already have there \$MILLIONS\$ dollar stadium, Rugby Union has Jubilee and a fancy clubhouse and cricket have Victoria Park. What about moving them to Stage 3 inslst they already have **UP TO DATE** facillites. Hockey has facilities that were needed a century ago! We are in more need of a new field because all the other sports have there own fields where as we don't have one decent field.

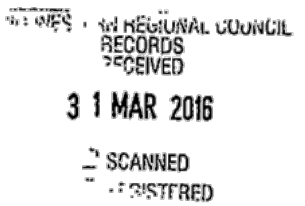
Turf Hockey fields could lead to the following benefits for the Tourism and the Economy for Mudgee:

- we could hold carnivals which would bring money for local businesses and a lot of people would want to go to the Wineries and other tourist locations around Mudgee
- they'll need something to fill their sport hungered tummies so they will hold team dinners at our local restaurants
- the Basil Sellers City vs. Country carnival had over 700 players and 1000+ families and other supporters
- Mudgee could host that one day
- Mudgee might even have their name next to a State player or Western Region players name or even a Hockeyroo or Kookaburra's
- Parkes for example have produced a lot of Hockeyroo's (Mariah Williams) and Orange has produced a few to (Edwina Bone, Meredith Bone, Jade Warrender). The same with the Kookaburra's.
- Parkes is the same size as Mudgee so look at the potential for Mudgee. If we had turf then we could maybe be a high standard town for hockey and be a rival to Dubbo etc.

After hearing my opinion, I hope you consider my thoughts as a junlor of Mudgee. Thank you.



Maree Ioane



[REDACTED]
MUDGEES NSW 2850

24 March 2016

To the General Manager

Submission with regards to the Draft Glen Willow Masterplan – Off Leash Dog Exercise Area

Dear Sir

My husband and I are frequent users of the Off Leash Exercise area within the Glen Willow complex. We have used the facility for many years from when it was a small area just past the soccer fields to the current larger area. We really appreciate this area because it can often be difficult to ensure our fur kids get enough exercise and this area is a boon to us.

The current Draft Glen Willow Masterplan does not include any improvements to the Off Leash Exercise area and I am hoping we can make some suggestions for your consideration.

Could the area be enlarged into the land to the south (towards the river) doubling the size of the current area? Sometimes there can over 20 dogs running around in the area and more space would greatly enhance the ability of owners to give their dogs a serious run within a protected environment. It will also provide enough space to ensure that canine tempers can be restrained a little better ensuring less incidents of nips and bites.

The trees that have been planted are really coming into their own. They provide a nice amount of shade currently and will provide more in future. The dogs certainly like them ☺. Would it be possible to provide a bit of landscaping like mounds and dips in the area? We often take our fur kids out to Gulgongs Off Leash area and find that they love running up the incline there and also in and around the copse of trees. While the flatter land at the Mudgee area would not be conducive to a long incline, perhaps some mounds of dirt, which would eventually be grassed over, would provide more variety. We understand creating dips might not be the best option in a flood prone area.

Could the area be included in the irrigation program for the Glen Willow Complex? It becomes a yard of dirt during the summer months which looks a bit out of place in the lush surrounds of the sporting grounds. Maintaining the grass within the area would have the benefit of keeping the prickles and weeds down and providing a nicer place for us to take our dogs. An added benefit would be that the Off Leash Area would look better to the users of the sporting sections and look more like part of the entire complex. The Parks staff do a great job trying to keep on top of weeds in the area but I am sure a lush grassed compound would make their job easier in that regard.

In conjunction with the above request, could a water tap be made available close to or within the Off Leash Exercise area. At the moment users of the area have to go all the way over to the back of the Netball Courts building to fill up containers to bring water back to the exercise area. I am sure you could understand how onerous that can be. Not having a water supply for the Off Leash Area is a major "conversation" point when getting together with other users out there.

Some picnic seats and permanent seating around the grounds would be brilliant and greatly appreciated. Some users have bought out picnic chairs for everyone's use but they are light and can blow around during storms. Unfortunately some have become targets for light fingered persons so permanent, fixed seating would solve both problems. The old exercise area had had a picnic table which was a great service but, unfortunately, some users left their rubbish on and around the table. Many of the current users are aware that this was a problem and have volunteered to ensure all rubbish is picked up and put in the supplied

bins. Many of the users do pick up patrols now so ensuring other rubbish is put in the bins will just be an extension of this. We really want the Off Leash Area to be a bonus to the area for locals and visitors. And there are many visitors to the area that use the Off Leash Area.

Another item on our wish list is for a double gate entry to the area. By this I mean a small fenced enclosure linked to the outside fencing with a second gate creating a barrier to the current entrance. This is to provide an "airlock" ensuring enthusiastic dogs within the area cannot escape while other enthusiastic dogs are being brought in. While on the subject of the entrance. The area gets very muddy when we have rain. At the moment Council puts gravel in the area when users ask for something to alleviate the mud. Could a cement apron be put in place around the entrance to protect against this and provide a permanent solution? No matter what we do, dogs love mud, but the entrance becomes a bog when multiple dogs and their parents have to enter and exit through mud hole.

There are many users who would also like to contribute to the area. We are aware that there are standards and rules applicable so working parties etc might be out of the question but we would like to fund raise towards items like picnic tables etc. and perhaps enter into an arrangement with Council for some items to be paid for by the users and purchased and installed by Council.

Thank you very much for your time. I hope that some or all of these items meet with your approval. The Off Leash Exercise area is a brilliant spot. It is close to parking, close to town without being surrounded by urban landscape, it is a good size but has room to become bigger and better. Local user and visitors appreciate what has been put in place for us but, as with all things, over time and with use, we find more or better ways to do things and I hoping that the Off Leash Area is something that Council will continue to build on and improve.

Regards

Carolyn & Bill Beamish

