



2016

COUNCIL BUSINESS PAPERS

Ordinary Meeting WEDNESDAY 16 NOVEMBER 2016

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STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED SUBDIVISION, DUAL OCCUPANCY &

MULTI RESIDENTIAL DEVELOPMENT

LOTS 6 & 7 in DP 790409

235-241 GLADSTONE STREET, MUDGEES NSW 2850

PREPARED FOR OWNER & APPLICANT:

HAYLYN PROPERTY INVESTMENTS
61 DEPOT ROAD
MUDGEES NSW 2850

PREPARED BY:

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JUNE 2016

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1.0 INTRODUCTION

This statement of Environmental Effects has been prepared by Preferred Design & Drafting and is part of an Application for Development for a Subdivision, Dual Occupancy and Multi Residential Development to Lots 6 & 7, 237 Gladstone Street Mudgee.

Where Development Control planning requirements are noted in this statement, the referral is to Mid-Western Regional Council Development Control Plan 2013 Amendment No 2, 17 December 2014.

2.0 SUBJECT PROPERTY

2.1 DESCRIPTION

Title Description:	Lots 6 & 7, in DP 790409
Frontage:	80.46m
Area:	5053 sq. m
Zoning:	R1 General Residential

2.2 EXISTING SITE

The vacant site is located on the southern side of Gladstone Street, 1 km west of Mudgee's CBD. The land gently slopes from south west to north east with an approximate gradient of 2.5%.



2.3 PREVIOUS USE

The land has been utilised as a residential lot.
 There is no knowledge of site contamination or hazard, either natural or technological to the site.
 Existing older homes have been demolished by previous owners of the blocks.
 The site was part of a large residential back yard showing no evidence of alternative use.

3.0 PROPOSED DEVELOPMENT

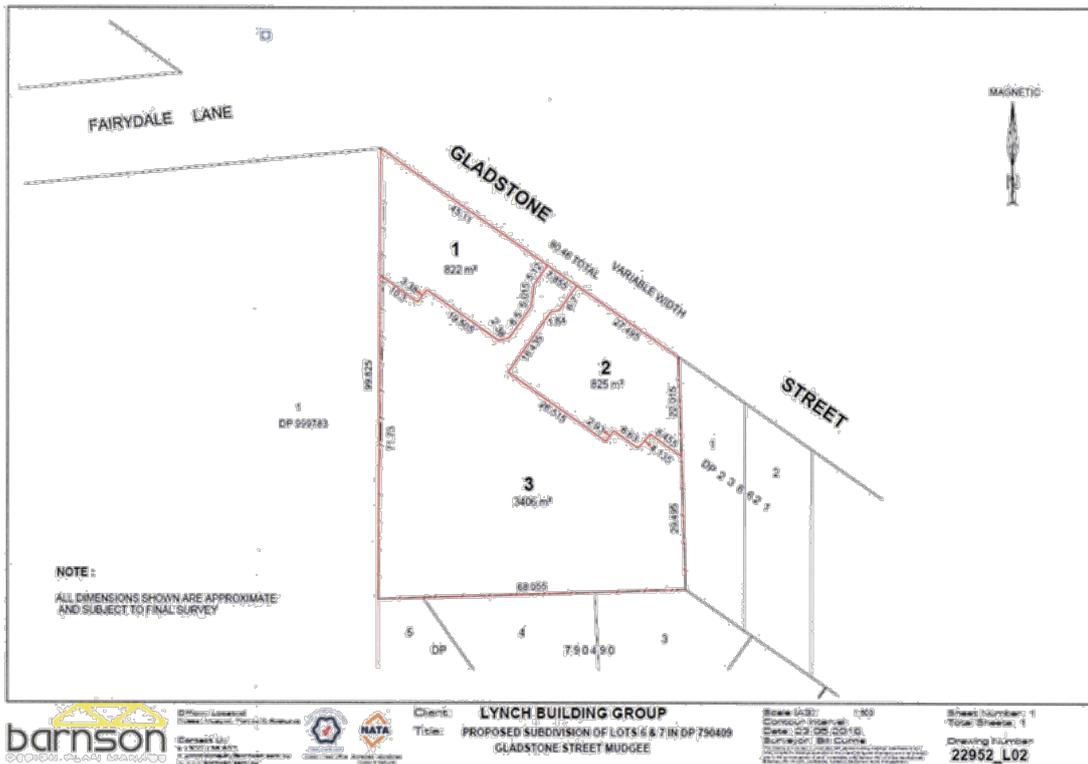
3.1 General Description

The existing Lots 6 & 7, shall be consolidated & subdivided into 3 x new lots, being:

- Lot 1 822 sq m
- Lot 2 825 sq m
- Lot 3 3406 sq m

Lots 1 & 2 shall be developed for 2 x Dual Occupancy dwellings, with one off subdivision achieving 4 x detached dwellings.

The remaining Lot 3 shall be utilised for a Multi Residential Development, housing 7 x detached units.
 The Lot 3 development proposes Community Title Subdivision.



4.0 SITE SUITABILITY

The site is located within the R1 Residential Zone. The development is allowable and in accordance with the R1 General Residential Zoning objectives (excerpt below):

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations; Roads; Rural workers' dwellings; Water reticulation systems

3 Permitted with consent

Attached dwellings; Boarding houses; Caravan parks; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Function centres; Funeral homes; Group homes; Health services facilities; Home industries; Hostels; Information and education facilities; Markets; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential accommodation; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Signage; Tourist and visitor accommodation; Water recycling facilities; Water storage facilities

4 Prohibited

Advertising structures; Farm stay accommodation; Any other development not specified in item 2 or 3

The area of the combined existing 2 x lots form a total of 5053 square metres.

The allowance of Multi Dwelling Housing being permitted as noted in the above mentioned zoning, presented the opportunity to the applicant for the utilisation of the site for this type of development.

The new owners of the property reviewed the possibility of a staged development, by subdivision into 3 x lots, construction of a dual occupancy development followed by the multi residential, culminating in the proposal and current Development Application.

Consultations with Mid-Western Regional Council Planning & Engineering staff has identified the site as flood prone land.

The developer has sought the assistance of Triaxial Consultants, to review the requirements of developing the site, and to also calculate the required finished floor levels of each dwelling in the application proposal.

A copy of the Triaxial plan is provided on following page. Each of the homes or units are designed to comply with the recommended finished floor levels.



5.0 UTILITY SERVICES

Electricity & Telephone are available to the site, and will be extended to service all dwellings. Upgrade of transformer to Gladstone Street for electricity supply will be required to service the development. An installation of a pad mount sub-station may also be required and provided. All dwellings are to be connected to the existing sewer main located to the Gladstone Street frontage, and easements over the newly created lots 1 & 2 will be required for sewer main access & connections for multi residential development to the newly created Lot 3.

On site stormwater detention shall be designed and provided in accordance with Mid-Western Regional Council requirements.

Town Water is currently connected to the site. Upgrade of water main to be proposed including requirements of water for fire-fighting purposes.

Hydrants are currently available in Gladstone Street.

6.0 DESIGN GUIDELINES

In accordance with Mid-Western Regional Council Development Control Plan 2013 Amendment No 2 17 December 2014, the following requirements are addressed:

6.1 DEVELOPMENT DENSITY

MULTI RESIDENTIAL

The site is not located within the Mudgee Conservation Area, and therefore the following calculations for Lot 3 - Multi Residential Development apply:

3 x bedroom Units 450 sq. m of site per dwelling.
2 x bedroom units require 380 sq. m of site area.

A site area of 3010 square metres would be required for 5 x 3 bedroom & 2 x 2 bedroom dwellings. The site area of 3407 sq. m therefore complies with the requirement.

DUAL OCCUPANCY

For the Lots 1 & 2 subdivision proposal, the Dual Occupancy requirements in accordance with the current DCP require the following:

Site Coverage	maximum 35% coverage
Landscaping	minimum 40 %

Units or dwellings 1 & 2 to be constructed on Lot 2, proposes site coverage of 36.35%. This is 1.35% over the DCP Deemed to Satisfy allowance.

Units or dwellings 3 & 4 to be constructed on Lot 1, proposes site coverage of 36.82%. This is 1.82% over the DCP Deemed to Satisfy allowance.

All other calculations for Dual Occupancy Development comply with the DCP, and therefore ask Council to consider this as a slight variation to the local planning instrument, and therefore allow the development.

Discretionary Development standards allow a maximum 50% site coverage, and in this proposal, would therefore comply.

6.2 SETBACKS

Single storey multi residential housing require:

Front	4.5m
Side	3.0m
Rear	3.0m

The front setback of dwellings 5 & 11 from Gladstone Street is over 22.5m due to the configuration of the newly created lots, and access handle from Gladstone Street.

All side & rear setbacks shall comply with a minimum 3.0m or greater, excluding Units 5 & 11 in relation to the newly created adjoining boundaries to the Lots 1 & 2.
(a northern boundary in relation to units 5 & 11).

The minor variation of this setback of a newly created side boundary between the two types of development is sought. This is also dependent upon the interpretation of a side or front boundary. If the effected boundary is to be noted as a side boundary, then the new lot 3 shall possess five side boundaries.

The amenity for the new owners of the dwellings in relation to the privacy and over-viewing between the abovementioned dwellings, shall be of minimal impact, due to the design layout and more than three metre separation of living areas between adjoining dwellings (of units 4 & 5 and 11 & 1). We therefore ask that this set-back be allowable in this instance.

6.3 BUILT FORM DESIGN

The proposed dwellings have been designed to complement the scale & rhythm of the Gladstone Street amenity.

Units 1 to 4 are designed with articulated frontage, variable roof forms of both contemporary and traditional, and constructed with face & rendered brick, incorporating composite weatherboard gables.

The proposal defines the new dwellings from the existing and are designed to attract new home buyers to this area of Mudgee, but is also compatible with the surrounding eclectic Gladstone Street area.

The floor plans are designed to optimise solar access & orientation, with north facing living rooms connected to outdoor alfresco areas linked to the main private open space yards.

6.4 STREETScape, BUILDING SCALE

The proposed dual occupancy single storey dwellings fronting Gladstone Street propose a variable overall height from natural ground line to maximum roof height varying from 5.51m to 6.04m, due to the requirement of raised finished floor levels. All floor levels shall be less than 1.0m above the natural surrounding ground levels.

The multi residential dwellings are set back from Gladstone Street frontage by approximately 22.5 metres, are not viewed from the street, and therefore do not relate directly to the existing street frontage, reducing the visual impact to the streetscape.

The proposed 6m wide driveway at main entry provides safe vehicle passing, with reduction to 3.0m width, reducing extensive hard surface area. The layout is offset to boundaries and shall include landscaped verge to also assist with streetscape aesthetics.

Construction of new fence line aligning battle-axe driveway entry, and within the building frontage setback, shall be Hebel Panel, to provide privacy to private open space areas of Units 2 & 3.

There are no fences between the unit frontage & Gladstone street for good sight lines for safe vehicle movement to & from the site.

6.5 LANDSCAPING

A comprehensive landscape plan is included in this application. There are currently no existing trees or shrubs on the site. Due to the development division of a Dual Occupancy & Multi Residential development, the DCP calculation requirements vary. Multi Residential requires a minimum of 40% landscaped area. The proposed Lot 3 for this type of development proposes 46.6%.

The Dual Occupancy does not state a required minimum Landscaped area, but in this proposal, over 50% of the site areas of Lots 1 & 2 shall achieve landscaping.

6.6 VEHICLE ACCESS & PARKING

In accordance with Mid-Western Regional Council Development Control Plan, the following Car Parking requirements for Multi Residential Development are as follows:

- 2 spaces per 2 & 3 bedroom dwelling.
- 1 space per 5 dwelling for overflow or visitor parking.

A total of 16 spaces will therefore be required, and a total of 18 spaces are proposed.

For Dual Occupancy Development the following applies:

- 2 spaces per dwelling – 1 space to be a garage, 1 space may be provided in a stacked arrangement in front of the garage provided the space is contained wholly within the site.

A total of 8 spaces are proposed, therefore complying with the requirements.

New crossover to kerb shall be constructed and required for adequate driveway widths, and shall be constructed to Mid-Western Regional Council specifications. Details shall be provided as part of the future Construction Certificate Application.

The entry driveway is to be 6.0m wide, reducing to 3.0m wide in parts with overtaking areas proposed. The access driveway from Gladstone Street continues throughout the site and is designed to include three 6 x 6m passing areas. Additional areas are provided for turning of vehicles to achieve forward facing exit from the site. All car parking spaces and manoeuvring are designed in accordance with AS 2890.1. Car Parking modules proposed are to be 2.4m wide x 5.5m long. The driveways are to be constructed in reinforced concrete, and predominantly landscaped to the perimeters.

6.7 PRIVATE OPEN SPACE MULTI RESIDENTIAL

Each dwelling located within the Multi Residential part of the development shall achieve in excess of the minimum 40 square metres of Private Open Space area. The open space areas are predominantly oriented to the north or north-east of the unit main living areas, excluding Unit 7. The extensive yard area to this unit wraps to the north and therefore provides a good variable solar orientation for the living & yard areas.

DUAL OCCUPANCY

The requirement of 80 square meters of Private Open Space to the Dual Occupancy portion of the development, being units 1 to 4, shall be achieved in this proposal.

Due to the flood prone site and requirement of lifting the finished floor levels of the dwellings, the location and separation of the private open space areas are proposed in this design.

This negates the overlooking between each of the individual units ensuring more privacy from the main living spaces, alfresco patios and private open space yards.

The design therefore provides north-east facing yards to Units 1 & 3, and north-west facing yards to units 2 & 4.

All private open space areas are in excess of the minimum requirement, and therefore ask that this variation to the DCP requirement be considered.

6.8 PRIVACY & AMENITY

All private open space areas are to be provided with 1.8m high colorbond steel fencing to boundaries and between proposed units.

Where Private Open Space fence lines are located to Gladstone Street frontage, the fence construction is to be masonry with slat screen infill.

All windows and doors to main living areas of opposing units are located at a distance greater than 6.0m.

6.9 WASTE DISPOSAL

All units are provided with adequate area within private yards for waste bin storage, and direct access from private open space to driveway for 2 x 240 litre waste & recycling bins.

Area is available to the Gladstone Street kerb for positioning of 14 waste bins for Multi Residential dwellings, and 8 waste bins for Dual Occupancy.

6.10 CONSTRUCTION and DESIGN

The units are to be constructed with Reinforced Concrete Slab Floor, Brick Veneer exterior walls, and Custom Orb Colorbond Roof Sheeting with Powdercoat Aluminium Framed Windows.

All dwellings are designed with high R value ceiling and wall insulation, including reflective foil laminate to underside roof sheeting.

All ceiling heights are to be 2.55m, with well-designed contemporary open plan living areas.

The design layout of the dwellings maximise good solar access to living areas.

Consideration has been given to providing generous private open space areas, with direct access to dining rooms via large roof covered patio or alfresco areas.

Private Open Space areas are located to achieve predominantly north, & north-east facing yards.

The use of slab on ground construction for thermal mass, insulated brick veneer walls, reflective foil laminate to underside colorbond roof, and installation of high R Value insulation to walls & ceilings all contribute to achieve excellent thermal performance of the dwellings.

Minimum 4.5 star rated Instantaneous Gas hot water systems, and star rated reverse cycle a/c split systems also contribute to reducing energy usage to the dwellings.

6.11 HERITAGE

The development is not within the Mid-Western Regional Council Conservation Zone.

SUMMARY

The proposed development complies with all aspects of the Mid-Western Regional Council LEP & DCP 2013 requirements, excluding two minor variations being sought concerning side setback to Multi Residential part, and & site coverage to Dual Occupancy portion of the development.

We ask that Council give consideration of allowing these variations due to their minor nature and minimal impact to existing amenity, streetscape & Gladstone Street area.

SITE CALCULATIONS - MULT RES DEVELOPMENT

TOTAL SITE AREA (LOTS 6 & 7)	5053 m ²
ZONING	R1 - GENERAL RESIDENTIAL
PROPOSED SUBDIVISION INTO 3 X LOTS	
LOT 1 - DUAL OCCUPANCY DEVELOPMENT	822 m ²
LOT 2 - DUAL OCCUPANCY DEVELOPMENT	825m ²
LOT 3 - MULTI RESIDENTIAL DEVELOPMENT	3406m ²
DEVELOPMENT STANDARDS - MWRC DCP 2013 - MULTI RES	
DENSITY STANDARDS:	3 X BED - 450 m ² SITE
	2 X BED - 380m ² SITE
LANDSCAPING	MIN 40 %
CAR PARKING	2 PER 3 BED / 2 PER 2 BED + 2 VISITOR

SITE DEVELOPMENT AREAS

UNIT No	LIVING /GARAGE	PATIO	ALFRESCO
UNIT 5	147.11m ²	1.93	14.00
UNIT 6	139.73m ²	4.04	16.20
UNIT 7	122.06m ²	1.49	12.00
UNIT 8	122.06m ²	1.49	11.25
UNIT 9	139.83m ²	4.04	16.20
UNIT 10	148.10m ²	2.52	13.68
UNIT 11	157.26m ²	2.88	13.50
TOTAL	976.15m²	18.39	96.83

FOOTPRINT AREA 976.15m² (EXCLUDES BALCONIES + PATIOS) 28.65% SITE COVERAGE

DRIVEWAYS 727.47m²

LANDSCAPING 46.60%

CAR PARKING 16 required - 18 SPACES PROPOSED

SITE CALCULATIONS - DUAL OCCUPANCY

TOTAL SITE AREA (LOTS 6 & 7) 5053 m²

ZONING R1 - GENERAL RESIDENTIAL

PROPOSED SUBDIVISION INTO 3 X LOTS

LOT 1 - DUAL OCCUPANCY DEVELOPMENT - UNITS 3 & 4 822m²

LOT 2 - DUAL OCCUPANCY DEVELOPMENT - UNITS 1 & 2 825m²

LOT 3 - MULTI RESIDENTIAL DEVELOPMENT 3406m²

DEVELOPMENT STANDARDS - MWRC DCP 2013 - DUAL OCCUPANCY

SITE DEVELOPMENT AREAS - MAX 35%

LOT 2

UNIT No	LIVING /GARAGE	PATIO	ALFRESCO
UNIT 1	161.36m ²	4.53m ²	10.29m ²
UNIT 2	138.54m ²	2.85	16.20
TOTAL	299.89m²	7.38m²	26.49m²

SITE COVERAGE = 36.35% (1.35% OVER)

DRIVEWAYS =57.52m²

LANDSCAPING = 52.78% (40% REQUIRED)

LOT 1

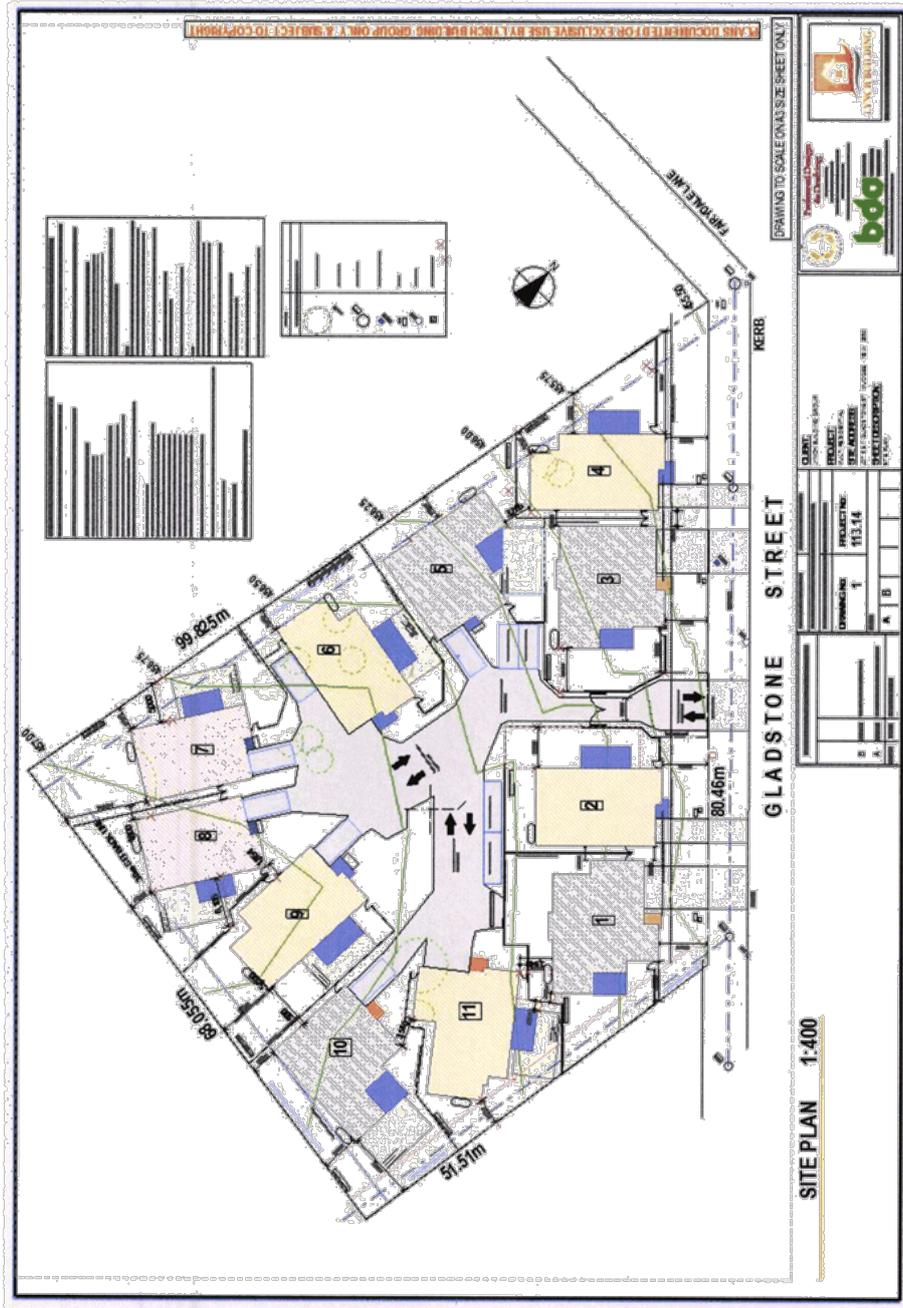
UNIT No	LIVING/GARAGE	PATIO	ALFRESCO
UNIT 3	162.52m ²	4.21	11.48
UNIT 4	140.22m ²	4.04	16.20
TOTAL	302.74m²	8.25	27.68

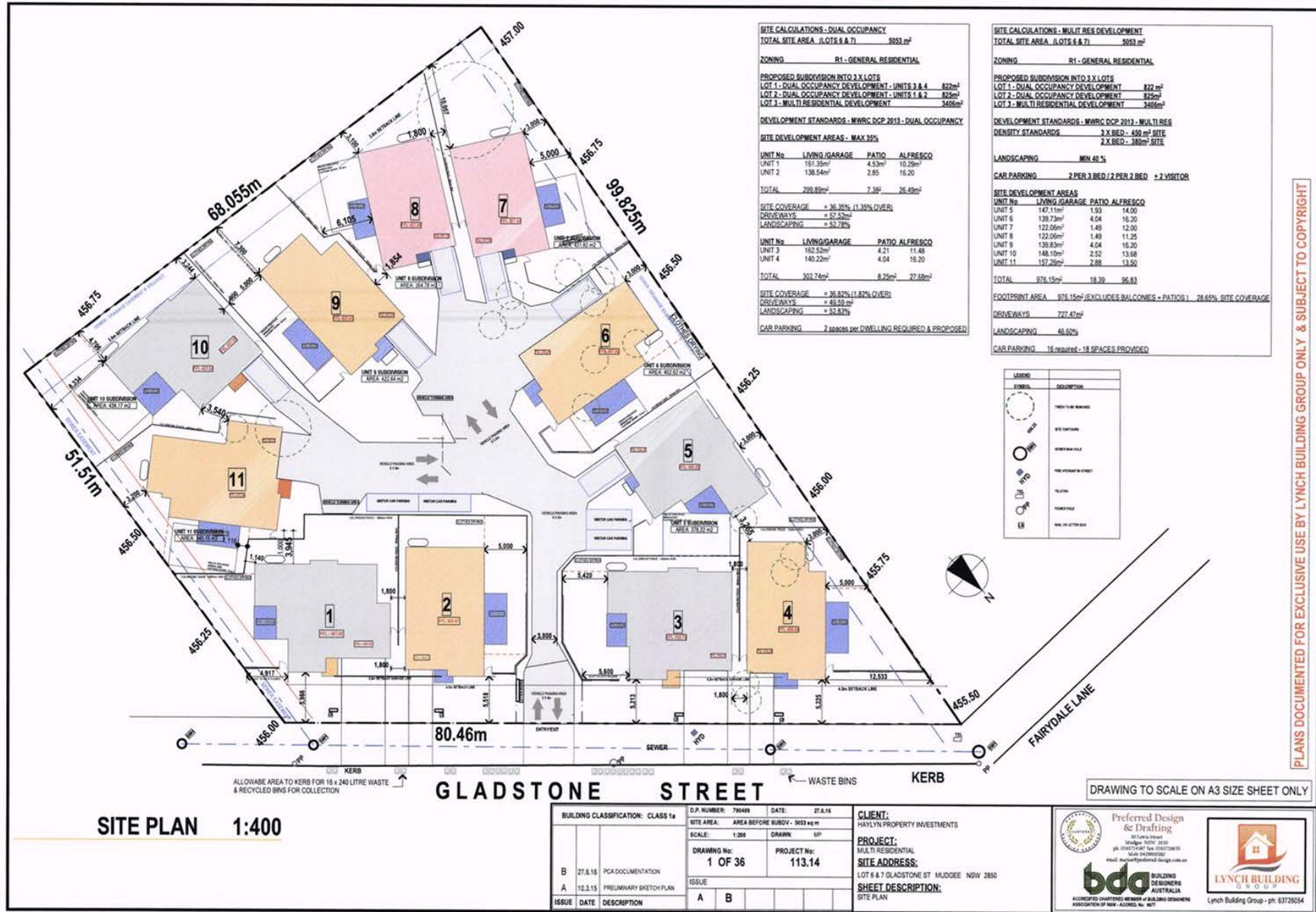
SITE COVERAGE = 36.82% (1.82% OVER)

DRIVEWAYS = 49.59 m²

LANDSCAPING = 52.83% (40% REQUIRED)

CAR PARKING 2 spaces per DWELLING (PROPOSED)





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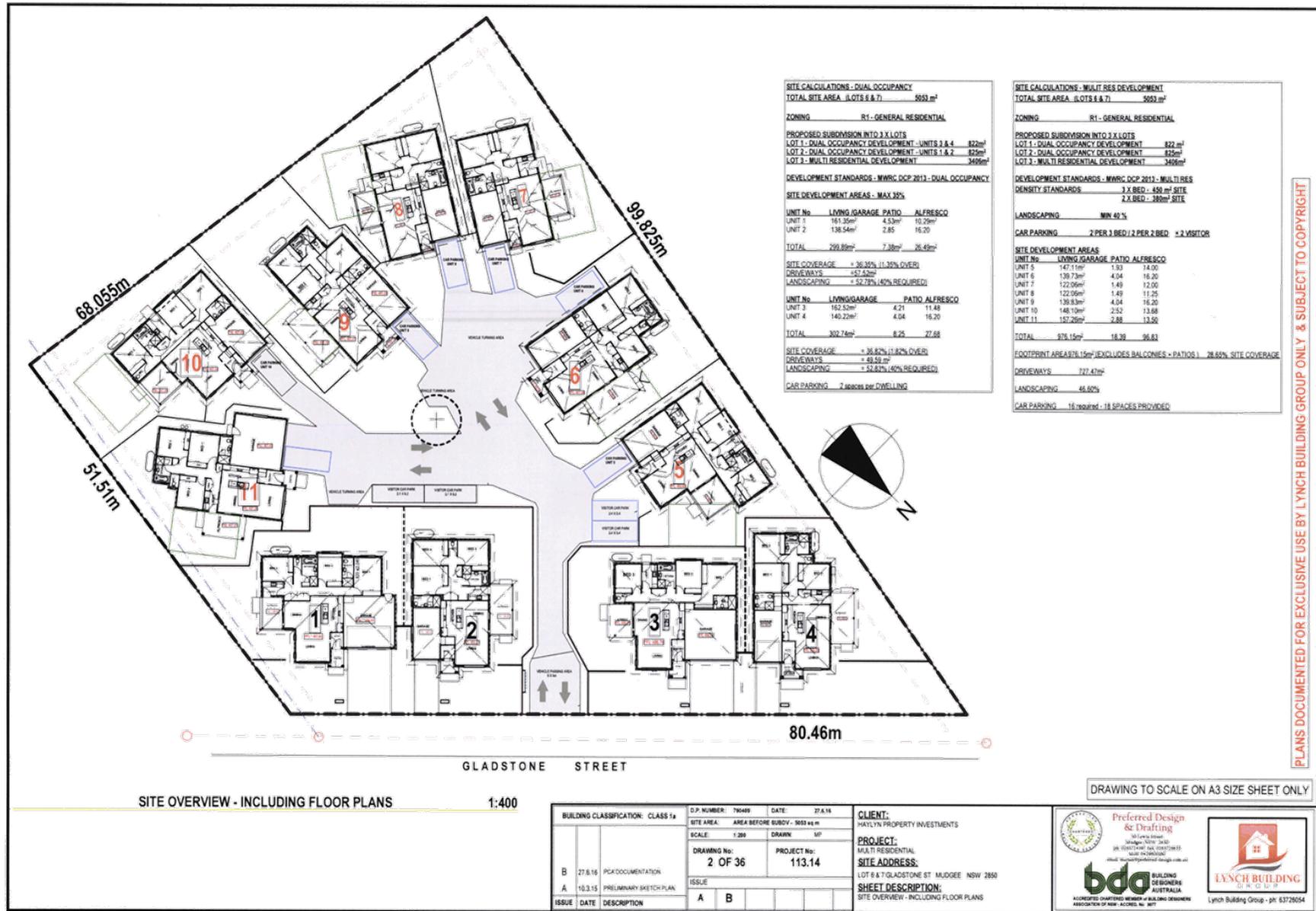
SITE PLAN 1:400

DRAWING TO SCALE ON A3 SIZE SHEET ONLY

BUILDING CLASSIFICATION: CLASS 1a		D.P. NUMBER: 760489	DATE: 27.6.16	CLIENT: HAYLYN PROPERTY INVESTMENTS
SITE AREA: AREA BEFORE SUBDIV - 5053 sq m		SCALE: 1:200	DRAWN: MP	PROJECT: MULTI RESIDENTIAL
DRAWING No: 1 OF 36		PROJECT No: 113.14		SITE ADDRESS: LOT 6 & 7 GLADSTONE ST MUDGEE NSW 2850
ISSUE DATE DESCRIPTION		ISSUE DATE DESCRIPTION		SHEET DESCRIPTION: SITE PLAN
A	10.3.15 PRELIMINARY SKETCH PLAN	A		
B	27.6.16 PCA DOCUMENTATION	B		

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 BUILDING DESIGNERS AUSTRALIA
 ASSOCIATED CHARTERED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES



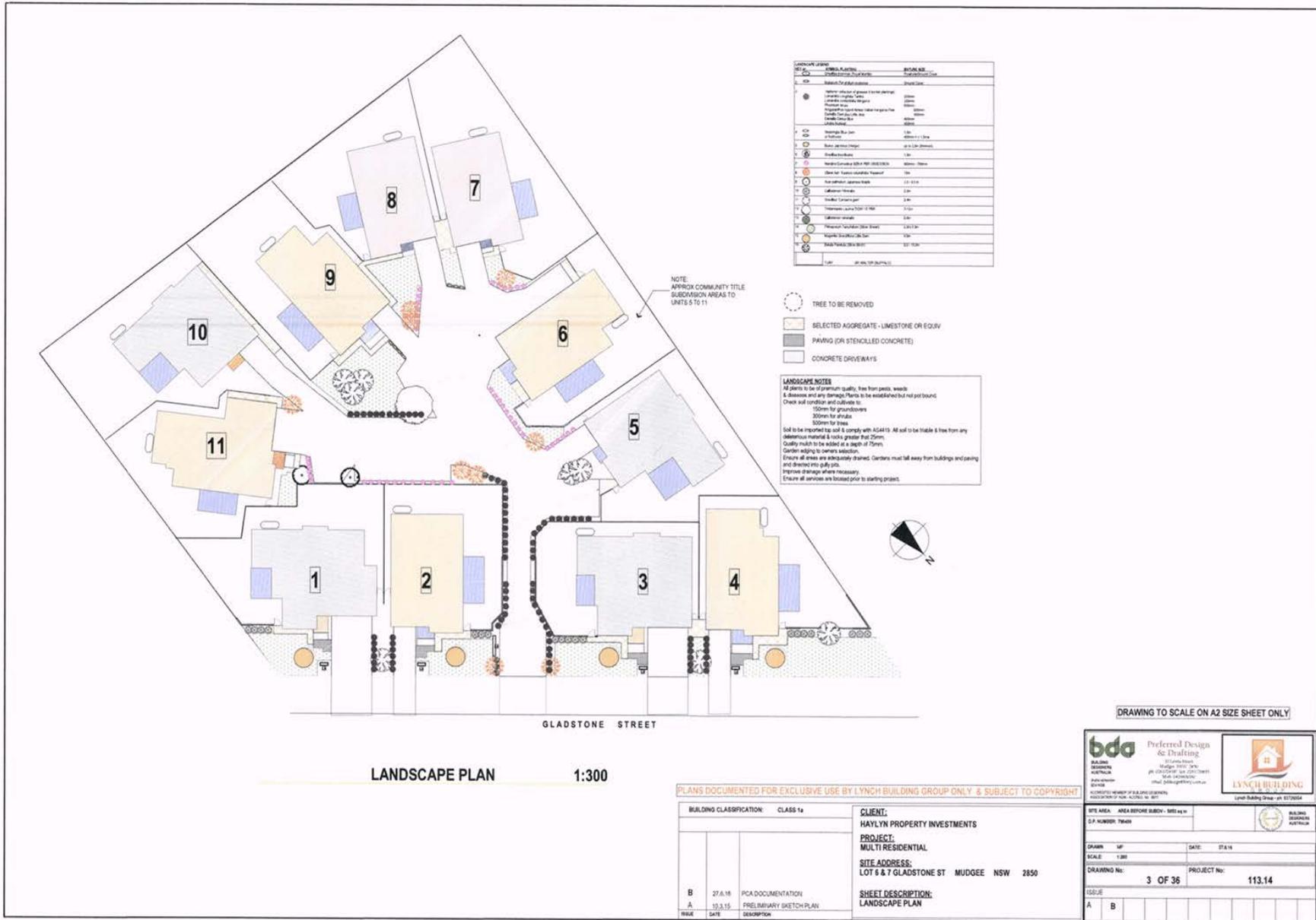
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	SITE AREA: AREA BEFORE SUBDY - 5053 sq m	SCALE: 1:200	DRAWN: MP
	DRAWING No: 2 OF 36	PROJECT No: 113.14	PROJECT: MULTI RESIDENTIAL
	ISSUE: A B		SITE ADDRESS: LOT 6 & 7 GLADSTONE ST MUDGEE NSW 2850
ISSUE DATE DESCRIPTION	SHEET DESCRIPTION: SITE OVERVIEW - INCLUDING FLOOR PLANS		

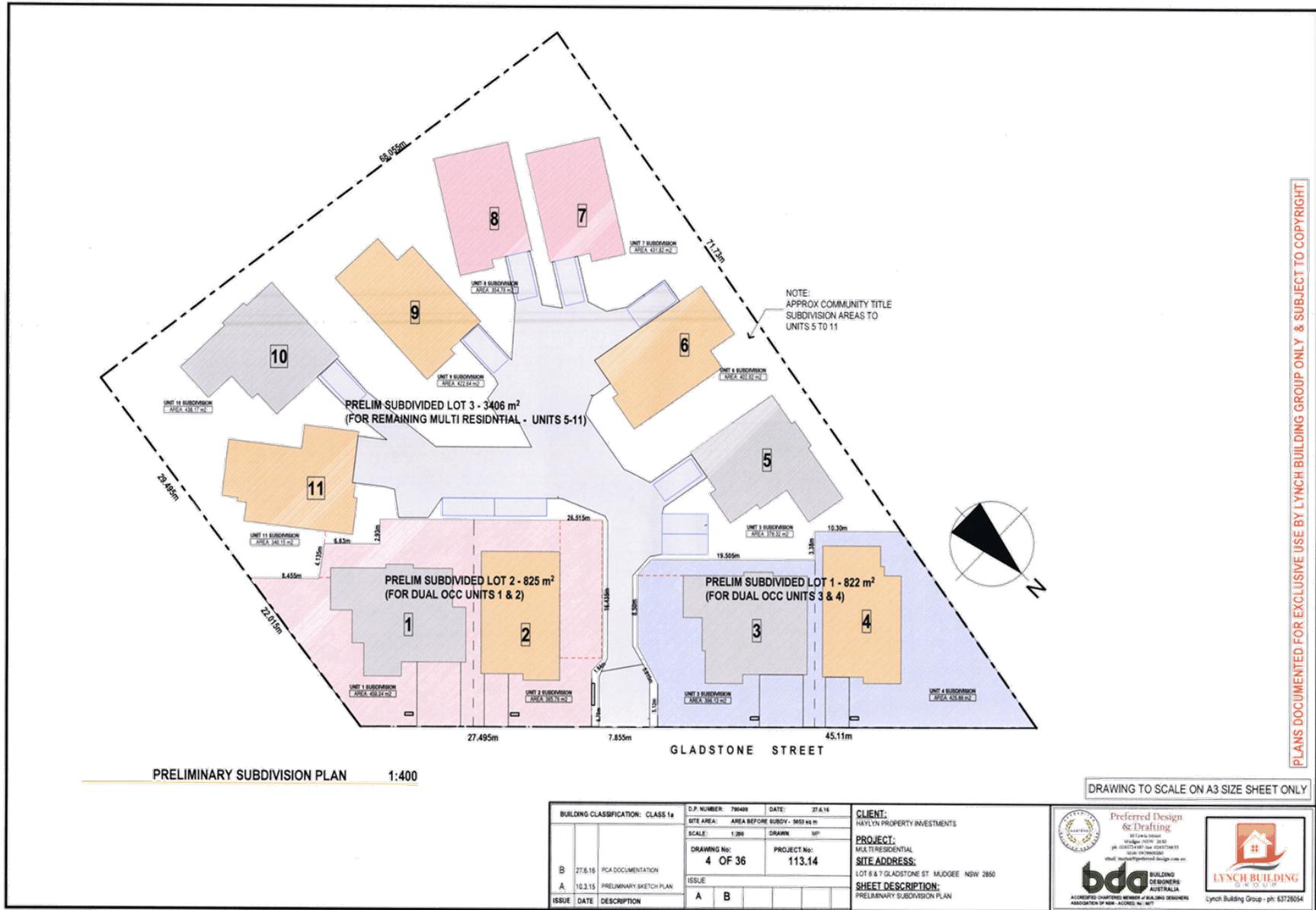
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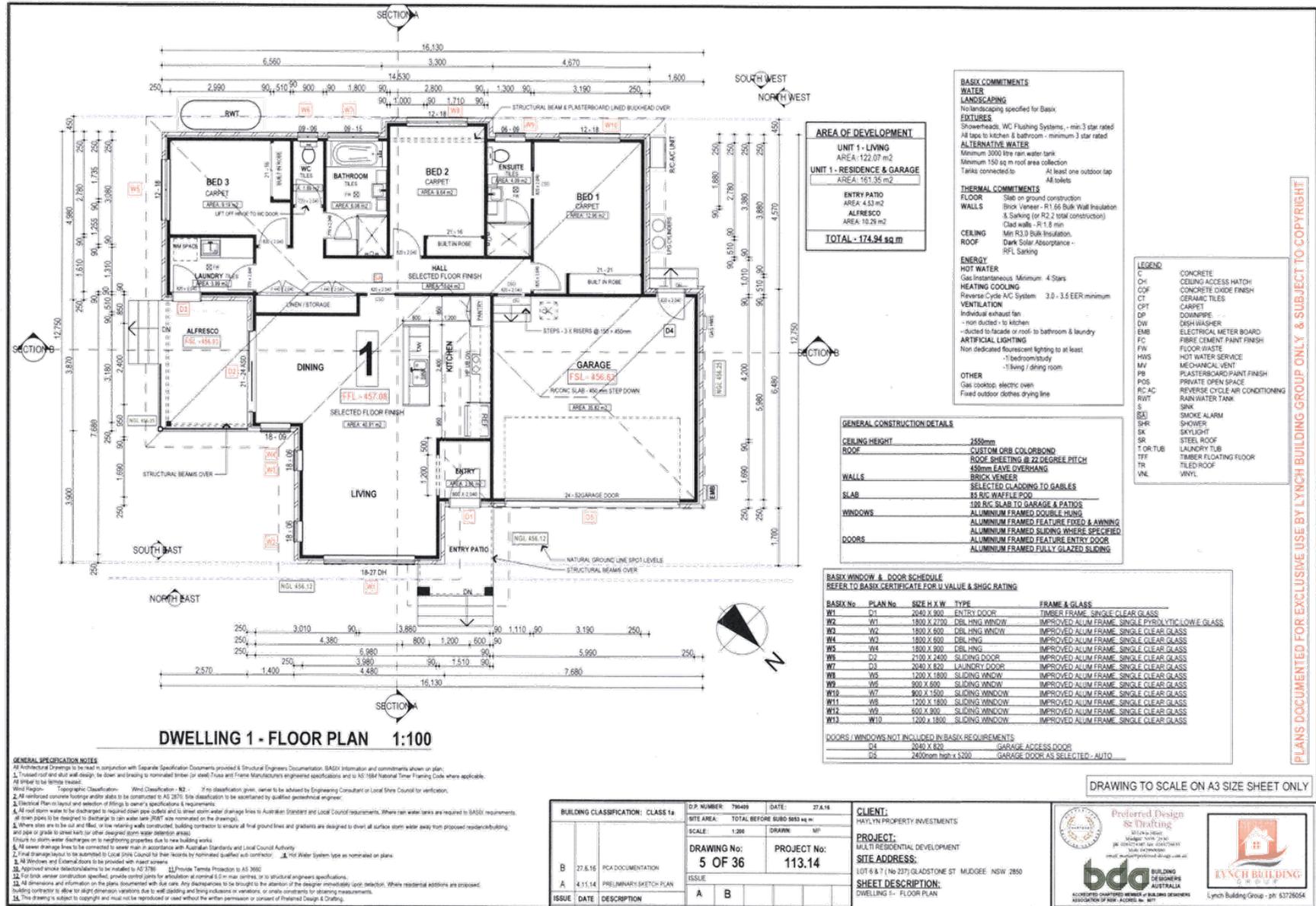
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DWELLING 1 - NORTH EAST ELEV:100

SOUTH EAST 1:100

NORTH WEST 1:100

GENERAL SPECIFICATION NOTES

1. Architectural Changes to be made in conjunction with Separate Specification Documents provided & Structural Engineers Documentation, BASIX Information and comments shown on plan.
2. Timber roof and steel wall design, fix down and bracing to nominated timber (or steel) Truss and Frame Manufacturers engineered specifications and to AS 1884 National Timber Framing Code where applicable.
3. Refer to the terms listed.
4. Wind Region: Topographic Classification: Wind Classification: N2. If no classification given, refer to be advised by Engineering Consultant or Local Shire Council for verification.
5. All reinforced concrete footings and/or slabs to be constructed to AS 2870. Site classification to be ascertained by qualified geotechnical engineer.
6. Electrical Plan or layout and selection of fittings to meet specifications & requirements.
7. All roof storm water to be discharged to required down pipe outlets and to street storm water drainage lines in Australian Standard and Local Council requirements. Where rain water tanks are required to BASIX requirements, all downpipes to be designed to discharge to rain water tank (RWT) site nominated on the drawings.
8. Where sites are to be cut and filled, or low retaining walls constructed, building contractor to ensure all final ground lines and gradients are designed to divert all surface storm water away from proposed residence/building and pipe or grade to street kerb (or other designated storm water detention areas).
9. Ensure no storm water discharges on to neighbouring properties due to new building works.
10. All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority.
11. Final drainage lines to be submitted to Local Shire Council for their records by nominated qualified sub-contractor.
12. Hot Water System type as nominated on plans.
13. All Windows and External doors to be provided with insect screens.
14. Approved smoke detectors/sensors to be installed to AS 3786.
15. Provide Termite Protection to AS 3600.
16. For brick veneer construction specified, provide control joints for installation at nominal 4.0 m max centres, or to structural engineers specifications.
17. All dimensions and information on the plans documented with this set. Any discrepancies to be brought to the attention of the designer immediately upon detection. Where residential additions are proposed, building contractor to allow for slight dimension variations due to wall finishing and fixing niches or variations, or onsite constraints for obtaining measurements.
18. This drawing is subject to copyright and must not be reproduced or used without the written permission or consent of Preferred Design & Drafting.

CLIENT: HAYLYN PROPERTY INVESTMENTS

PROJECT: MULTI RESIDENTIAL DEVELOPMENT

SITE ADDRESS: LOT 6 & 7 (No 237) GLADSTONE ST MUDGEE NSW 2850

SHEET DESCRIPTION: DWELLING 1 - ELEVATIONS

BUILDING CLASSIFICATION: CLASS 1a		D.R. NUMBER: 79420	DATE: 27/1/16
B 27/8/16 PCA DOCUMENTATION		SITE AREA: TOTAL BEFORE ESDS 683 sq m	SCALE: 1:200 DRAWN: MP
A 4/11/14 PRELIMINARY SKETCH PLAN		DRAWING No: 6 OF 36	PROJECT No: 113.14
ISSUE	DATE	DESCRIPTION	ISSUE:
A			B

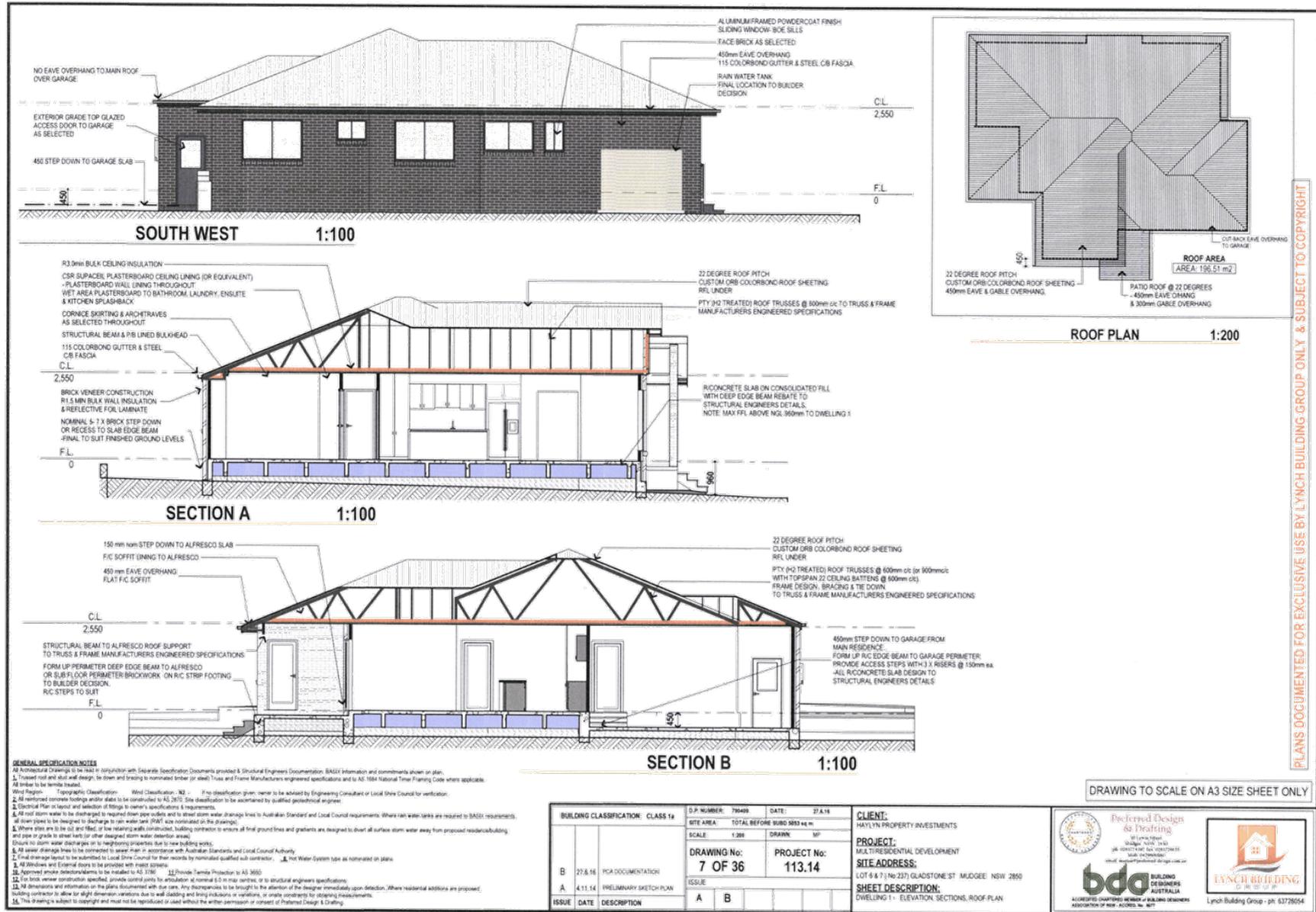
DRAWING TO SCALE ON A3 SIZE SHEET ONLY

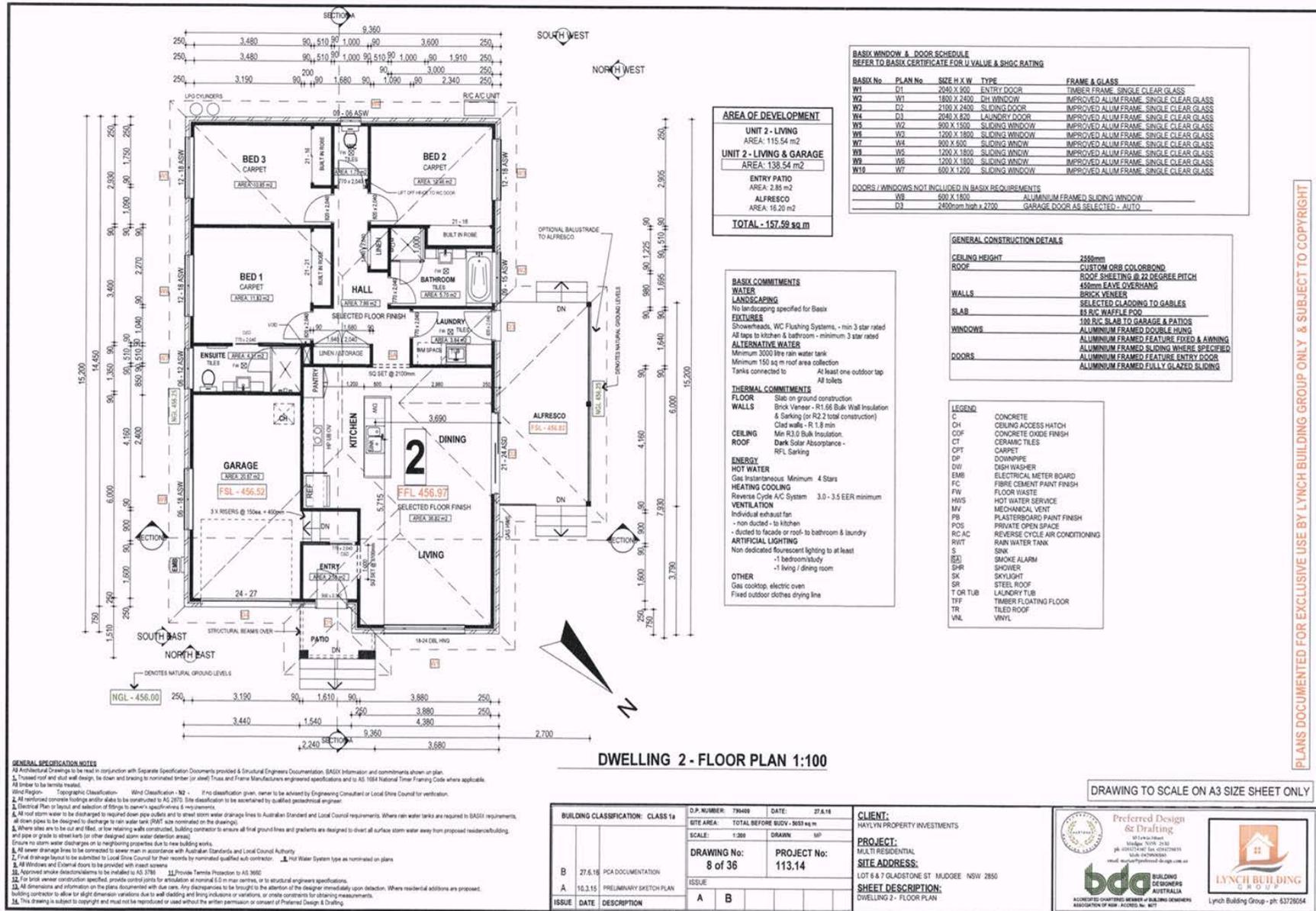
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DWELLING 2 - NORTH EAST ELEV 1:100

NORTH WEST 1:100

SOUTH EAST 1:100

GENERAL SPECIFICATION NOTES

- All Architectural Drawings to be read in conjunction with Separate Specification Documents provided & Structural Engineers Documentation, BASIX information and commitments shown on plan.
- Treated roof and slab wall design, be shown and bearing to nominated timber (or steel) Truss and Frame Manufacturers engineered specifications and to AS 1884 National Timber Framing Code where applicable.
- All timber to be termite treated.
- Wind Region: Topographic Classification: Wind Classification: NP. If no classification given, refer to be advised by Engineering Consultant or Local Area Council for verification.
- All reinforced concrete footings and/or slabs to be constructed to AS 3600. Site classification to be ascertained by qualified geotechnical engineer.
- Electrical Plan or layout and selection of fittings to owner's specifications & requirements.
- All soil storm water to be discharged to required down pipe system and to street storm water drainage lines in Australian Standard and Local Council requirements. Where rain water tanks are required to BASIX requirements, all down pipes to be designed to discharge to rain water tank (RWT) (as nominated on the drawings).
- Where sites are to be cut and filled, or low retaining walls constructed, building contractor to ensure all final ground lines and gradients are designed to divert all surface storm water away from proposed residential building and pipe or grate to street kerb (or other designed storm water detention areas).
- Ensure no storm water discharges on to neighboring properties due to new building works.
- All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority.
- Final drainage levels to be submitted to Local Area Council for their records by nominated qualified sub-contractor. All Hot Water System type as nominated on plans.
- All Windows and External doors to be provided with insect screens.
- Approved smoke alarm/batteries to be installed to AS 3786. 12 Provide Termite Protection to AS 3660.
- For brick veneer construction specified, provide control joints for articulation at normal 6.0 m max centres, or to structural engineers specifications.
- All dimensions and information on the plans documented with due care. Any discrepancies to be brought to the attention of the designer immediately upon detection. Where residential additions are proposed, building contractor to allow for slight dimension variations due to wall slabbing and framing conditions or variations, in order to comply with obtaining measurements.
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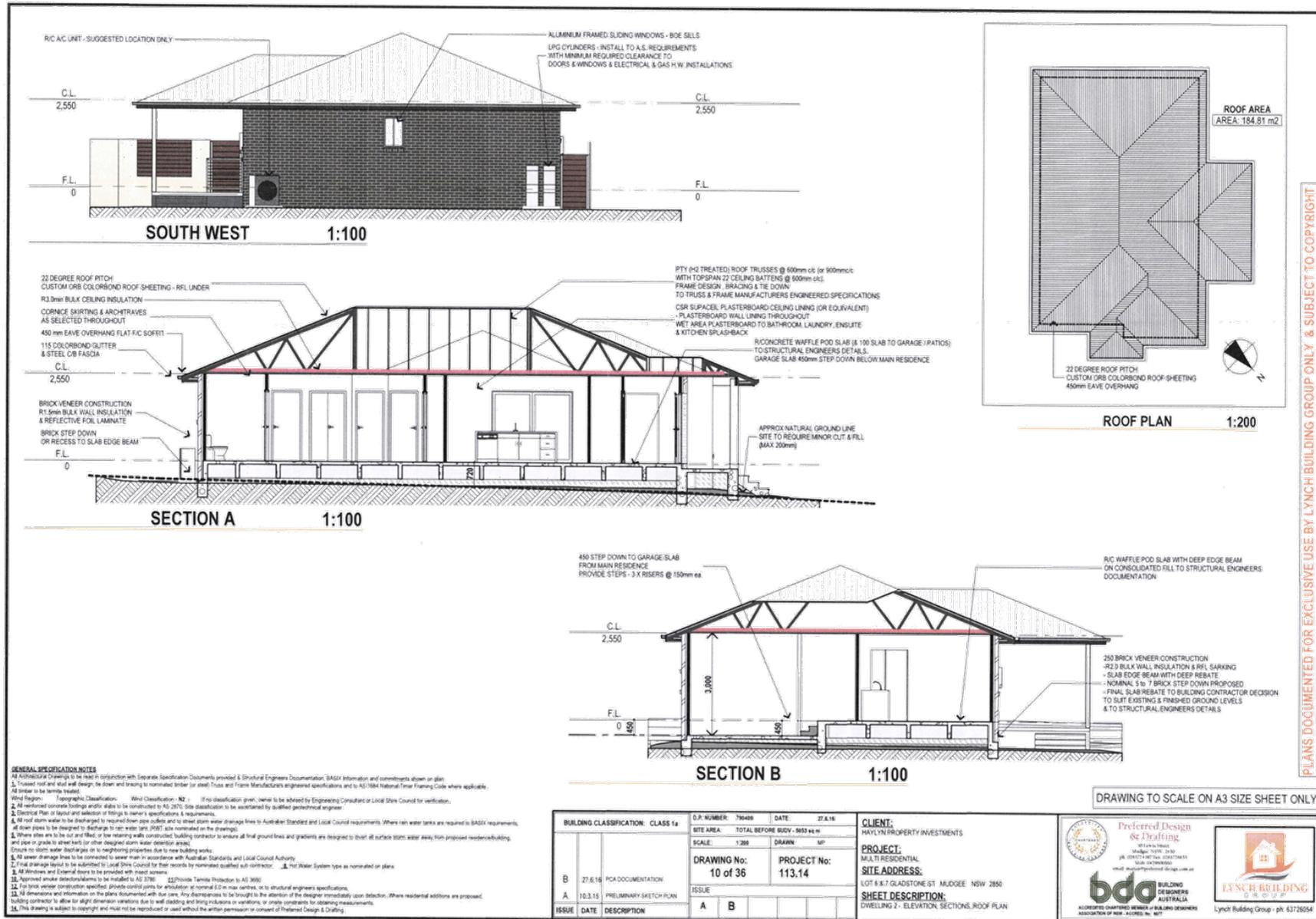
DRAWING TO SCALE ON A3 SIZE SHEET ONLY

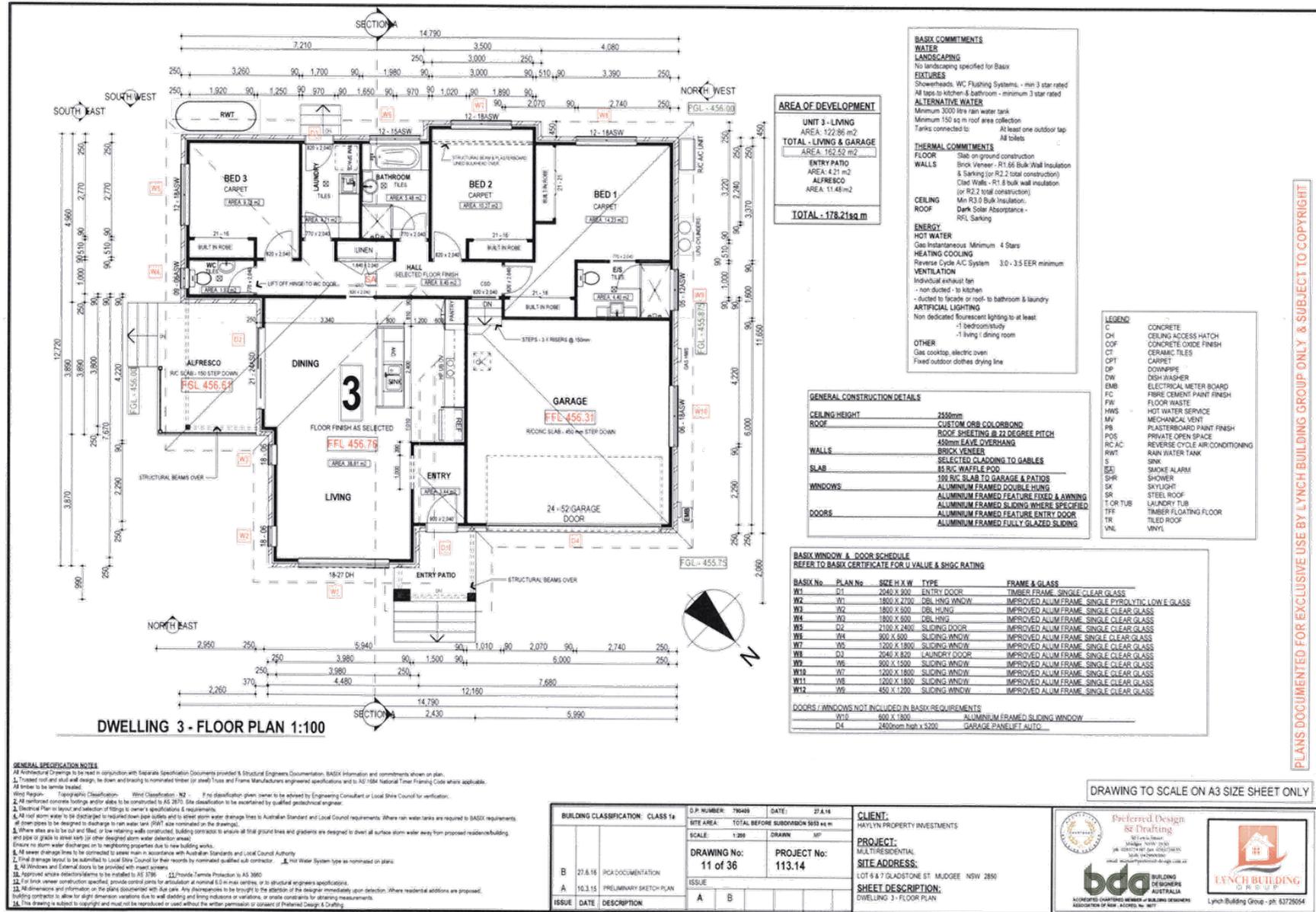
BUILDING CLASSIFICATION: CLASS 1a		D/P NUMBER: 79449	DATE: 27.6.16	CLIENT: MAYLYN PROPERTY INVESTMENTS
		SITE AREA: TOTAL BEFORE SUBV - 863 sq m		
		SCALE: 1:200	DRAWN: MP	PROJECT: MULTI RESIDENTIAL
		DRAWING No: 9 of 36	PROJECT No: 113.14	
		ISSUE		SITE ADDRESS: LOT 6 & 7 GLADSTONE ST MUDGEE NSW 2850
		A B		
ISSUE	DATE	DESCRIPTION	SHEET DESCRIPTION: DWELLING 2 - ELEVATIONS	
B	27.6.16	PCA DOCUMENTATION		
A	10.3.15	PRELIMINARY SKETCH PLAN		

Preferred Design & Drafting
 47/500 GARDNER ST
 MUDGEE NSW 2850
 PH: (06) 2822 1000 FAX: (06) 2822 1001
 www.preferreddesignanddrafting.com.au

bdg BUILDING DESIGNERS AUSTRALIA
 INCORPORATED COMPANY MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NSW - ACCESS No. 807

LYNCH BUILDING
 Lynch Building Group - ph 53726034





DWELLING 3 - NORTH EAST ELEV 1:100

SOUTH EAST 1:100

NORTH WEST 1:100

GENERAL SPECIFICATION NOTES

- Architectural Changes to be read in conjunction with Schedule Specification Documents provided & Structural Engineers Documentation. BASIC Information and dimensions shown on plan.
- Trussed roof and stud wall design, tie down and bracing to nominated timber (or steel) Truss and Frame Manufacturers engineered specifications and to AS 1584 National Timber Framing Code where applicable.
- Refer to the termite treated.
- Wind Region: Topographic Classification: Wind Classification: N2. If no classification given, refer to be advised by Engineering Consultant or Local Shire Council for verification.
- All reinforced concrete footings and/or slabs to be constructed to AS 2870. Site classification to be ascertained by qualified geotechnical engineer.
- Electrical floor inlay and selection of fittings to comply with requirements.
- All roof storm water to be discharged to required down pipe outlets and to street storm water drainage lines to Australian Standard and Local Council requirements. Where rain water tanks are required to BASIX requirements, all down pipes to be designed to discharge to rain water tank (RWT) as indicated on the drawings.
- Where sites are to be cut and filled, or low retaining walls constructed, building contractor to ensure all final ground lines and gradients are designed to divert all surface storm water away from proposed underbuilding and pipe to grade to street kerb (or other designated storm water detention area).
- Ensure no storm water discharges on to neighbouring properties due to new building works.
- All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority.
- Final drainage panel to be submitted to Local Shire Council for their records by nominated qualified sub-contractor.
- All Windows and External doors to be provided with insect screens.
- Approved smoke detectors/alarms to be installed to AS 3786. 11 Provide Termite Protection to AS 3660.
- For brick sewer ventilation specified, provide control pipes for ventilation at nominal 50 or 100 mm diameter, at 90° vertical to engineers specifications.
- All dimensions and information on the plans documented with data tags. Any discrepancies to be brought to the attention of the designer immediately upon detection. Where residential additions are proposed, building contractors to allow for slight dimension variations due to wall thickness and fixing inductions or variations to create constraints for determining measurements.
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DRAWING TO SCALE ON A3 SIZE SHEET ONLY

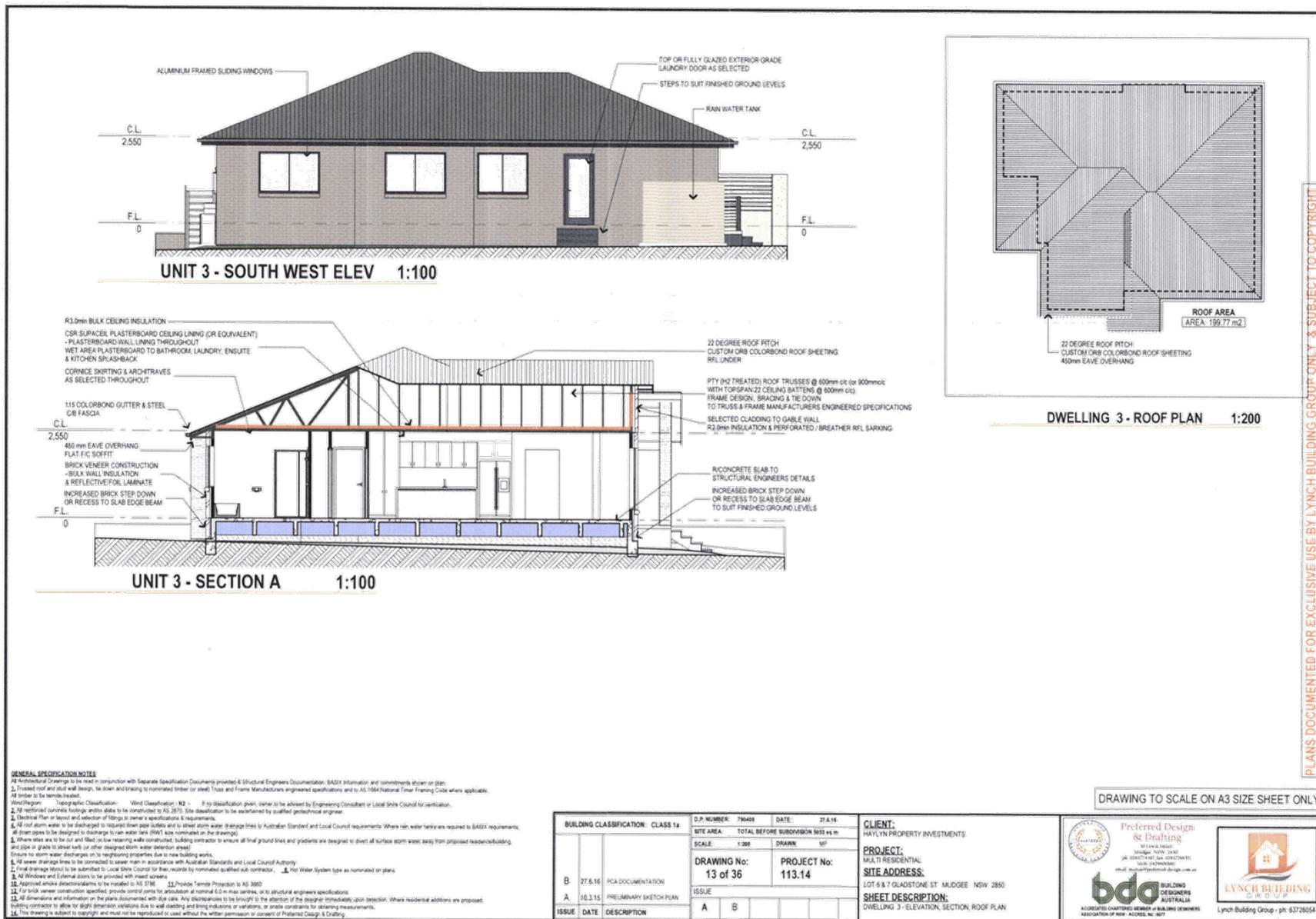
BUILDING CLASSIFICATION: CLASS 1a		D.P. NUMBER: 79649	DATE: 27.6.16	CLIENT: HAYLYN PROPERTY INVESTMENTS
		SITE AREA: TOTAL BEFORE SUBDIVISION 563 sq.m	SCALE: 1:200	PROJECT: MULTI RESIDENTIAL
		DRAWING No: 12 of 36	DRAWN: MP	SITE ADDRESS: LOT 8 & 7 GLADSTONE ST MUDGEE NSW 2850
		ISSUE:	PROJECT No: 113.14	SHEET DESCRIPTION: DWELLING 3 - ELEVATIONS
ISSUE	DATE	DESCRIPTION		
B	27.6.16	PCA DOCUMENTATION		
A	10.3.15	PRELIMINARY SKETCH PLAN		

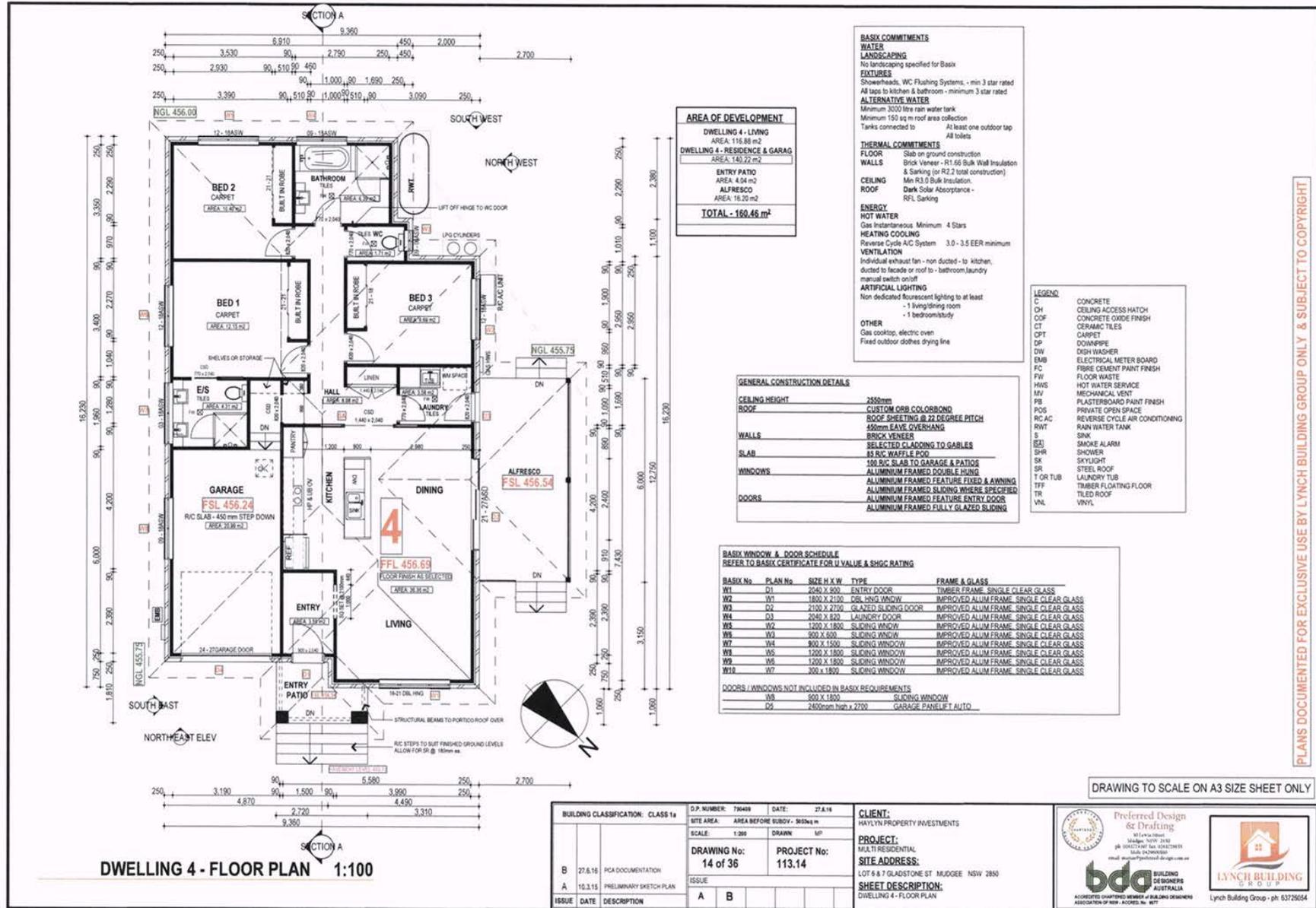
Preferred Design & Drafting
107 GARDEN ST
MUDGEE NSW 2850
PH: (06) 2822 2222 FAX: (06) 2822 2221
GLEN PATTERSON
EMAIL: info@preferred-design.com.au

bda BUILDING DESIGNERS AUSTRALIA
ACCREDITED QUALIFIED MEMBER OF BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES

LYNCH BUILDING GROUP
Lynch Building Group - ph: 6372654

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DWELLING 4 - NORTH EAST 1:100

NORTH WEST 1:100

SOUTH EAST 1:100

GENERAL SPECIFICATION NOTES

- All Architectural Drawings to be read in conjunction with Separate Specification Documents provided & Structural Engineers Documentation. BMSZ Information and comments shown on plan.
- Trussed roof and steel wall design, be down and bracing to nominated times (or steel) Truss and Frame Manufacturers engineered specifications and to AS-1884 National Timber Framing Code where applicable.
- As per to be termite treated.
- Wind Region: Topographic Classification: Wind Classification - N2. If no classification given, owner to be advised by Engineering Consultant or Local State Council for verification.
- All reinforced concrete footings and/or slabs to be constructed to AS 3600. Site classification to be ascertained by qualified geotechnical engineer.
- Electrical Plans to layout and selection of fittings in accordance with specifications & requirements.
- All roof storm water to be discharged to required storm pipe outlets and to ground storm water storage tanks to Australian Standards and Local Council requirements. Where rain water tanks are required to BMSZ requirements, all down pipes to be designed to discharge to rain water tank (RWT) size nominated on the drawings.
- Where sites are to be cut and back, or low retaining walls constructed, building contractor to ensure all final ground lines and gradients are designed to sheet all surface storm water away from proposed residential building and pipe to grade to street kerb (or other designed storm water detention areas).
- Drainage storm water discharge on to neighbouring properties due to new building works.
- All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority.
- Final drainage lines to be submitted to Local State Council for their records by nominated qualified sub-contractor.
- Hot Water System type as nominated on plans.
- All Windows and External doors to be provided with insect screens.
- Approved smoke detectors to be installed to AS 3786.
- Provide Termite Protection to AS 3600.
- For brick veneer construction specified, provide control joints for articulation at normal 6.0m max centres, or to structural engineers specifications.
- All dimensions and information on the plans documented with due care. Any discrepancies to be brought to the attention of the design immediately upon detection. Where residential additions are proposed, building contractor to allow for slight dimension variations due to wall settling and being inclusions or variations, or onsite constraints for obtaining measurements.
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DRAWING TO SCALE ON A3 SIZE SHEET ONLY

BUILDING CLASSIFICATION: CLASS 1a	D.P. NUMBER: 79449	DATE: 27.6.16	CLIENT: HAYLYN PROPERTY INVESTMENTS
SCALE: 1:200	SITE AREA: AREA BEFORE SUBDY: 365sqm	DRAWN: MP	PROJECT: MULTIRESIDENTIAL
ISSUE: A 10.3.15 PRELIMINARY SKETCH PLAN B 27.6.16 PCA DOCUMENTATION	DRAWING No: 15 of 36	PROJECT No: 113.14	SITE ADDRESS: LOT 6 & 7 GLADSTONE ST MUDGEEO NSW 2850
ISSUE: A B	SHEET DESCRIPTION: DWELLING 4 - ELEVATIONS		ASSOCIATED ORGANIZATIONS: PREFERRED DESIGN & DRAFTING bda BUILDING DESIGNERS AUSTRALIA Lynch Building Group - ph: 63726654

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ROOF PLAN 1:200

ROOF AREA
AREA: 188.35 m²

22 DEGREE ROOF PITCH
CUSTOM ORB COLORBOND ROOF SHEETING
450mm EAVE OVERHANG

SOUTH WEST 1:100

RAIN WATER TANK
LPG CYLINDERS - SUGGESTED LOCATION ONLY
INSTALL TO AUSTRALIAN STANDARD REQUIREMENTS
& CLEARANCE TO DOORS / WINDOWS &
ELECTRICAL EQUIPMENT

ALUMINUM FRAMED SLIDING WINDOWS - BOSE SELLS

C.L. 2,550
F.L. 0

SECTION A 1:100

PTV (H2 TREATED) ROOF TRUSSES @ 600mm c/c TO TRUSS & FRAME
MANUFACTURERS ENGINEERED SPECIFICATIONS

MANUFACTURERS ENGINEERED SPECIFICATIONS
CSR SURFACE, PLASTERBOARD (CEILING LINING (OR EQUIVALENT))
- PLASTERBOARD WALL LINING THROUGHOUT
WET AREA PLASTERBOARD TO BATHROOM, LAUNDRY, ENSUITE
& KITCHEN SPLASHBACK

STRUCTURAL BEAM TO T & F MANUFACTURERS ENGINEERED
SPECIFICATIONS

C.L. 2,550
F.L. 0

APPROX NATURAL GROUND LINE

940

22 DEGREE ROOF PITCH
CUSTOM ORB COLORBOND ROOF SHEETING - RFL UNDER

R3.0mm BULK CEILING INSULATION
CORNICHE SKIRTING & ARCHITRAVES
AS SELECTED THROUGHOUT

450 mm EAVE OVERHANG FLAT 6°C SOFFIT

115 COLORBOND GUTTER
& STEEL CR FASCIA

BRICK VENEER CONSTRUCTION
R2.0mm BULK WALL INSULATION
& REFLECTIVE FOL LAMINATE
VARIABLE 5 to 7 BRICK STEP DOWN
OR RECESS TO SLAB EDGE BEAM
TO ACHIEVE REQUIRED FFL

GENERAL SPECIFICATION NOTES

- Architectural Drawings to be read in conjunction with Separate Specification Documents provided & Structural Engineers Documentation (BASEX) information and commitments shown on plan.
- Roof and steel wall design, be steel and bracing to nominated order (or steel) Truss and Frame Manufacturers engineered specifications and to AS 1584 National Timber Framing Code where applicable.
- Similar to be termite treated.
- Wind Region: Topographic Classification: Wind Classification: N2. If no classification given, refer to be advised by Engineering Consultant or Local Shire Council for verification.
- All reinforced concrete footings and/or slabs to be constructed to AS 2870. Site classification to be ascertained by qualified geotechnical engineer.
- Electrical then in layout and selection of fittings to comply with specifications & requirements.
- All roof storm water to be discharged to regulated storm pipe outlets and to street storm water drainage lines to Australian Standard and Local Council requirements. Where rain water tanks are required to BASEX requirements, all down pipes to be designed to discharge to rain water tank (RWT) via nominated on the drawings.
- Where sites are to be cut and fill, or low retaining walls constructed, building contractor to ensure all final ground lines and gradients are designed to divert all surface storm water away from proposed redevelopment, and pipe or grade to street level (or other designed storm water detention areas).
- Ensure no storm water discharge on to neighboring properties due to new building works.
- All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority.
- Final drainage layout to be submitted to Local Shire Council for their records by nominated qualified sub contractor.
- All Windows and External doors to be provided with insect screens.
- Approved smoke detectors/alarms to be installed to AS 3786. - Provide Termite Protection to AS 3660.
- For brick veneer construction specified, provide control joints for insulation at minimal 6.0 m max centres, or to structural engineers specifications.
- All dimensions and information on the plans documented with due care. Any discrepancies to be brought to the attention of the designer immediately upon detection. Where residential additions are proposed, building contractor to allow for slight dimension variations due to wall chipping and string reductions or variations, or create constraints for obtaining measurements.
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BUILDING CLASSIFICATION: CLASS 1a		D.P. NUMBER: 79409	DATE: 27.6.16
SITE AREA: AREA BEFORE EROSY - 565sq m		SCALE: 1:200	DRAWN: MP
DRAWING No: 16 of 36		PROJECT No: 113.14	
ISSUE:		SHEET DESCRIPTION:	
ISSUE	DATE	DESCRIPTION	
B	27.6.16	PCA DOCUMENTATION	
A	10.3.15	PRELIMINARY SKETCH PLAN	
		A	B

CLIENT: HAYLYN PROPERTY INVESTMENTS	
PROJECT: MULTI RESIDENTIAL	
SITE ADDRESS: LOT 6 & 7 GLADSTONE ST MUDGEE NSW 2850	
SHEET DESCRIPTION: DWELLING 4 - ELEVATION SECTION, ROOF PLAN	

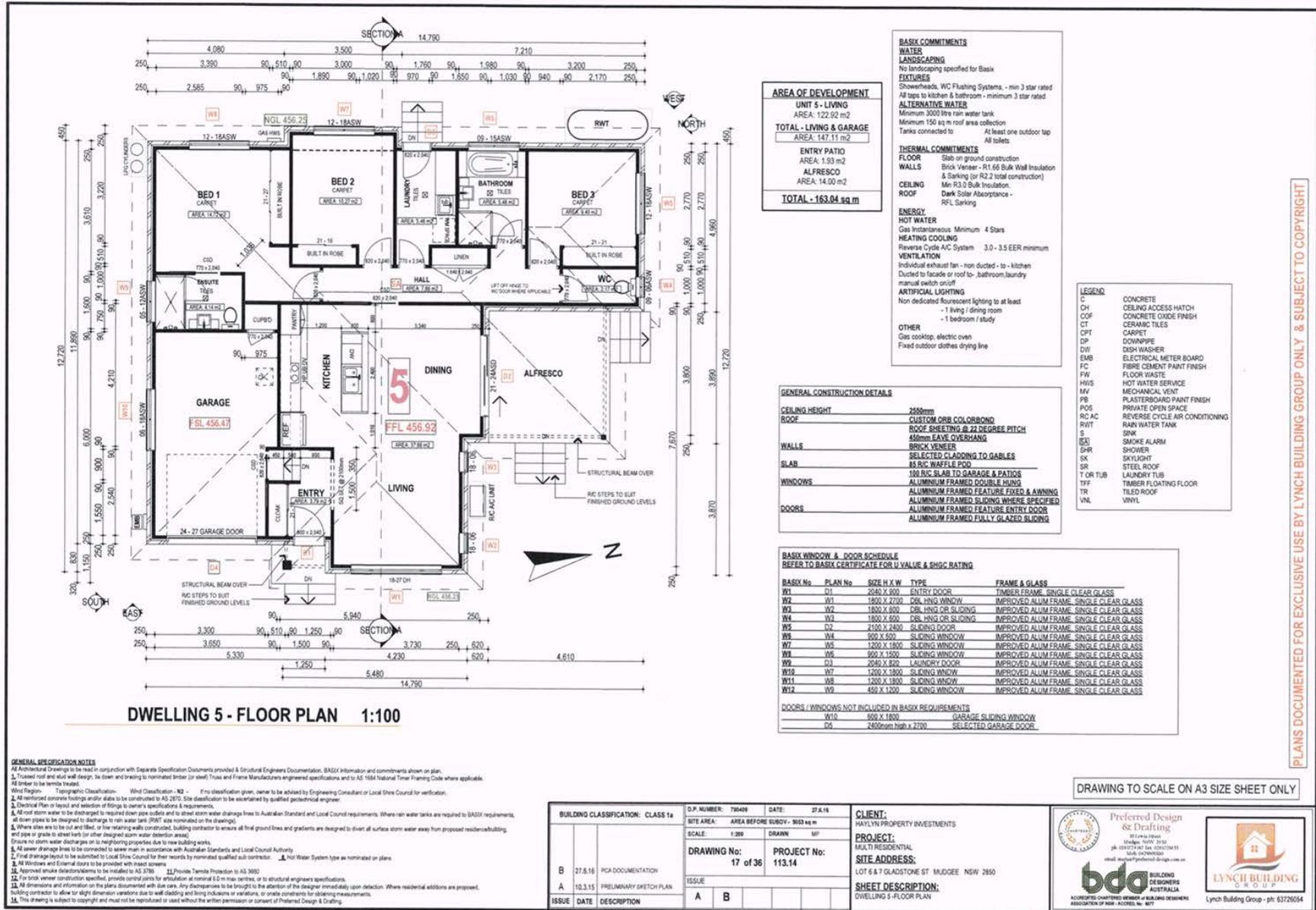
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285 Macquarie Street
Mudgee NSW 2850
PH: (02) 74 44 2400
www.pdd.com.au

bda BUILDING DESIGNERS AUSTRALIA
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LYNCH BUILDING GROUP
Lynch Building Group - ph: 63726054

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DWELLING 5 - EAST ELEVATION 1:100

NORTH 1:100

WEST 1:100

GENERAL SPECIFICATION NOTES

- All Architectural Changes to be read in conjunction with Separate Specification Documents provided & Structural Engineers Documentation, BASIX Information and commitments shown on plan.
- Treated roof and stud wall design, in down and bracing to nominated timber (or steel) Truss and Frame Manufacturers engineered specifications and to AS 1684 National Timber Framing Code where applicable.
- Timber to be termite treated.
- Wind Region: Topographic Classification: Wind Classification - N2 - If no classification given, same to be achieved by Engineering Consultant or Local Shire Council for verification.
- All external concrete footings and/or slabs to be constructed to AS 2870. Site classification to be ascertained by qualified geotechnical engineer.
- Structural Plan or layout and selection of fittings to comply with manufacturer's specifications & requirements.
- All roof storm water to be discharged to required down pipe outlets and to street storm water drainage lines to Australian Standard and Local Council requirements. Where rain water tanks are required to BASIX requirements, all down pipes to be designed to discharge to rain water tank (DWT) size nominated on the drawings).
- Where sites are to be cut and filled, or low retaining walls constructed, building contractor to ensure all final ground lines and gradients are designed to divert all surface storm water away from proposed residential building, and pipe or grade to street tanks (or other designated storm water detention areas). Ensure no storm water discharge on to neighboring properties due to new building works.
- All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority.
- Final drainage layout to be submitted to Local Shire Council for their records by nominated qualified sub-contractor. Hot Water System type as nominated on plans.
- All Windows and External doors to be provided with insect screens.
- Approved smoke detection alarms to be installed to AS 3786. Provide Tamper Protection to AS 3685.
- For brick veneer construction specified, provide control joints for articulation at nominal 5.0 m max centres, or to structural engineers specifications.
- All dimensions and information on the plans documented with due care. Any discrepancies to be brought to the attention of the designer immediately upon detection. Where residential additions are proposed, building contractor to advise on slight dimension variations due to wall chalking and fixing tolerances or variations, or provide constraints for obtaining measurements.
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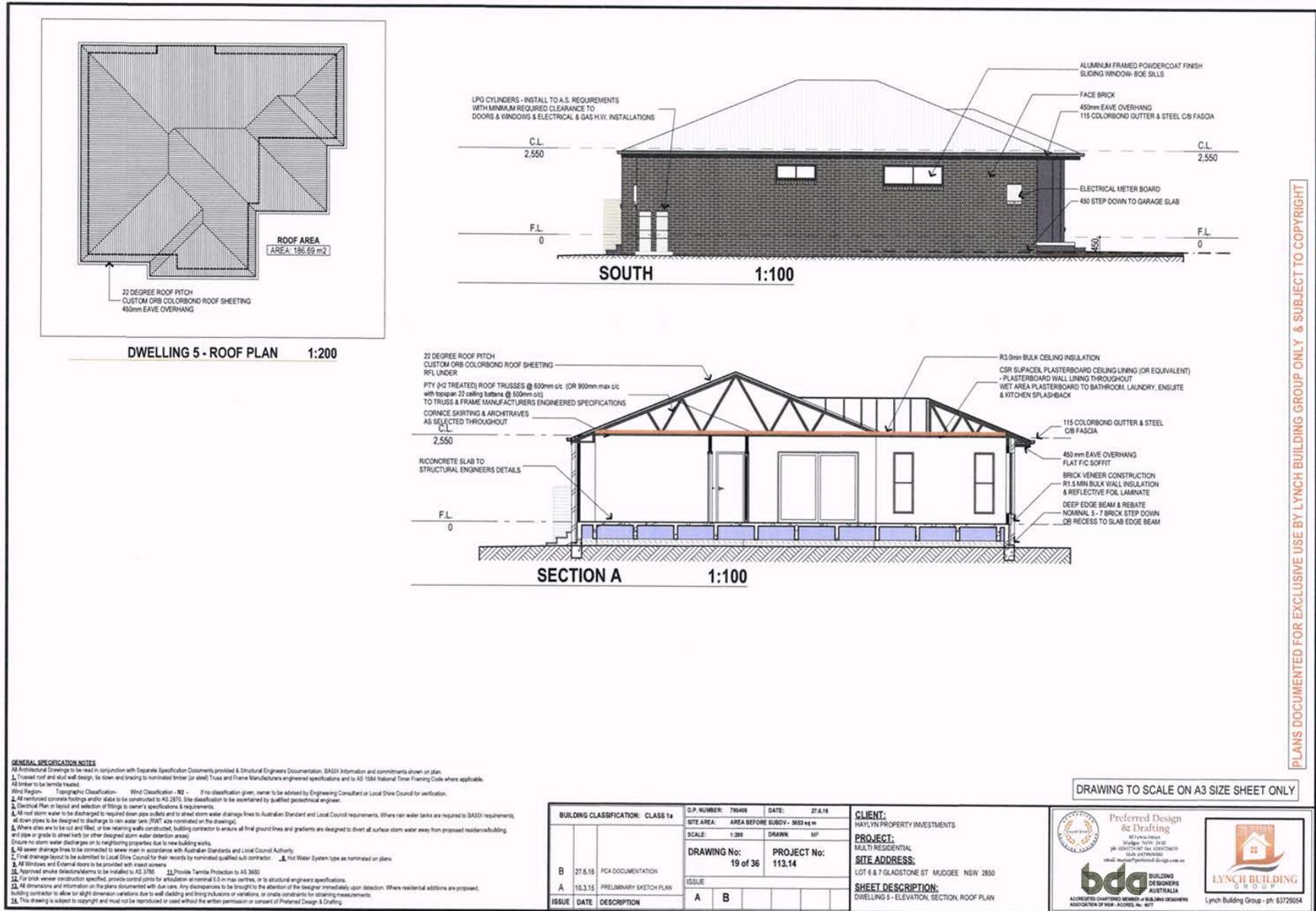
BUILDING CLASSIFICATION: CLASS 1a	D.P. NUMBER: 79949	DATE: 27.6.16	CLIENT: HATLYN PROPERTY INVESTMENTS
	SITE AREA: AREA BEFORE SURVEY - 9650 sq m		PROJECT: MULTI RESIDENTIAL
	SCALE: 1:200	DRAWN: MP	SITE ADDRESS: LOT 6 & 7 GLADSTONE ST MUDGEE NSW 2850
	DRAWING No: 18 of 36	PROJECT No: 113.14	SHEET DESCRIPTION: DWELLING 5 - ELEVATIONS
ISSUE			
A			
B			
ISSUE	DATE	DESCRIPTION	
A			
B			

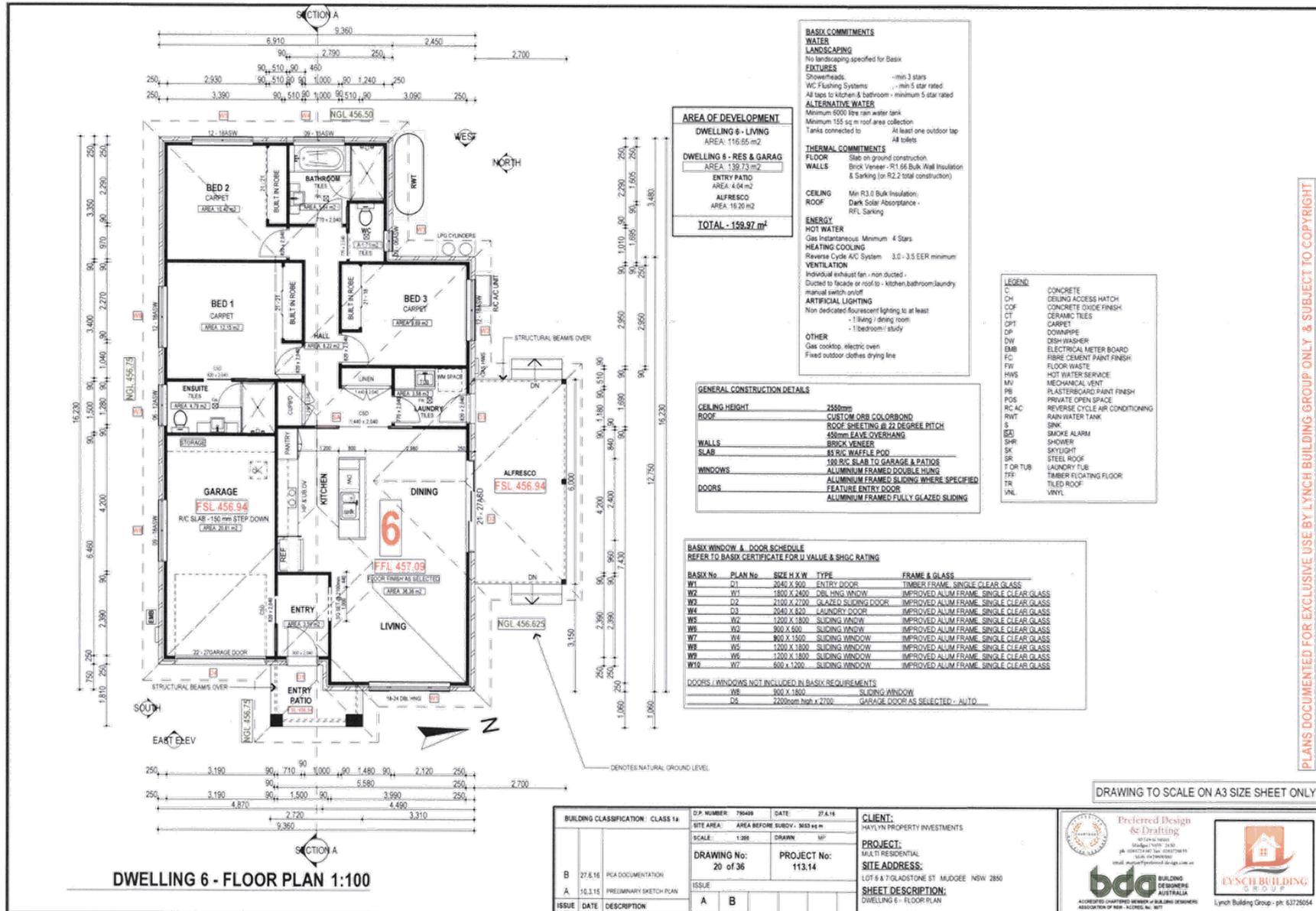
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101 Park Street
Mudgee NSW 2850
PH: 081370 6146 FAX: 081370 6145
EMAIL: paul@preferred-design.com.au

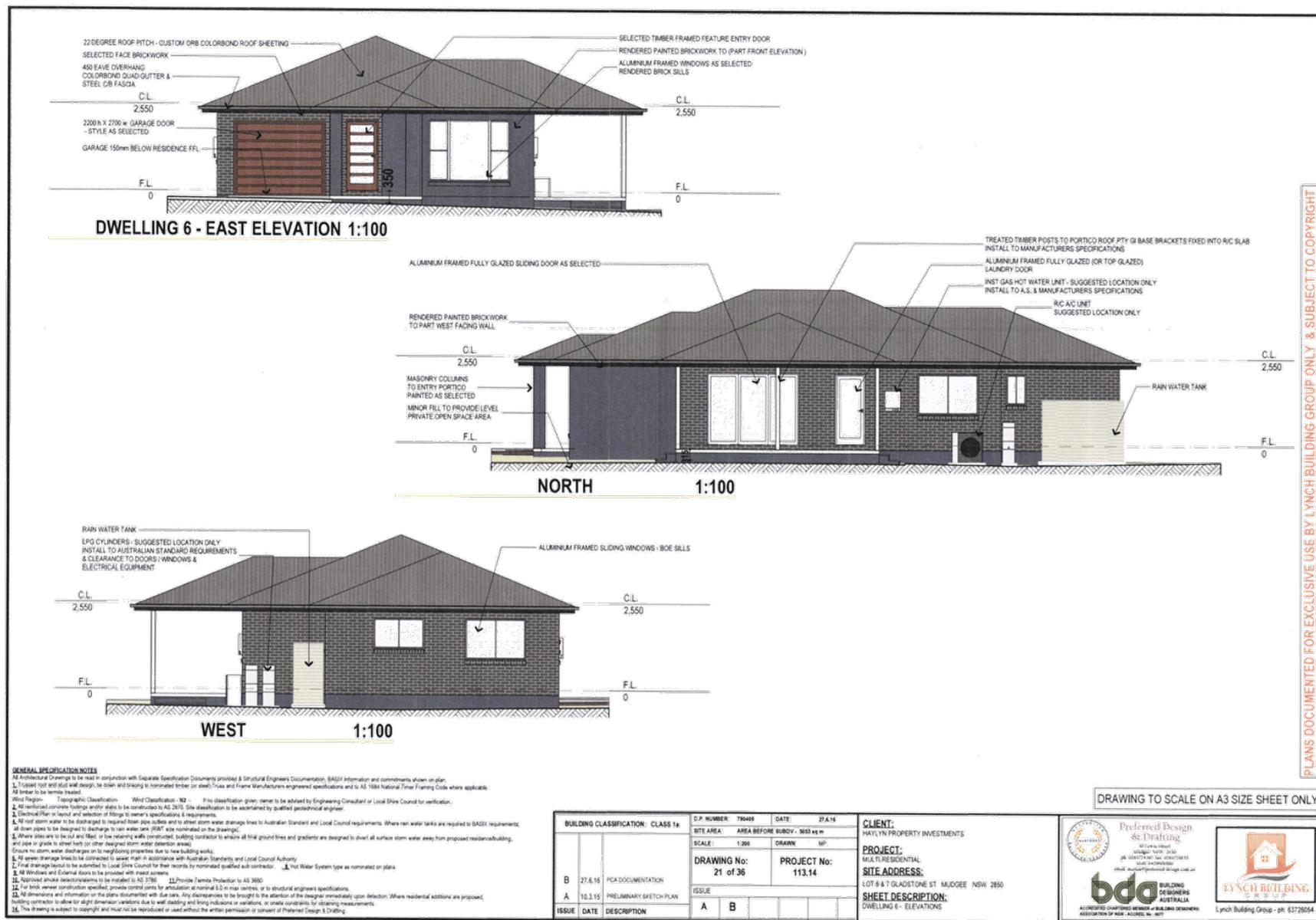
bdg BUILDING DESIGNERS AUSTRALIA
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LYNCH BUILDING GROUP
Lynch Building Group - ph: 63726034

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ROOF PLAN 1:200

22 DEGREE ROOF PITCH
CUSTOM ORB COLORBOND
ROOF SHEETING
450mm EAVE OVERHANG

ROOF AREA
AREA: 168.35 m²

SOUTH 1:100

ALUMINUM FRAMED SLIDING WINDOWS AS SELECTED
SELECTED FACE BRICKWORK

EMB
RENDERED PAINTED BRICKWORK

C.L. 2,550
F.L. 0

PTY (H2 TREATED) ROOF TRUSSES @ 600mm o/c TO TRUSS & FRAME
MANUFACTURERS ENGINEERED SPECIFICATIONS

CSR SLIPCASE PLASTERBOARD CEILING LINING (OR EQUIVALENT)
PLASTERBOARD WALL LINING THROUGHOUT

WET AREA PLASTERBOARD TO BATHROOM, LAUNDRY, ENSUITE
& KITCHEN SPLASHBACK

R/CONCRETE WAFFLE POOL SLAB (8,100 SLAB TO GARAGE / PATIOS)
TO STRUCTURAL ENGINEERS DETAILS

GARAGE SLAB 600mm STEP-DOWN BELOW MAIN RESIDENCE

APPROX NATURAL GROUND LINE
SITE TO REQUIRE MINOR CUT & FILL

SECTION A 1:100

22 DEGREE ROOF PITCH
CUSTOM ORB COLORBOND ROOF SHEETING - RFL UNDER

R3.0mm BULK CEILING INSULATION
CORNERE SKIRTING & ARCHITRAVES
AS SELECTED THROUGHOUT

115 COLORBOND GUTTER
& STEEL C/B FASCIA

450 mm EAVE OVERHANG FLAT FIC SOFFIT

BRICK VENEER CONSTRUCTION
R2.0mm BULK WALL INSULATION
& REFLECTIVE FOIL LAMINATE

BRICK STEP-DOWN
OR REBATE TO SLAB EDGE BEAM
TO SUIT FINISHED GROUND LEVELS

GENERAL SPECIFICATION NOTES

All Architectural Drawings to be read in conjunction with Separate Specification Document provided & Structural Engineers Documentation (BASIC information and specifications shown on plan)

1. Treated roof and stud wall design, be open and bracing to notational timber (or steel) Truss and Frame Manufacturers engineered specifications and to AS 1684 National Timber Framing Code where applicable.
2. Refer to the termite treatise.
3. Wind Region: Topographic Classification: Wind Classification: NZ 1. If no classification given, owner to be advised by Engineering Consultant or Local Shire Council for verification.
4. All reinforced concrete footings and/or slabs to be constructed to AS 2885. Site classification to be ascertained by qualified geotechnical engineer.
5. Electrical Plan or layout and selection of fittings to owner's specifications & requirements.
6. All roof storm water to be discharged to required down pipe outlet and to street storm water drainage lines to Australian Standard and Local Council requirements. Where rain water tanks are required to BASIX requirements.
7. Down pipes to be designed to discharge to rain water care (RWC) size nominated on the drawings.
8. Where sites are to be cut and fill, or low retaining walls constructed, building contractor to ensure all final ground lines and gradients are designed to divert all surface storm water away from proposed new building, and pipe or grade to street curb (or other designed storm water detention areas).
9. Ensure no storm water discharges on to neighbouring properties due to new building works.
10. All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority.
11. Final drainage layout to be submitted to Local Shire Council for their records by nominated qualified sub-contractor. All Water System type as nominated on plans.
12. All Windows and External doors to be provided with insect screens.
13. Approved smoke alarm/s to be installed to AS 1976. 22 Provide Termite Protection to AS 3660.
14. For brick veneer construction specified, provide control joints for articulation at nominal 6.0 m max centres, or to structural engineer's specifications.
15. All dimensions and information on the plans documented with due care. Any discrepancies to be brought to the attention of the designer immediately upon detection. Where residential additions are proposed, building contractor to allow for slight dimension variations due to wall finishing and fixing imbalances in variations, or create consistency for obtaining measurements.
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BUILDING CLASSIFICATION: CLASS 1a		
ISSUE	DATE	DESCRIPTION
B	27.6.16	PC DOCUMENTATION
A	16.3.15	PRELIMINARY SKETCH PLAN

D.P. NUMBER: 29409	DATE: 27.6.16
SITE AREA: AREA BEFORE SUBSTY: 669 sq m	
SCALE: 1:200	DRAWN: NP
DRAWING No: 22 of 36	PROJECT No: 113.14
ISSUE	
A	B

CLIENT:
HAYLYN PROPERTY INVESTMENTS

PROJECT:
MULTI RESIDENTIAL

SITE ADDRESS:
LOT 6 & 7 GLADSTONE ST MUDGEE NSW 2850

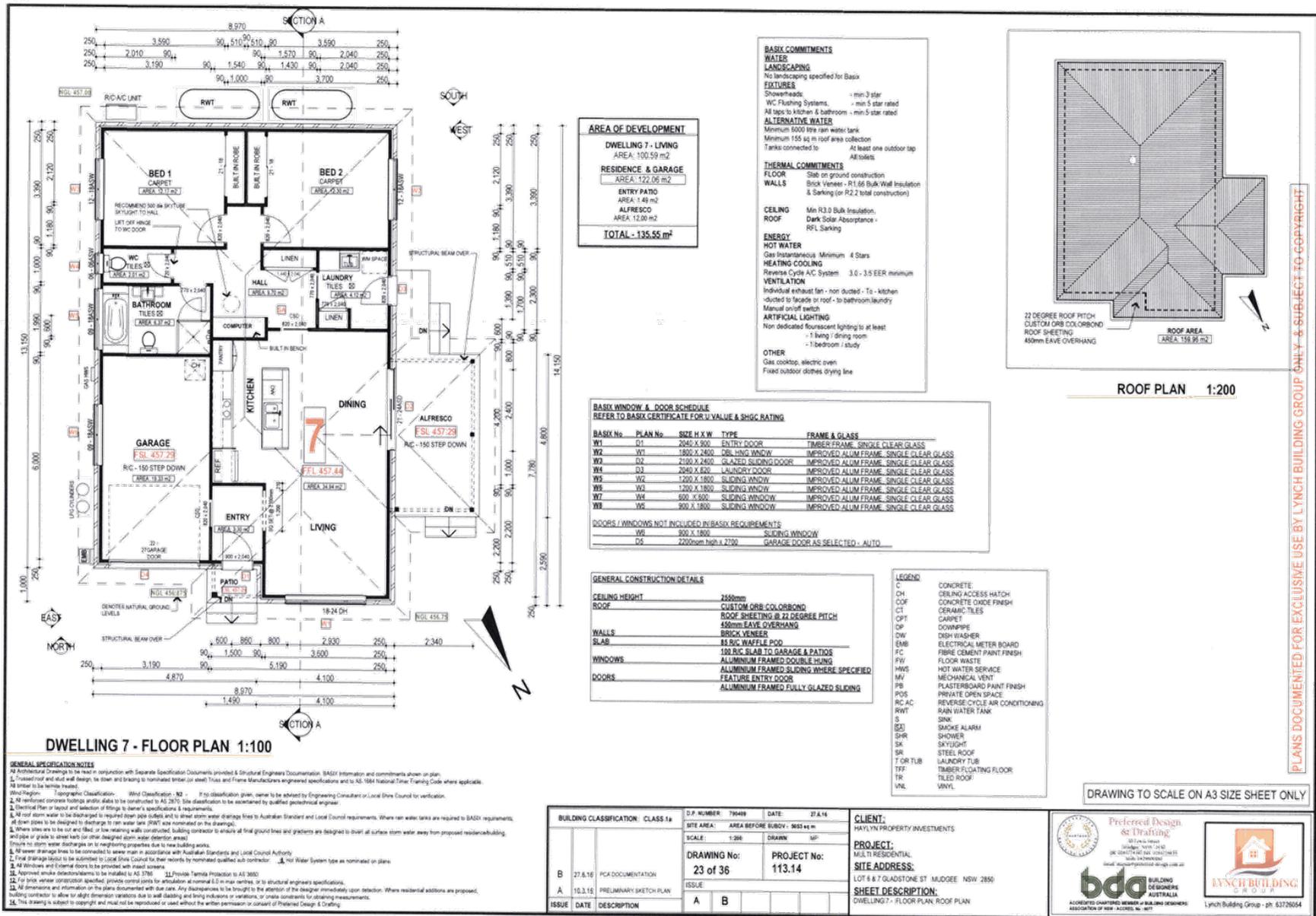
SHEET DESCRIPTION:
DWELLING 6 - ELEVATION SECTION, ROOF PLAN

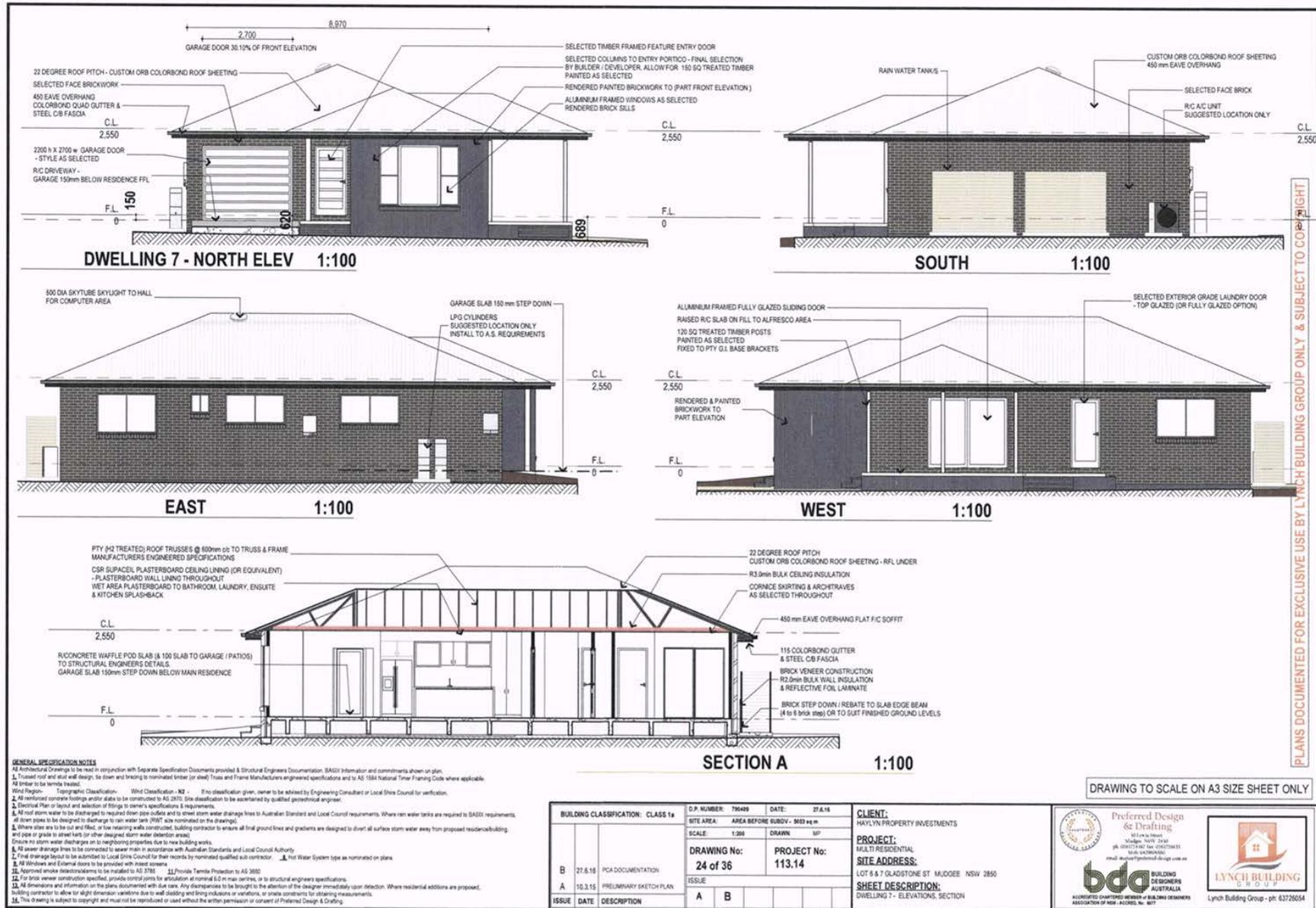
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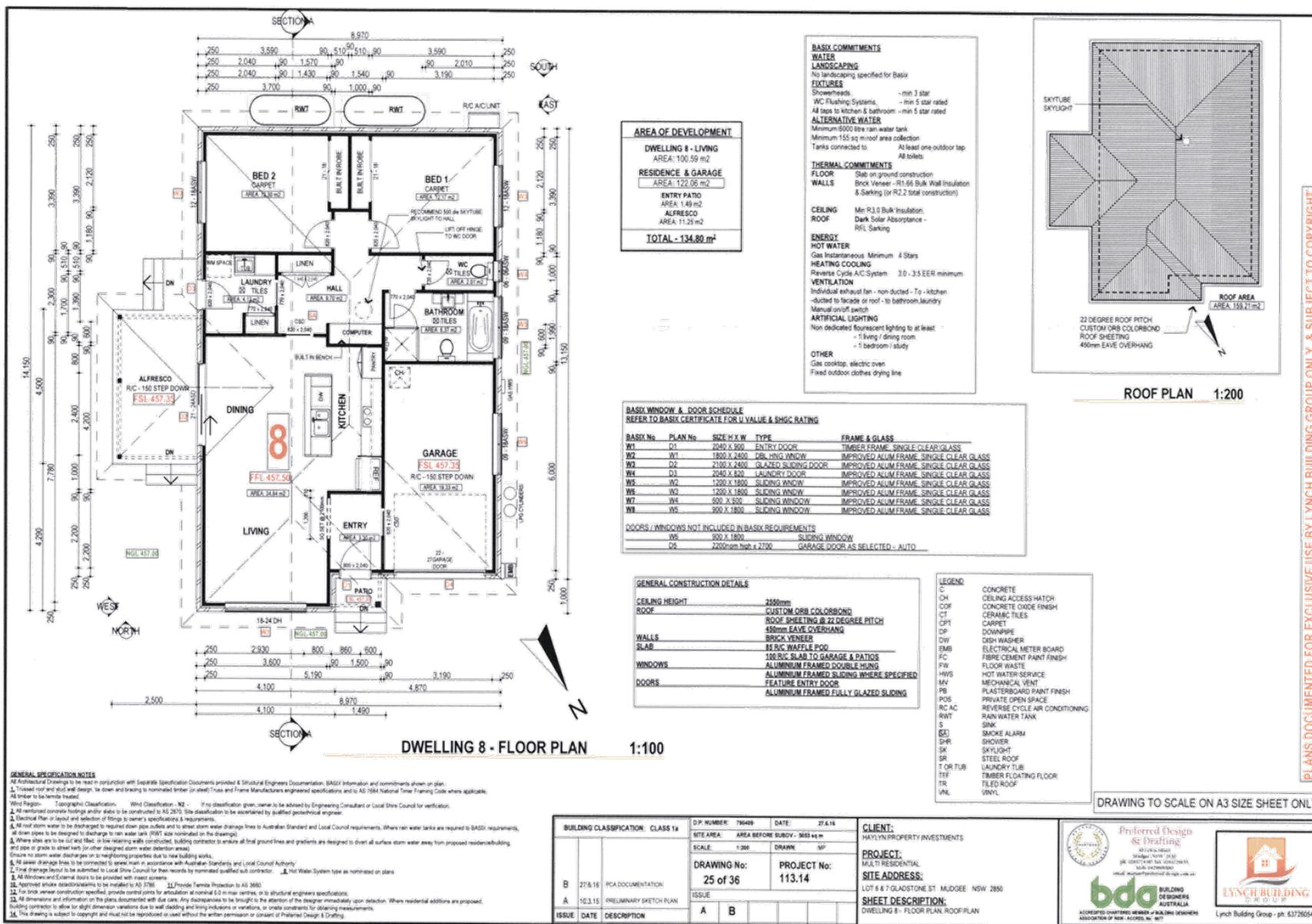
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WWW.PREFERREDDSIGN.COM.AU

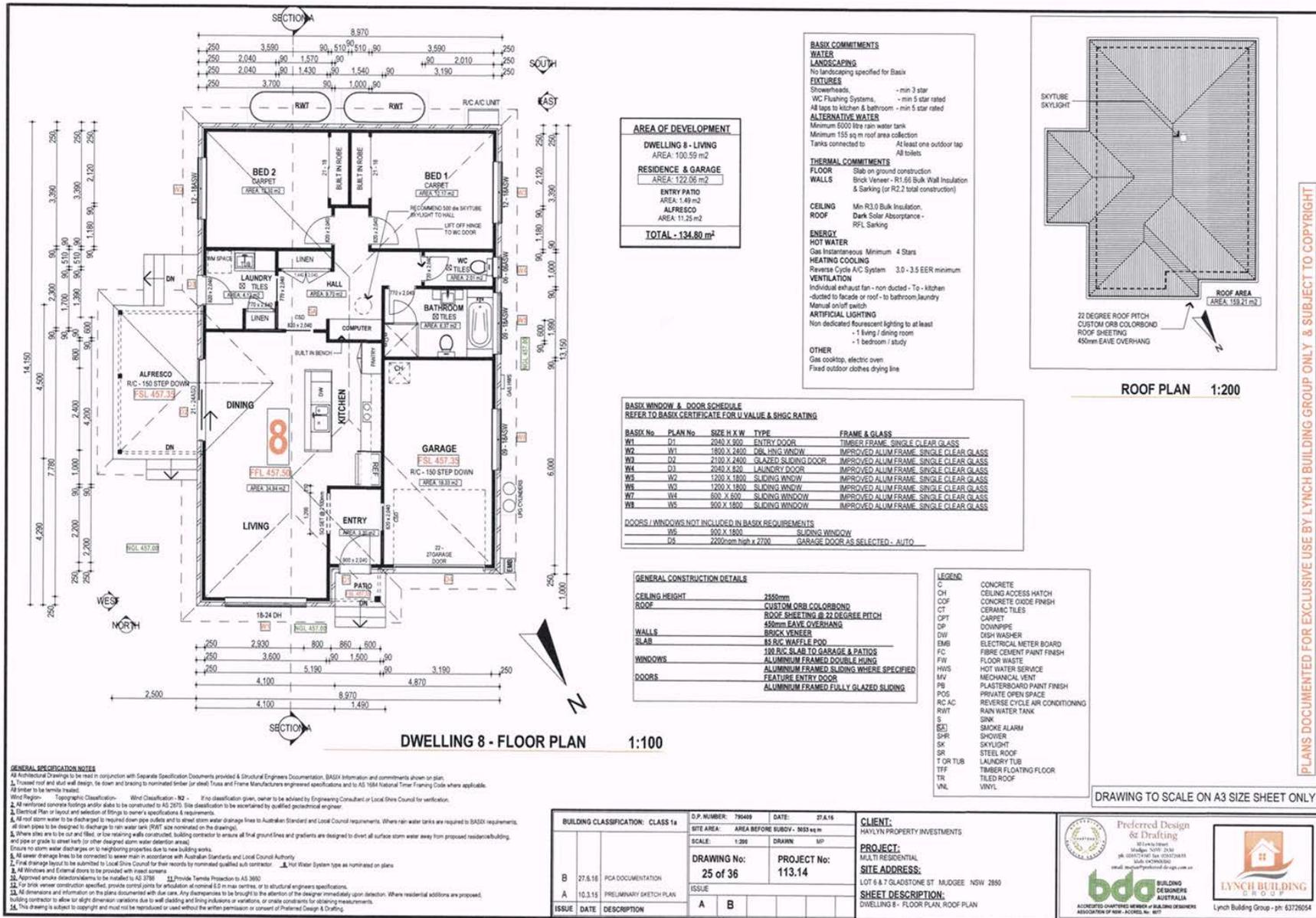
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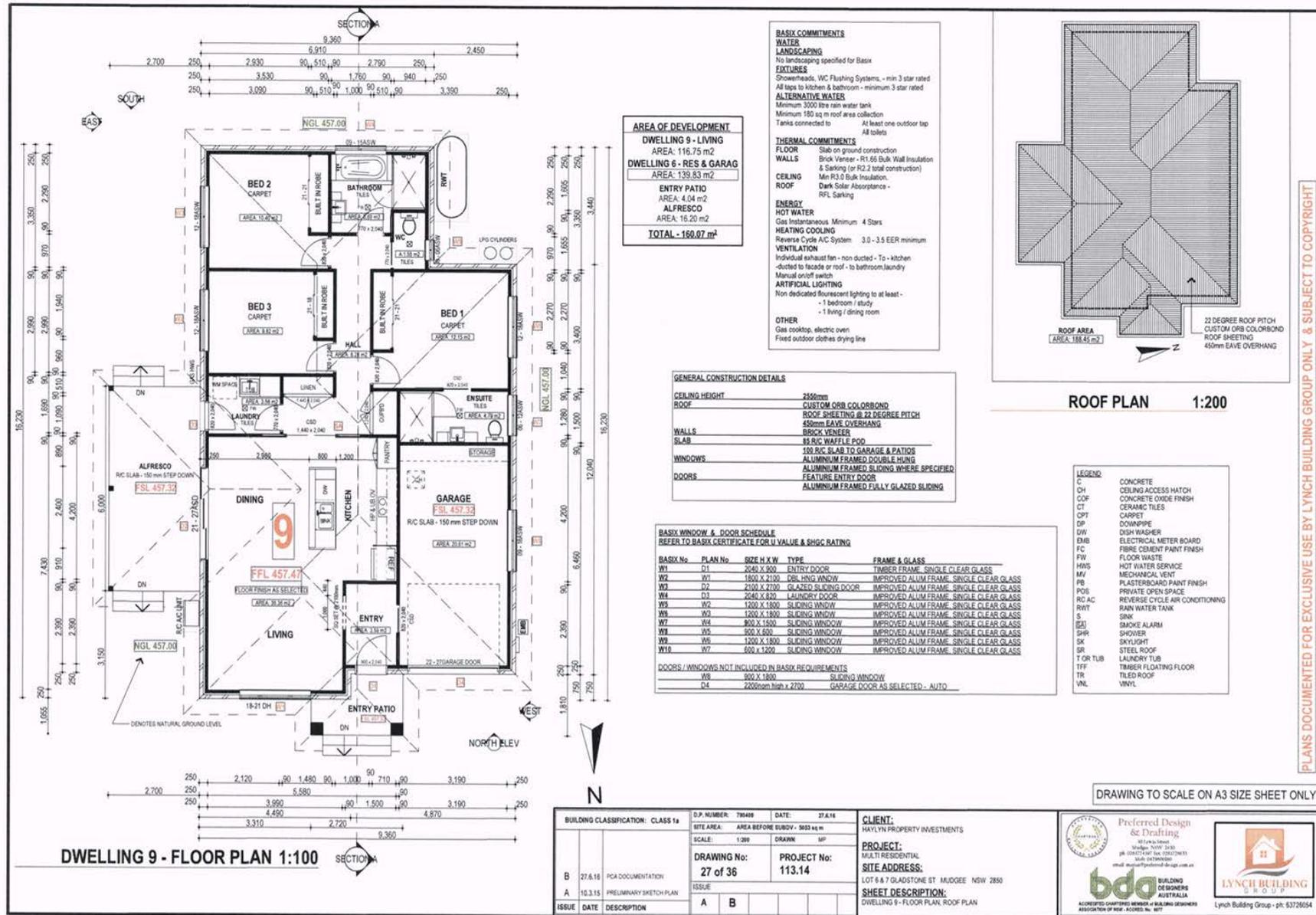


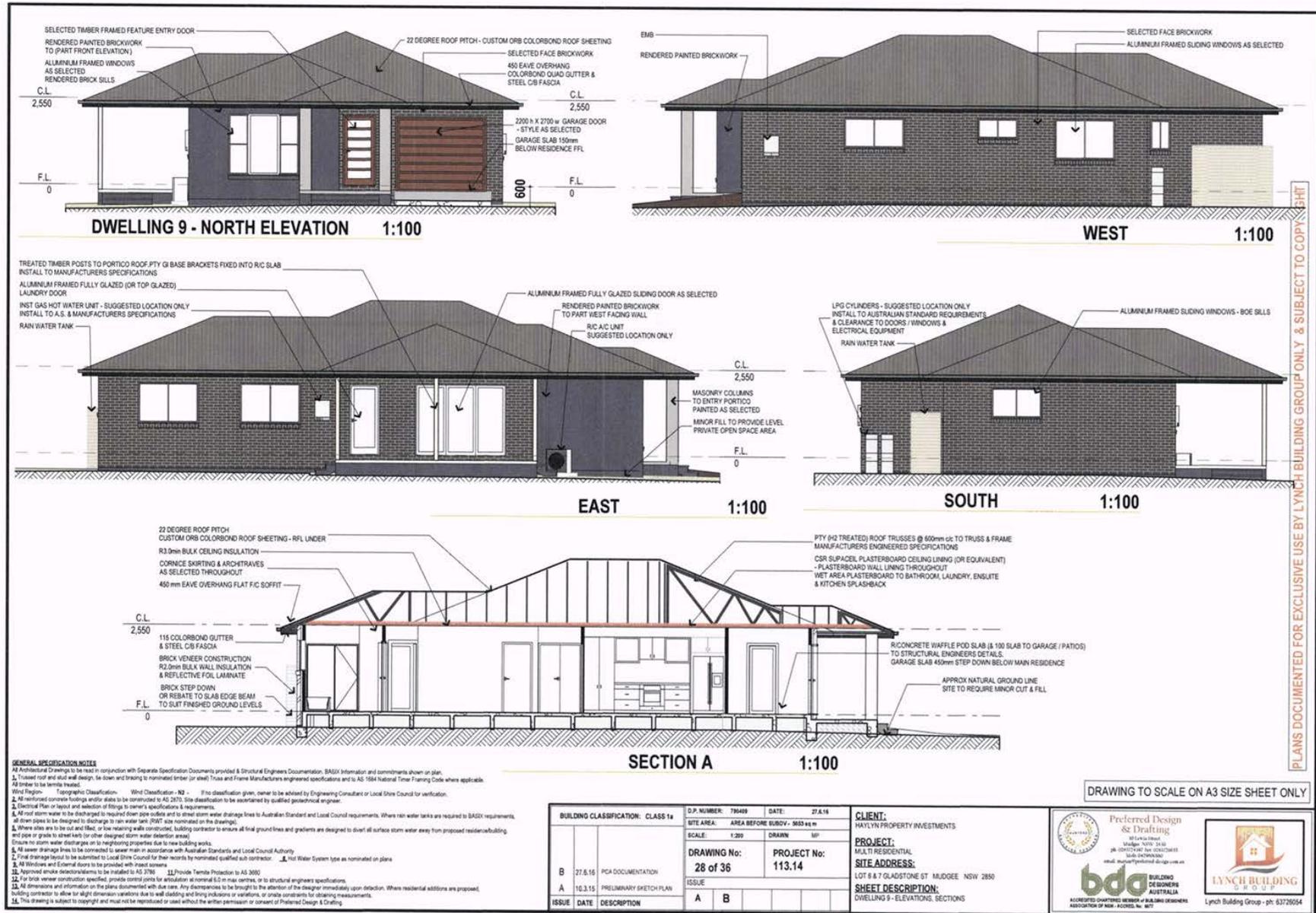


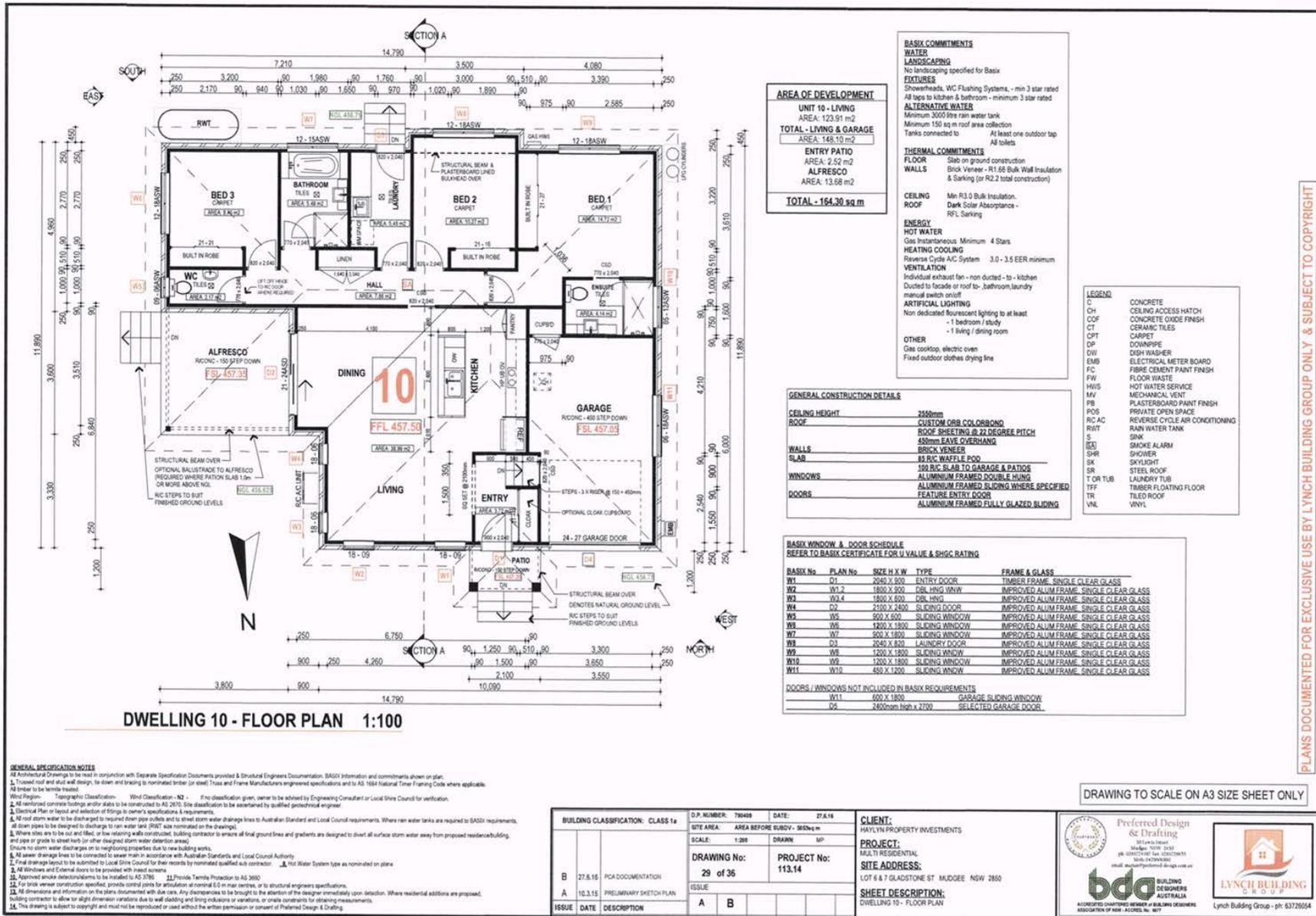












AREA OF DEVELOPMENT
 UNIT 10 - LIVING
 AREA: 123.91 m²
TOTAL - LIVING & GARAGE
 AREA: 148.10 m²
 ALFRESCO
 AREA: 13.68 m²
TOTAL - 164.30 sq.m

BASIX COMMITMENTS
WATER
LANDSCAPING
 No landscaping specified for Basix
FIXTURES
 Showerheads, WC Flushing Systems, - min 3 star rated
 All taps to kitchen & bathroom - minimum 3 star rated
ALTERNATIVE WATER
 Minimum 3000 litre rain water tank
 Minimum 150 sq m roof area collection
 Tanks connected to - At least one outdoor tap
 All toilets

THERMAL COMMITMENTS
FLOOR Slab on ground construction
WALLS Brick Veneer - R1.05 Bulk Wall Insulation & Sarking (or R2.2 total construction)

CEILING Min R3.0 Bulk Insulation.
ROOF Dark Solar Absorbance - RFL Sarking

ENERGY
HOT WATER
 Gas Instantaneous Minimum 4 Stars
HEATING COOLING
 Reverse Cycle AC System 3.0 - 3.5 EER minimum
VENTILATION
 Individual exhaust fan - non ducted - to - kitchen
 Ducted to facade or roof - to - bathroom, laundry
 manual switch on/off

ARTIFICIAL LIGHTING
 Non dedicated fluorescent lighting to at least
 - 1 bedroom / study
 - 1 living / dining room

OTHER
 Gas cooktop, electric oven
 Fixed outdoor clothes drying line

LEGEND:

C	CONCRETE
CH	CEILING ACCESS HATCH
COF	CONCRETE OXIDE FINISH
CT	CERAMIC TILES
CPT	CARPET
DP	DOWNPIPE
DW	DISH WASHER
EMB	ELECTRICAL METER BOARD
FC	FIBRE CEMENT PAINT FINISH
FW	FLOOR WASTE
HWS	HOT WATER SERVICE
MV	MECHANICAL VENT
PB	PLASTERBOARD PAINT FINISH
POS	PRIVATE OPEN SPACE
RC AC	REVERSE CYCLE AIR CONDITIONING
RWT	RAIN WATER TANK
S	SMOKE ALARM
SHR	SHOWER
SKL	SKYLIGHT
SR	STEEL ROOF
T OR TUB	LAUNDRY TUB
TFP	TERRAZZO FLOORING FLOOR
TR	TILED ROOF
VNL	VINYL

GENERAL CONSTRUCTION DETAILS

CEILING HEIGHT	2500mm
ROOF	CUSTOM ORB COLORBOND ROOF SHEETING @ 22 DEGREE PITCH 450mm LEAVE OVERHANG
WALLS	BRICK VENEER
SLAB	85 R/C WAFFLE POOL
WINDOWS	100 R/C SLAB TO GARAGE & PATIOS ALUMINIUM FRAMED SLIDING WHERE SPECIFIED
DOORS	FEATURE ENTRY DOOR ALUMINIUM FRAMED FULLY GLAZED SLIDING

BASIX WINDOW & DOOR SCHEDULE
 REFER TO BASIX CERTIFICATE FOR U VALUE & SHGC RATING

BASIX No.	PLAN No.	SIZE H X W	TYPE	FRAME & GLASS
W1	D1	2040 X 900	ENTRY DOOR	TIMBER FRAME, SINGLE CLEAR GLASS
W2	W1.7	1800 X 900	DBL HNG WNW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W3	W2.4	1800 X 600	DBL HNG	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W4	D2	2100 X 2400	SLIDING DOOR	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W5	W5	900 X 600	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W6	W6	1200 X 1800	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W7	W7	900 X 1800	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W8	D3	2040 X 900	LAUNDRY DOOR	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W9	W8	1200 X 1800	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W10	W9	1200 X 1800	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS
W11	W10	450 X 1200	SLIDING WINDOW	IMPROVED ALUM FRAME, SINGLE CLEAR GLASS

DOORS / WINDOWS NOT INCLUDED IN BASIX REQUIREMENTS

W11	600 X 1800	GARAGE SLIDING WINDOW
D4	2400mm high x 2700	SELECTED GARAGE DOOR

GENERAL SPECIFICATION NOTES

- All Architectural Drawings to be read in conjunction with Separate Specification Documents provided & Structural Engineers Documentation, BASIX Information and commitments shown on plan.
- Trussed roof and stud wall design, to be down and bracing to nominated timber (or steel) Truss and Frame Manufacturers engineered specifications and to AS 1684 National Timber Framing Code where applicable.
- All timber to be treated.
- Wind Region - Geographic Classification - Wind Classification - N2 - If no classification given, owner to be advised by Engineering Consultant or Local Site Council for verification.
- All reinforced concrete footing and/or slabs to be constructed to AS 2073. Site classification to be ascertained by qualified geotechnical engineer.
- Electrical Plan or layout and selection of fittings to owner's specifications & requirements.
- All roof storm water to be discharged to required storm pipe outlets and to street storm water drainage lines to Australian Standards and Local Council requirements. Where rain water tanks are required to BASIX requirements, all down pipes to be designed to discharge to an water tank (RWT, see nominated on the drawings).
- Where sites are to be cut and filled, or low retaining walls constructed, building contractor to ensure all final ground lines and gradients are designed to divert all surface storm water away from proposed residential building, and pipe or grade to street level (or other designed storm water detention area).
- Ensure no storm water discharge on to neighboring properties due to new building works.
- All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority.
- Final drainage layout to be submitted to Local Site Council for their records for nominated qualified sub contractor. All hot Water System type as nominated on plans.
- All Windows and External doors to be provided with insect screens.
- Approved smoke detectors/alarms to be installed to AS 1786.
- All provide Termite Protection to AS 3600.
- For brick veneer construction specified, provide control joints for articulation at nominal 0.0 m max centres, or to structural engineers specifications.
- All dimensions and information on the plans documented with due care. Any discrepancies to be brought to the attention of the designer immediately upon detection. Where residential additions are proposed, building contractor to allow for slight dimension variations due to wall cladding and finish indications or variations, or create systems for obtaining measurements.
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BUILDING CLASSIFICATION: CLASS 1a	D.P. NUMBER: 79449	DATE: 27.6.16
	SITE AREA: AREA BEFORE EROSION - 962sq.m	
	SCALE: 1:200	DRAWN: MP
ISSUE	DRAWING No: 29 of 36	PROJECT No: 113.14
DATE	DESCRIPTION	
A	B	
B	27.6.16	PCA DOCUMENTATION
A	10.13.15	PRELIMINARY SKETCH PLAN

CLIENT:
 WATLYN PROPERTY INVESTMENTS
PROJECT:
 WATLYN RESIDENTIAL
SITE ADDRESS:
 LOT 6 & 7 GLADSTONE ST MUDGEE NSW 2850
SHEET DESCRIPTION:
 DWELLING 10 - FLOOR PLAN

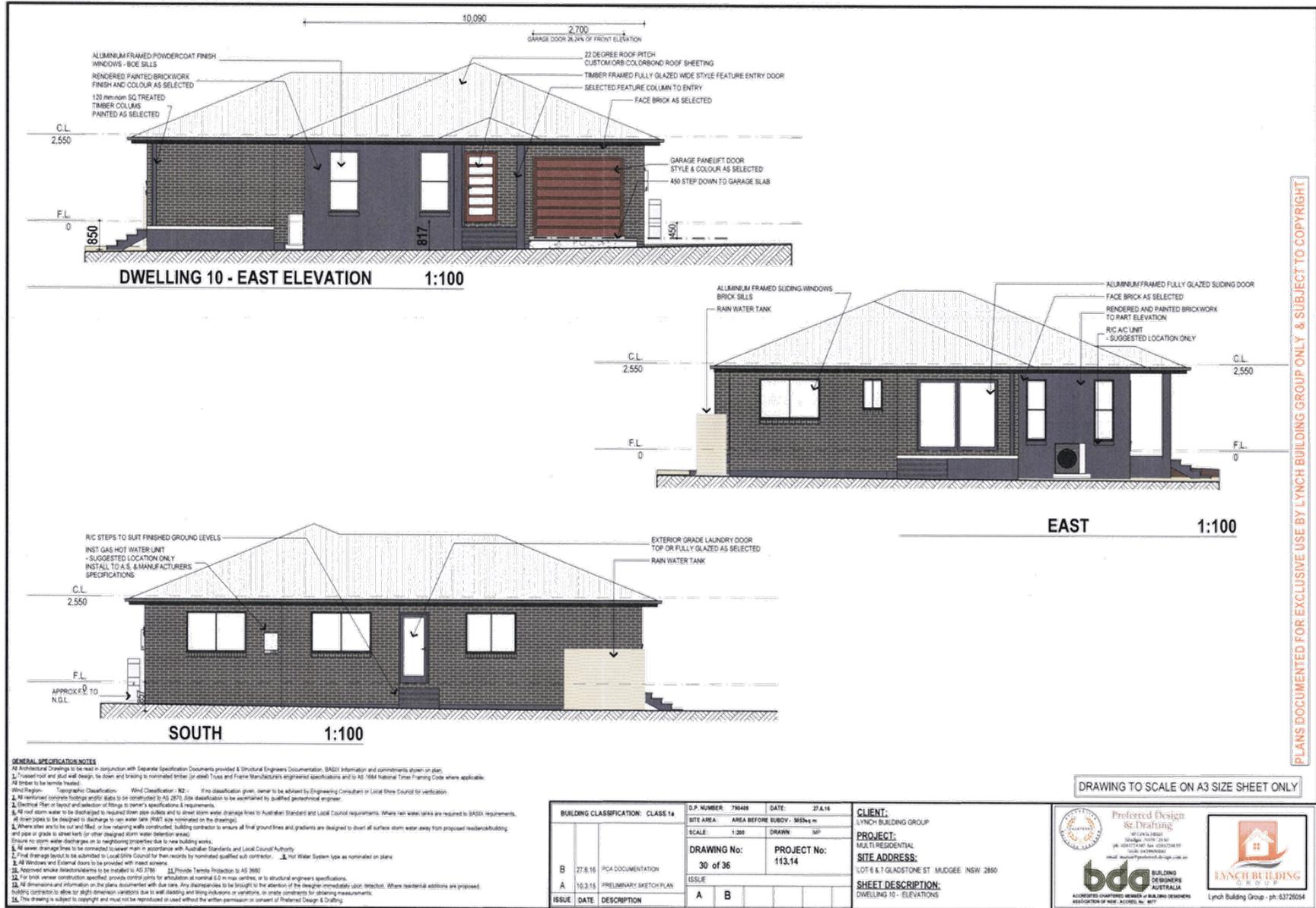
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DWELLING 10 - ROOF PLAN 1:200

WEST 1:100

SECTION A 1:100

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GENERAL SPECIFICATION NOTES

1. All Architectural Drawings to be read in conjunction with Separate Specification Documents provided & Structural Engineers Documentation (BASIX Information and commitments shown on plan).
2. Trussed (top and stud) wall design, be down and bracing to nominated timber (or steel) Truss and Frame Manufacturers engineered specifications and to AS 1684 National Timber Framing Code where applicable.
3. Timber to be termite treated.
4. Wind Region: Tropic/Antic Classification: Wind Classification: N2. If no classification given, owner to be advised by Engineering Consultant or Local Shire Council for verification.
5. All optional concrete buildings and/or slabs to be constructed to AS 2870. Site classification to be ascertained by qualified geotechnical engineer.
6. Electrical Plan or layout and selection of fittings to owner's specifications & requirements.
7. All roof storm water to be discharged/released down pipe outlets and to street storm water drainage lines to Australian Standard and Local Council requirements. Where rain water tanks are required to BASIX requirements, all down pipes to be designed to discharge to rain water tank (RWT) size nominated on the drawings.
8. Where sites are to be cut and filled, or low retaining walls constructed, building contractor to ensure all final ground lines and gridlines are designed to divert all surface storm water away from proposed residential building and pipe or grade to street tank for other designed storm water detention areas. Ensure no storm water discharges on to neighbouring properties due to new building works.
9. All sewer drainage lines to be connected to sewer main in accordance with Australian Standards and Local Council Authority.
10. Final drainage layout to be submitted to Local Shire Council for their records by nominated qualified sub-contractor. Final Water System type as nominated on plans.
11. All Windows and External doors to be provided with insect screens.
12. Approved smoke detectors/alarms to be installed to AS 1786. 12 Provide 7 minute Protection to AS 3680.
13. For brick veneer construction specified, provide control joints for articulation at nominal 0.5 m max centres, or to structural engineers specifications.
14. All dimensions and information on the plans documented with due care. Any discrepancies to be brought to the attention of the designer immediately upon detection. Where residential additions are proposed, building contractor to allow for slight dimension variations due to wall finishing and fixing indicators or variations, or onsite constraints, in obtaining measurements.
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		SITE AREA: AREA BEFORE SUBDIV - 965sq m.	
		SCALE: 1:200	DRAWN: LP
		DRAWING No: 31 of 36	PROJECT No: 113.14
		ISSUE: A	DESCRIPTION: B

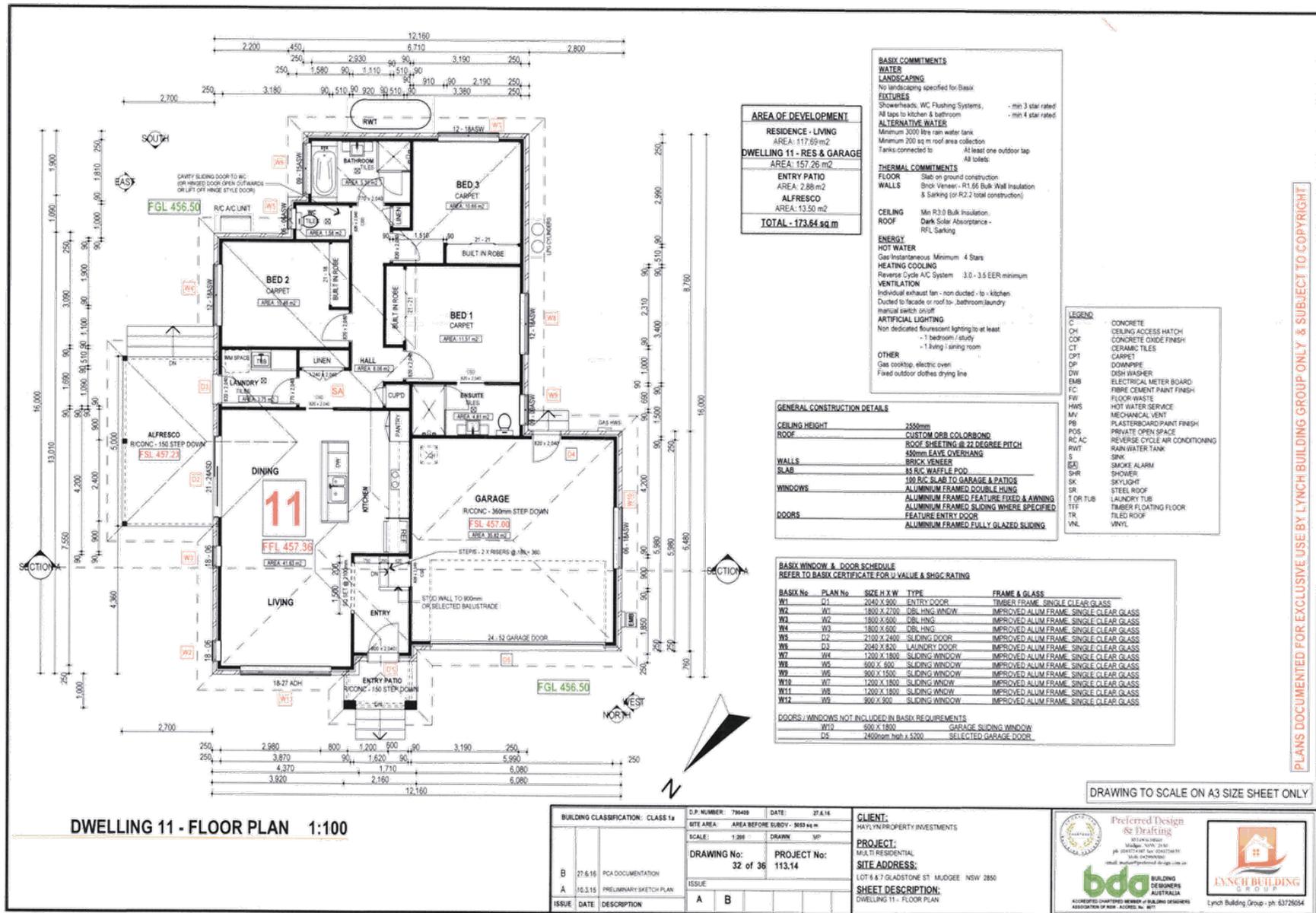
CLIENT: PATYEN PROPERTY INVESTMENTS	
PROJECT: 161.3 RESIDENTIAL	
SITE ADDRESS: LOT 6 & 7 GLADSTONE ST MUDGEE NSW 2850	
SHEET DESCRIPTION: DWELLING 10 - ELEVATION, SECTION, ROOF PLAN	

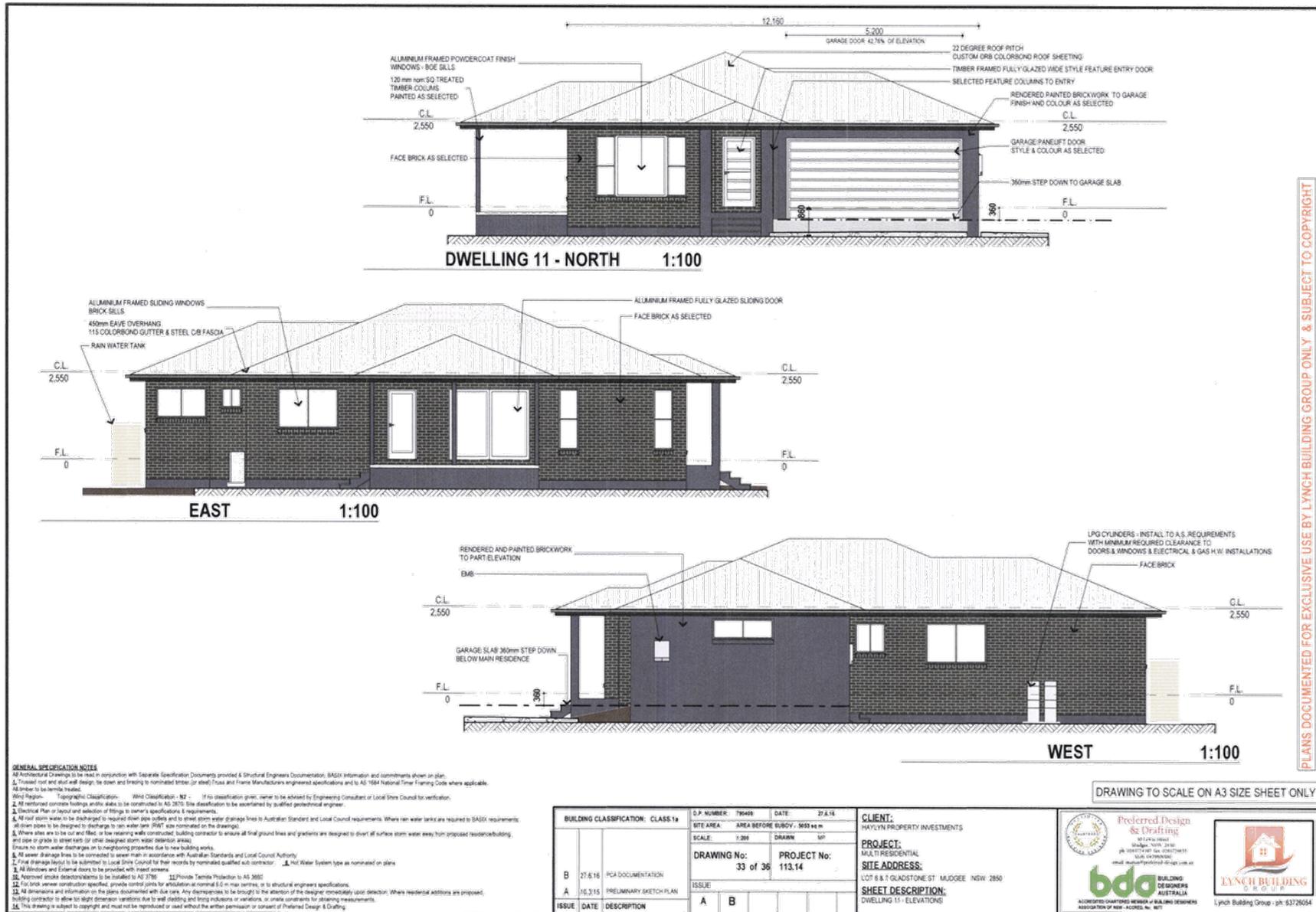
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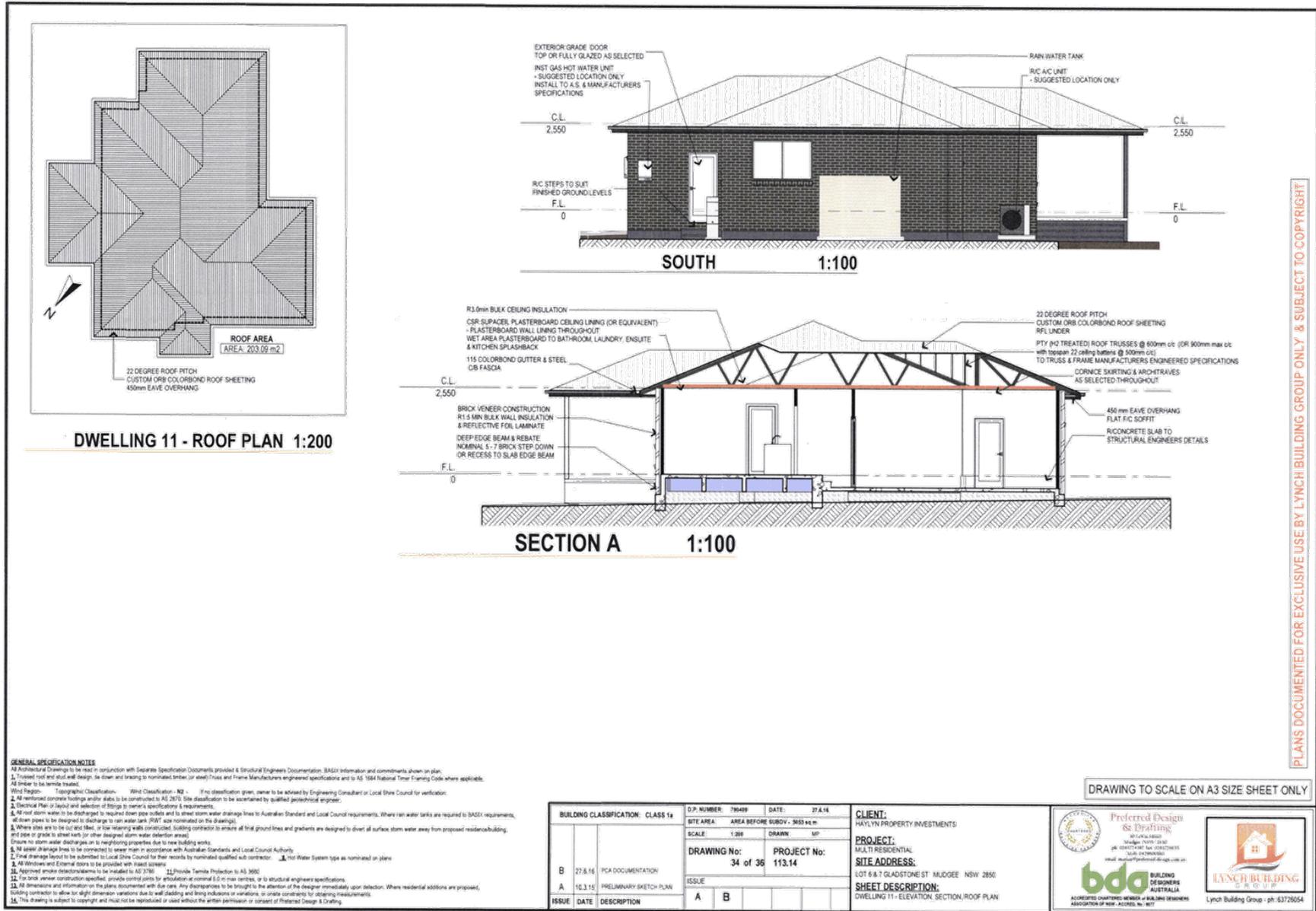
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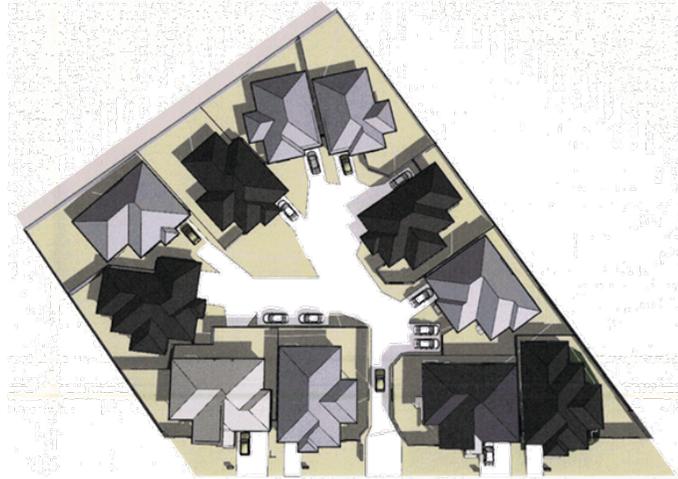




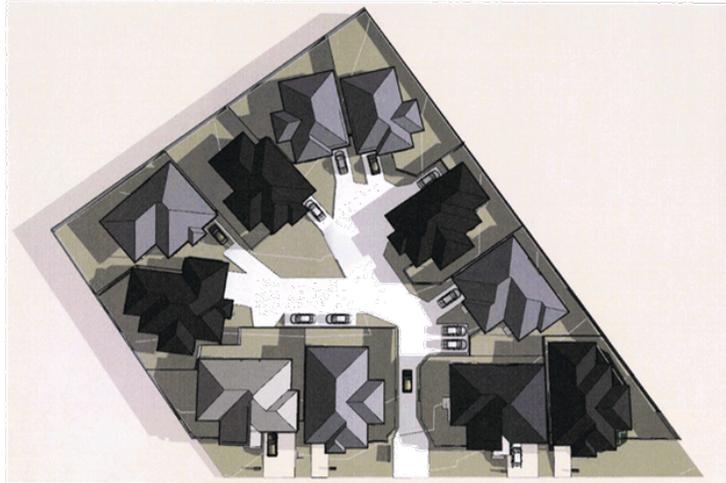




SHADOW DIAGRAM - MID WINTER - 9am



SHADOW DIAGRAM - MID WINTER - 12pm



SHADOW DIAGRAM - MID WINTER - 3pm

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BUILDING CLASSIFICATION: CLASS 1a		D.P. NUMBER: 791499	DATE: 27.6.16	CLIENT: HAYLYN PROPERTY INVESTMENTS
SITE AREA: AREA BEFORE SUBDY: 9853 sq m		SCALE: 1:200	DRAWN: MP	PROJECT: MULTI RESIDENTIAL
DRAWING No: 35 OF 36		PROJECT No: 112.14		SITE ADDRESS: LOT 6 & 7 GLADSTONE ST MUDGEES NSW 2850
ISSUE: DATE DESCRIPTION		SHEET DESCRIPTION: SHADOW DIAGRAM - WINTER		
B	27.6.16	PCA DOCUMENTATION		
A	10.3.15	PRELIMINARY SKETCH PLAN		
A		B		



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SPOT LEVELS SHOWN ON PLAN INDICATE EXISTING GROUND LEVELS AS LISTED IN TABLE 2 OF REPORT MX10306.00 - "EXISTING GROUND LEVEL - SITE"

NOMINATED FINISHED FLOOR LEVELS

UNIT 1	457.08m
UNIT 2	456.97m
UNIT 3	456.76m
UNIT 4	456.69m
UNIT 5	456.92m
UNIT 6	457.09m
UNIT 7	457.44m
UNIT 8	457.50m
UNIT 9	457.47m
UNIT 10	457.50m
UNIT 11	457.36m

NOMINATED FINISHED FLOOR LEVELS SHOWN IN ABOVE TABLE REFER TO 100yr ARI FLOOD LEVEL AT THE UPSTREAM POINT OF THE NOMINATED BUILDING PAD AND INCLUDE 500mm FREEBOARD ABOVE THE 100yr LEVEL.

ISSUE FOR APPROVAL	DATE	ISSUE
ISSUE FOR APPROVAL - SPECIFIC FFL ADDED	12.02.14	D
ISSUE FOR APPROVAL - X SECTION INFO ADDED	16.11.15	C
ISSUE FOR APPROVAL - UNITS ADDED	13.11.15	B
ISSUE FOR APPROVAL	28.08.15	A

STATUS

TRIAxIAL
CONSULTING
Professional Engineering Services

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telephone: 0457 776 512
ABN: 24156426274
46 MARKET STREET, MUDGEE, 2850
web: www.trixialconsulting.com.au
SYDNEY ADELAIDE DARWIN MUDGEE

PREFERRED DESIGN AND DRAFTING

CLIENT
LYNCH BUILDING GROUP.

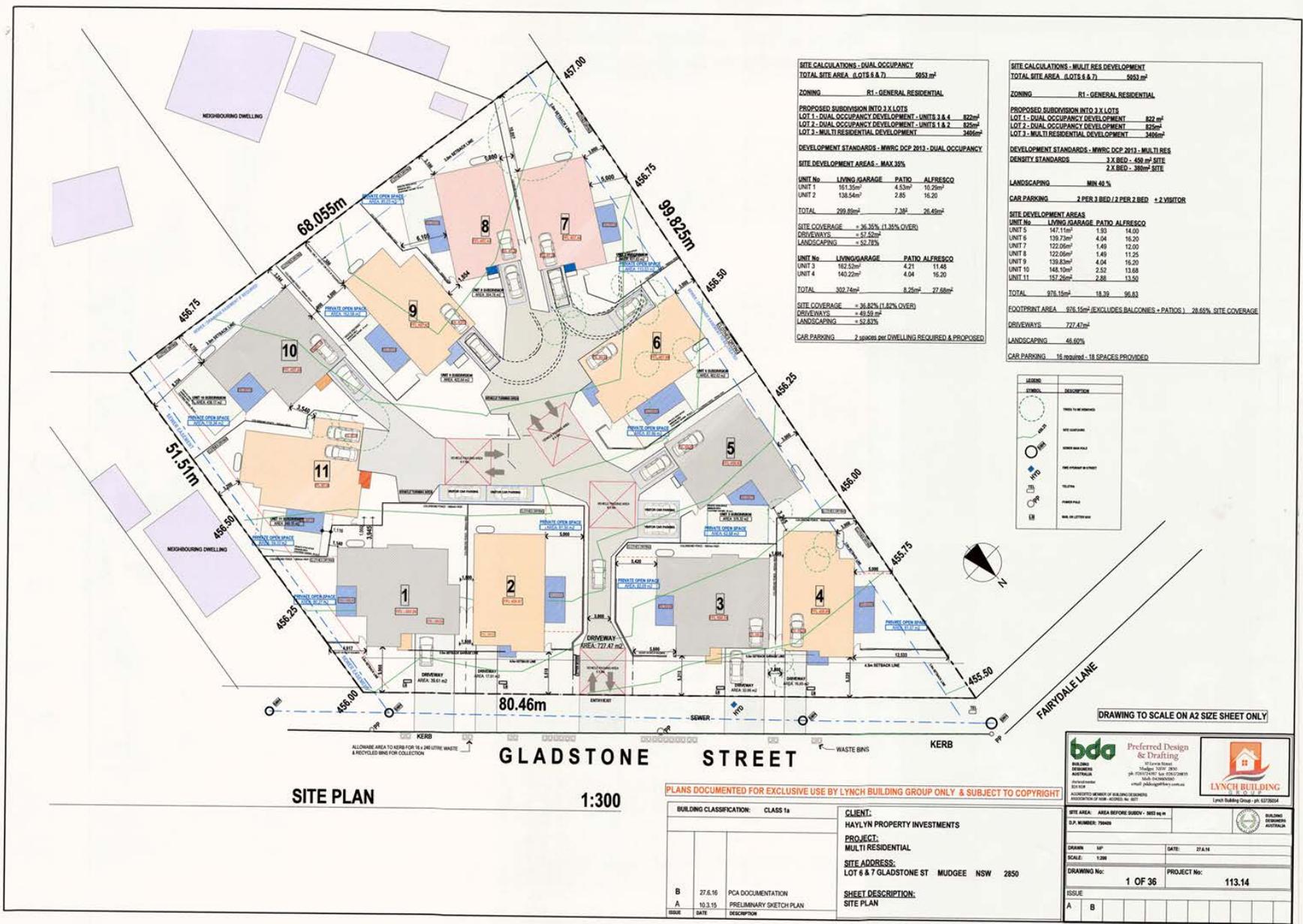
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

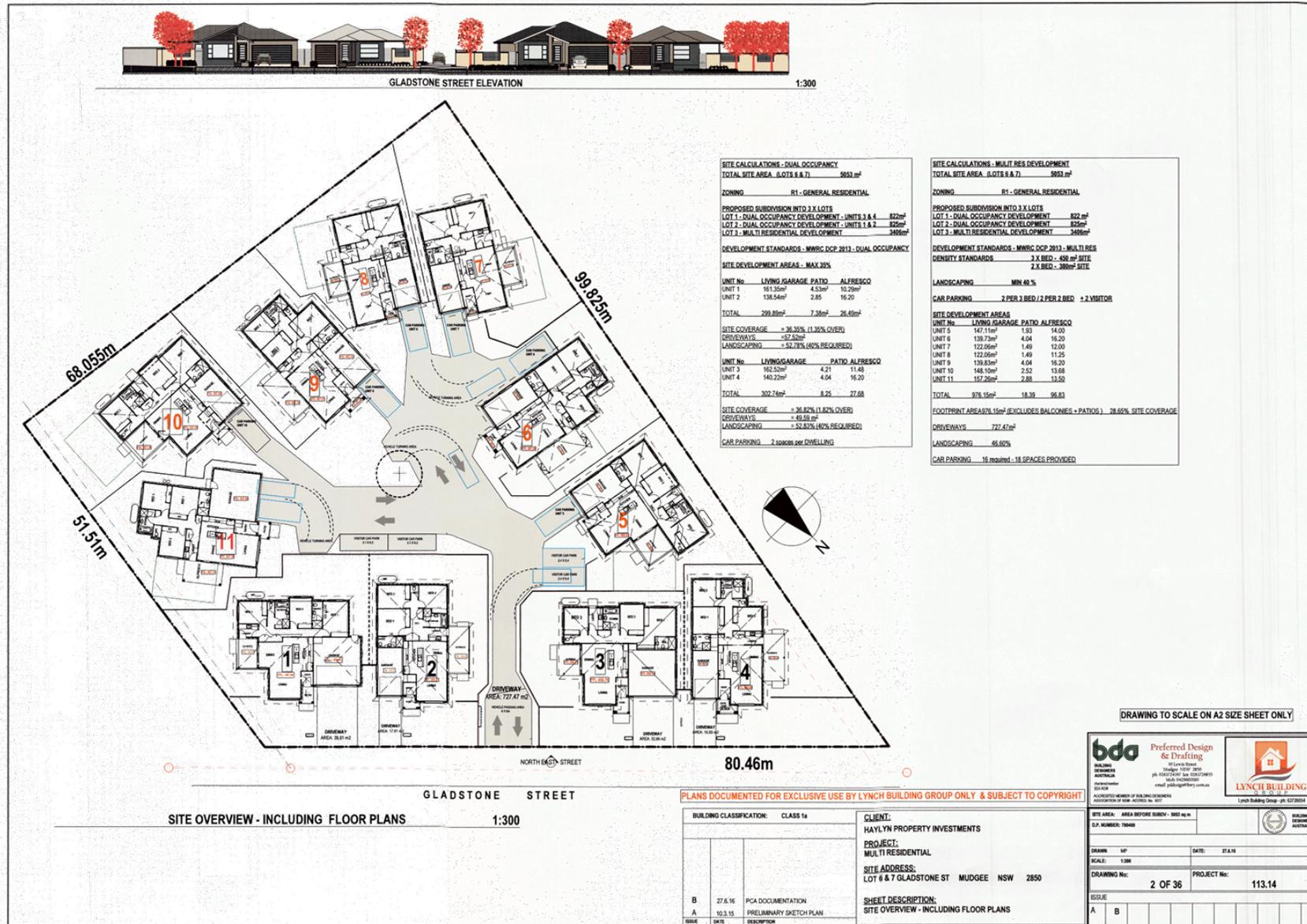
DESIGNED	DRAWN	DATE	SHEET	DATE REF
J.D.	J.D.	28.08.15	A1	MX10306.00-001

DRAWING TITLE
SITE PLAN AND FLOOD LEVELS
237 GLADSTONE STREET
MUDGEE NSW 2850

DRAWING NO.	ISSUE
MX10306.00-001	D







SITE CALCULATIONS - DUAL OCCUPANCY
TOTAL SITE AREA (LOTS 6 & 7) 5693 m²

ZONING R1 - GENERAL RESIDENTIAL

PROPOSED SUBDIVISION INTO 3 X LOTS
LOT 1 - DUAL OCCUPANCY DEVELOPMENT - UNITS 3 & 4 822m²
LOT 2 - DUAL OCCUPANCY DEVELOPMENT - UNITS 1 & 2 822m²
LOT 3 - MULTI RESIDENTIAL DEVELOPMENT 3466m²

DEVELOPMENT STANDARDS - MWRC DCP 2013 - DUAL OCCUPANCY

SITE DEVELOPMENT AREAS - MAX 30%

UNIT No	LIVING	GARAGE	PATIO	ALFRESCO
UNIT 1	161.35m ²	4.53m ²	16.29m ²	
UNIT 2	136.64m ²	2.85	16.50	
TOTAL	297.99m ²	7.38m ²	26.49m ²	

SITE COVERAGE = 36.35% (1.30% OVER)
DRIVEWAYS = 57.23m²
LANDSCAPING = 52.73% (40% REQUIRED)

UNIT No	LIVING	GARAGE	PATIO	ALFRESCO
UNIT 3	162.52m ²	4.21	11.48	
UNIT 4	140.22m ²	4.04	16.20	
TOTAL	302.74m ²	8.25	27.68	

SITE COVERAGE = 36.82% (1.82% OVER)
DRIVEWAYS = 49.68 m²
LANDSCAPING = 52.87% (40% REQUIRED)

CAR PARKING 2 spaces per DWELLING

SITE CALCULATIONS - MULTI RES DEVELOPMENT
TOTAL SITE AREA (LOTS 6 & 7) 5693 m²

ZONING R1 - GENERAL RESIDENTIAL

PROPOSED SUBDIVISION INTO 3 X LOTS
LOT 1 - DUAL OCCUPANCY DEVELOPMENT 822 m²
LOT 2 - DUAL OCCUPANCY DEVELOPMENT 822m²
LOT 3 - MULTI RESIDENTIAL DEVELOPMENT 3466m²

DEVELOPMENT STANDARDS - MWRC DCP 2013 - MULTI RES
DENSITY STANDARDS 3 X BED - 458 m² SITE
2 X BED - 388m² SITE

LANDSCAPING MIN 46 %

CAR PARKING 2 PER 3 BED / 2 PER 2 BED + 2 VISITOR

SITE DEVELOPMENT AREAS

UNIT No	LIVING	GARAGE	PATIO	ALFRESCO
UNIT 5	147.11m ²	1.93	14.00	
UNIT 6	139.29m ²	4.04	16.20	
UNIT 7	122.05m ²	1.49	12.00	
UNIT 8	122.05m ²	1.49	11.25	
UNIT 9	139.83m ²	4.04	16.20	
UNIT 10	148.10m ²	2.52	13.68	
UNIT 11	157.20m ²	2.88	13.50	
TOTAL	976.15m ²	18.39	96.83	

FOOTPRINT AREA 976.15m² (EXCLUDES BALCONIES + PATIOS) 28.60% SITE COVERAGE
DRIVEWAYS 727.47m²
LANDSCAPING 46.60%
CAR PARKING 16 required - 18 SPACES PROVIDED

DRAWING TO SCALE ON A2 SIZE SHEET ONLY

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Melbourne, Australia
Sydney, NSW 2000
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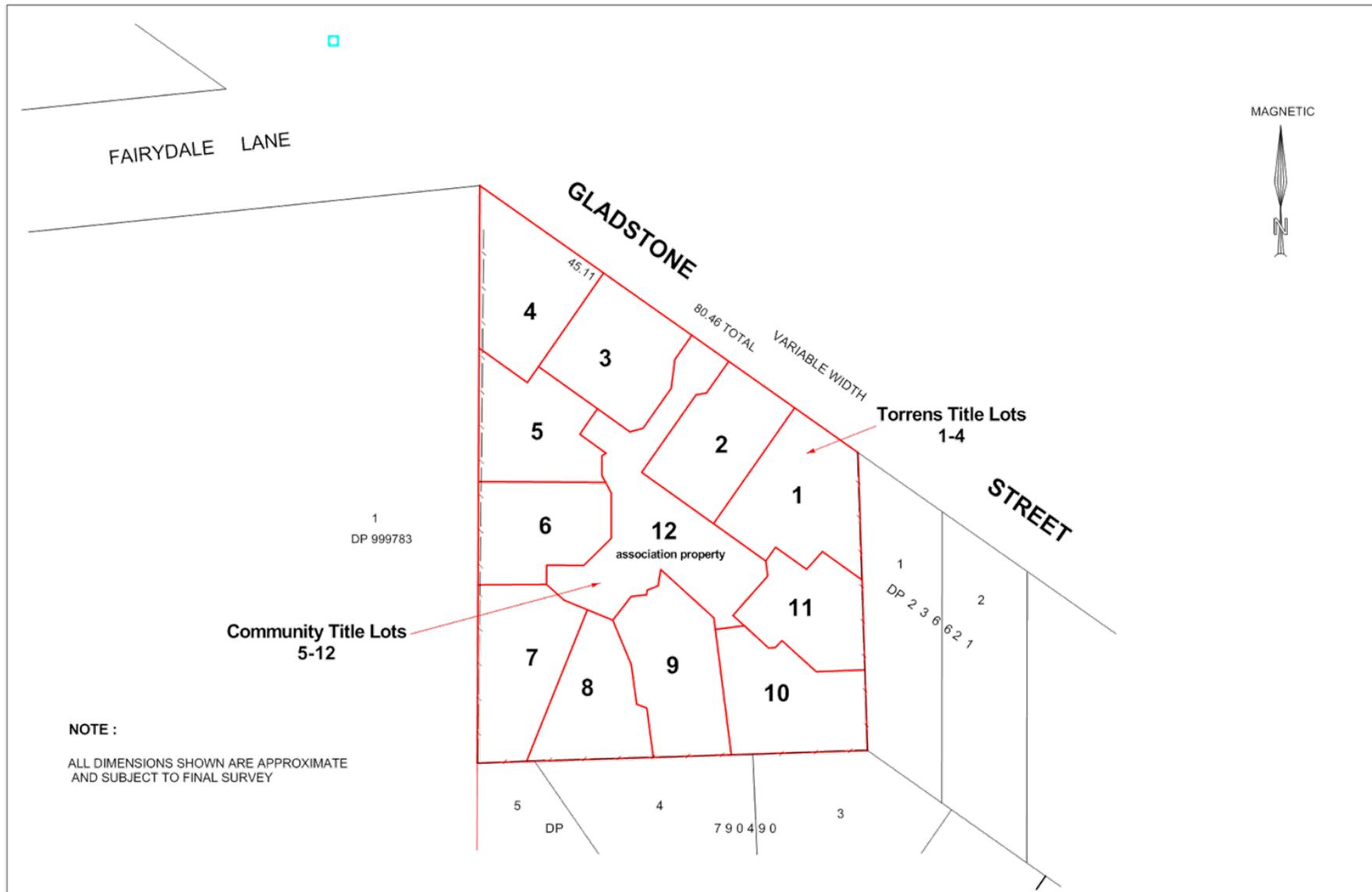
BUILDING CLASSIFICATION: CLASS 1a	CLIENT: HAYLYN PROPERTY INVESTMENTS
	PROJECT: MULTI RESIDENTIAL
	SITE ADDRESS: LOT 6 & 7 GLADSTONE ST MUDGEE NSW 2850
B 27.6.16 PCA DOCUMENTATION	SHEET DESCRIPTION: SITE OVERVIEW - INCLUDING FLOOR PLANS
A 10.3.15 PRELIMINARY SKETCH PLAN	
ISSUE DATE DESCRIPTION	

SITE AREA: AREA BEFORE SUBDEV - 5693 sq m	D.P. NUMBER: 79449
DRAWN: MP	DATE: 27.6.16
SCALE: 1:300	
DRAWING No: 2 OF 36	PROJECT No: 113.14
ISSUE	
A B	

SITE OVERVIEW - INCLUDING FLOOR PLANS 1:300







NOTE :

ALL DIMENSIONS SHOWN ARE APPROXIMATE
 AND SUBJECT TO FINAL SURVEY



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Client: **LYNCH BUILDING GROUP**
 Title: **PROPOSED SUBDIVISION OF LOTS 6 & 7 IN DP 790409
 GLADSTONE STREET MUDGEE**

Scale (A3): 1:600
 Contour Interval:
 Date: 27.10.2016
 Surveyor: Bill Currie

This drawing is to be read in conjunction with general building drawings, specifications and other documents forming part of the project. All legal descriptions are those shown prior to the commencement of work. Interested parties should refer to the relevant documents. © Barnson Pty Ltd 2016. Content is subject to the Barnson terms of engagement.

Sheet Number: 1
 Total Sheets: 1

Drawing Number
22952_L02



*Good
Government*

COMMUNITY
ENGAGEMENT
STRATEGY

MID-WESTERN REGIONAL COUNCIL
INTEGRATED PLANNING AND REPORTING

■ ■ ■ ■ ■ TOWARDS 2030



IMMUNITY ENGAGEMENT STRATEGY

THIS DOCUMENT HAS BEEN PREPARED BY PIP GOLDSMITH, CORPORATE COMMUNICATIONS OFFICER FOR MID-WESTERN REGIONAL COUNCIL.

ANY QUESTIONS IN RELATION TO THE CONTENT OF THIS DOCUMENT SHOULD BE DIRECTED TO:
COUNCIL@MIDWESTERN.NSW.GOV.AU OR (02) 6378 2850

DATE OF PUBLICATION: NOVEMBER 2016

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COMMUNITY ENGAGEMENT STRATEGY

1. Background

1.1 Local Government Act 1993

Council has a legislative requirement under the *Local Government Act 1993* to ensure that community input is part of the decision making process.

The Act requires Council to establish and implement a strategy (its Community Engagement Strategy), based on social justice principles, for engagement with the local community when developing the Community Strategic Plan.

The Integrated Planning and Reporting Manual, produced by the Division of Local Government, identifies two essential elements for the Community Engagement Strategy:

1. As a minimum, the Community Engagement Strategy must identify relevant stakeholder groups within the community and outline methods of engaging each group.
2. Due consideration must also be given to the expected levels of service expressed by the community when preparing the Community Strategic Plan.

Through this Strategy, the Council will involve the community to ensure that the Community Strategic Plan reflects the community's ideas, concerns and priorities.

In 2010, a Community Engagement Strategy was developed and implemented utilising various tools. Data collected was used to develop *Towards 2030: Mid-Western Region Community Plan*.

In order to update *Towards 2030: Mid-Western Region Community Plan*, Council is working towards the following timetable:

Table 1: Timetable for Review of IP&R Documents

Action Required	Completed By
Preliminary Engagement Activities	Aug-16
End of Term Report for Outgoing Council	Aug-16
Community Engagement for Newly Elected Council	Feb-17
Revised IP&R Documents	Jun-17

1.2 Towards 2060: Mid-Western Region Community Plan

The *Towards 2030: Mid-Western Region Community Plan* was adopted by Council on 6 June 2013. It sets out where, as a community, the Mid-Western Region wants to be in the year 2030.

The plan was developed following an extensive consultation exercise in which over 3,000 residents participated in varying forms.

It is a future vision developed collaboratively between the community and Council and represents the aspirations of the people who live and work within the Mid-Western Region and strategies for achieving these goals.

Towards 2030: Mid-Western Region Community Plan is Council's highest level strategic plan and addresses four key questions for the community:

1. Where are we now?
2. Where do we want to be in 2030?
3. How will we get there?
4. How will we know when we have arrived?

A Resourcing Strategy including Long Term Financial Plan, Workforce Strategy and Asset Management Planning together with a Delivery Program, Operation Plan and Annual Report completes the Integrated Planning and Reporting framework.

COMMUNITY ENGAGEMENT STRATEGY

The Community Strategic Plan is framed by five key themes, each of which has a number of goals:

- **THEME 1: LOOKING AFTER OUR COMMUNITY**
 - A safe and healthy community
 - Vibrant towns and villages
 - Effective and efficient delivery of infrastructure
 - Meet the diverse needs of the community and create a sense of belonging

- **THEME 2: PROTECTING OUR NATURAL ENVIRONMENT**
 - Protect and enhance our natural environment
 - Provide total water cycle management
 - Live in a clean and environmentally sustainable way

- **THEME 3: BUILDING A STRONG LOCAL ECONOMY**
 - A prosperous and diversified economy
 - An attractive business and economic environment
 - A range of rewarding and fulfilling career opportunities to attract and retain residents

- **THEME 4: CONNECTING OUR REGION**
 - High quality road network that is safe and efficient
 - Efficient connection of the region to major towns and cities

- **THEME 5: GOOD GOVERNMENT**
 - Strong civic leadership
 - Good communications and engagement
 - An effective and efficient organisation

2. Purpose

Council is required to review its Community Strategic Plan every four years. In order to meet this requirement and ensure the *Towards 2030: Mid-Western Region Community Plan* remains relevant and is updated appropriately, a revised Community Engagement Strategy must be prepared.

This document provides the revised Community Engagement Strategy which will:

- Establish the community engagement process that will be undertaken in reviewing and updating the Community Strategic Plan in accordance with the requirements of the Integrated Planning and Reporting Framework.
- Ensure that this process is implemented by Council during planned community engagement activities.
- Ensure that decision making takes into account the outcomes of community engagement.
- Ensure that the community is kept informed of decisions emanating from the community engagement process.

COMMUNITY ENGAGEMENT STRATEGY

3. Key Messages

The revised Community Engagement Strategy includes activities which will educate the community about the review process, and request feedback from the community which reflects its main priorities.

This dual-objective approach will ensure that the information collected is both valuable and relevant in informing the review of the Community Strategic Plan.

Objective: EDUCATION

Key Messages:

- This is *Towards 2030: Mid-Western Region Community Plan*
- These are the current themes, goals and strategies that Council is working to achieve

Objective: ENGAGEMENT

Key Messages:

- What are the community's priorities?
- What is missing from *Towards 2030: Mid-Western Region Community Plan*?
- What special projects would the community like to see?

4. Community Engagement Process

The process of community engagement plays a critical role in the ongoing review and development of the Community Strategic Plan and Council's associated Integrated Planning and Reporting documents. The information obtained during community engagement will help inform the newly elected Council in setting their key strategies and actions over the next 4 years.

4.1 Summary of Engagement Tools and Timing

The following table provides a summary of the community engagement process and identifies the tools that will be used to inform the review of the Community Strategic Plan and associated Integrated Planning and Reporting documents by 30 June 2017.

Table 2: Community Engagement Tools and Timing

Phase	Tools	Proposed Timing
Preliminary Engagement	Community Wide Survey Stakeholder Workshops	May - Jul 2016
Community Engagement for Newly Elected Council	Community Roadshow Permanent Displays Direct Mailout Online Engagement	Dec - Feb 2017
Analysis of Community Engagement	Post Engagement Report to Council	Feb - Apr 2017
Public Feedback on Draft IP&R Documents	Public Exhibition for 28 Days Post Exhibition Report to Council	Apr - May 2017
Adopt Revised IP&R Documents	Report to Council	Jun-17

4.2 Description of Community Engagement Tools

Provided below is a brief description of the engagement tools that will be used to conduct community engagement between November 2016 and June 2017.

COMMUNITY WIDE SURVEY

As part of the preliminary engagement phase, a community wide telephone survey was conducted by Micromex Research Consultants on behalf of Council in May 2016.

The survey sought to examine community attitudes and perceptions towards current and future services and facilities provided by Council. The survey was designed to engage all sectors of the community and capture data which provides a statistically significant representation of the community's attitudes and perceptions.

COMMUNITY ENGAGEMENT STRATEGY

STAKEHOLDER WORKSHOPS

Also as part of the preliminary engagement phase, feedback was sought from key stakeholders with a series of workshops focused around the 5 key themes in the Community Strategic Plan. Stakeholders were asked to provide feedback in relation to the levels of importance and satisfaction with the underlying strategies for each of the key themes.

COMMUNITY ROADSHOW

An integral part of the community engagement process for the newly elected Council will be a Community Roadshow which will be held across the region during the month of December.

The Community Roadshow will involve a portable display being assembled in each of the main towns of Mudgee, Gulgong, Kandos and Rylstone in a prominent position to capture pedestrian traffic. The portable display will act to inform and engage the community increasing general awareness of the Community Strategic Plan whilst providing information and feedback to Council. There will be a range of participatory activities which the community will be able to use to reveal their key priorities and engage with Council staff.

The mobile library service will also be used to provide access to the Community Roadshow for residents in the villages.

PERMANENT DISPLAYS

Each of Council's Administration Centres/Libraries will host a permanent display over the 3 month period of community engagement. These displays will include signage and activities for the community to complete whilst they are visiting Council's offices and buildings.

DIRECT MAILOUT

A direct mailout to residents (either through Community News or separately sent) will provide another outlet by which residents can participate in the community engagement process and have their say.

ONLINE ENGAGEMENT

A number of activities will be available through Council's website. These activities will be closely aligned to the Community Roadshow activities, and will help ensure that the community engagement process reaches a broad cross-section of the community.

PUBLIC EXHIBITION

All of the draft IP&R documents will be placed on public exhibition for a period of 28 days prior to being formally adopted by Council by 30 June 2017. The public exhibition period will allow residents to review the draft documents and make public submissions.

4.3 Description of Community Engagement Activities

Provided below is a brief description of the main engagement activities that will be used to conduct community engagement between November 2016 and June 2017.

BEAD EXERCISE

The Bead Exercise was utilised during the community engagement process for the 2013 Community Plan. This exercise involves the community utilising a handful of coloured beads and allocating them between different themes or projects reflected in the Community Plan (as represented by 5 glass jars).

MY TOP 5 EXERCISE

The My Top 5 Exercise will provide an opportunity for the community to indicate their “wish list” for Council to invest in new major projects. These major projects may be either infrastructure or services and are typically of a large dollar value. They may be made possible either through large grants, developer contributions and/or borrowings.

The exercise will feature visual display boards with up to 50 examples of major projects for the community to choose from. The community are asked to pick their Top 5. These choices will then be recorded so that Council can derive a list of the community’s top priorities if funding opportunities arise in the future.

POSTCARD EXERCISE

The Postcard Exercise was also utilised during the community engagement process for the 2013 Community Plan. It was an activity that was well received by the community because it was easy to participate and catered for all ages (ie. children and adults). The postcard will include some targeted questions this time to prompt the community in their responses about what they like most about living in the region and what they would like to improve about living in the region.

ONLINE SURVEYS

Online surveys will also be utilised to reinforce the information that the face-to-face exercises are designed to capture. Providing access to online activities will allow members of the community who do not come into Council offices or buildings, or miss the Community Roadshow at one of the various locations to participate. Online surveys can also be tailored to ask targeted questions regarding service levels or budget allocations as issues are raised during the community engagement process.

OPEN FEEDBACK FORM

Open feedback forms which are specifically designed to capture information in relation to the Community Plan will be available throughout the community engagement process. This will allow the community to document any other feedback or issues that they feel has not been addressed or is relevant for consideration by Council.

4.4 Promotion of Engagement Activities

The opportunity for the community to actively participate in the review of the Community Strategic Plan will be widely promoted. The main avenues for promotion will include:

- **Local Media** – promotion through local media to encourage participation and educate the community about the process of reviewing and developing the Community Strategic Plan.
- **Website** – Council’s website will provide an important information outlet with links to online activities and details about the timing and locations of the Community Roadshow. The website will also help educate the community about the key themes and relevant documents comprising the IP&R framework.
- **Community News** – Community News will feature regular updates about the engagement activities being undertaken and reminding residents about the importance of capturing the views of a broad cross-section of the community. Community News can also be used as a direct mail tool to encourage participation in and completion of activities.

COMMUNITY ENGAGEMENT STRATEGY

- **Social Media** – Council's Facebook page will help reinforce educational messages and encouraging participation in the review of the Community Strategic Plan. It will highlight key dates for the Community Roadshow and provide links to online engagement activities.

5. Stakeholders

The Office of Local Government's Integrated Planning and Reporting Manual requires Council to identify relevant stakeholder groups and the method that will be used to engage each group. The following table lists the range of stakeholder groups and identifies the activities that will be used to engage each group.

	Workshops	Phone Survey	Community Roadshow	Permanent Displays	Direct Mail Out	Online Engagement
Sporting Groups	✓				✓	✓
Community Groups	✓				✓	✓
Media	✓				✓	✓
Youth		✓	✓	✓	✓	✓
Seniors		✓	✓	✓	✓	✓
Schools	✓				✓	✓
State Government Agencies	✓				✓	✓
Industry Groups	✓				✓	✓
Chambers of Commerce	✓				✓	✓
Committees of Council					✓	✓
Councillors	✓		✓	✓	✓	✓
Staff	✓		✓	✓	✓	✓
Individual Residents		✓	✓	✓	✓	✓

A Community Stakeholder List is attached at Appendix 1.

COMMUNITY ENGAGEMENT STRATEGY

Appendix 1

A list of community stakeholder groups is provided below.

Organisation	Address
1st Mudgee Scout	PO BOX 918 MUDGEES NSW 2850
2852 Club Inc	PO BOX 23 GULGONG NSW 2852
ADA Cottage	82 Rodgers Street KANDOS NSW 2848
ADFAS Mudgee Inc	PO BOX 268 MUDGEES NSW 2850
Aged Care Assessment Team	C/-Lourdes Hospital DUBBO NSW 2850
Ageing, Disability & Home Care	PO BOX 174 MUDGEES NSW 2850
All Hallows School	Bayley Street GULGONG NSW 2852
Australian Breastfeed Association (Mudgee Group)	261 Putta Bucca Road MUDGEES NSW 2850
Australian Rural Education Centre (AREC)	PO BOX 12 MUDGEES NSW 2850
Barnardos Australia	PO BOX 800 MUDGEES NSW 2850
Blind Citizens Australia - Western Area	433 Melrose Road Mullamuddy via MUDGEES NSW 2850
Blue Padma Services	85 Totnes Valley Road TOTNES VALLEY NSW 2850
Can Assist - Mudgee & Districts Branch	PO BOX 684 MUDGEES NSW 2850
Central Tablelands Housing Association Inc.	3/90-94 Church Street MUDGEES NSW 2850
Central West Catchment Management Authority	PO BOX 174 MUDGEES NSW 2850
Central West Community College	47-55 Market Street MUDGEES NSW 2850
Charbon Community Consultative Committee	C/- MWRC PO BOX 156 MUDGEES NSW 2850
Club 28/50 Physical Culture	PO BOX 1199 MUDGEES NSW 2850

COMMUNITY ENGAGEMENT STRATEGY

Colonial Inn Museum & Mudgee Historical Society	126 Market Street MUDGEE NSW 2850
Combined Pensioners & Superannuants Association of NSW Inc	Level 9 28 Foveaux Street SURRY HILLS NSW 2010
Conservation Volunteers Australia	179 George Street BATHURST NSW 2795
Country Energy	102 Church Street MUDGEE NSW 2850
Country Women's Association (CWA) Mudgee Branch	PO BOX 54 MUDGEE NSW 2850
Country Women's Association (CWA) Munghorn Branch	"Cumbo Valley" Wollar Rd, WOLLAR NSW 2850
Country Women's Association (CWA) Mudgee Day Branch	PO BOX 54 MUDGEE NSW 2850
Cudgegong Business Group	PO BOX 194 RYLSTONE NSW 2849
Cudgegong Field Naturalists	Allen Greer Co-ordinator Cudgegong Field Naturalists 4 George Street MUDGEE NSW 2850
Cudgegong Learning Community	C/- Alan Walker Gulgong Public School Belmore Street GULGONG NSW 2852
Cudgegong Soaring Pty Limited	PO BOX 352 FRENCHS FOREST NSW 2086
Cudgegong Valley Public School	Madeira Road MUDGEE NSW 2850
Cultural Development Committee	C/- MWRC PO BOX 156 MUDGEE NSW 2850
Department of Community Services	PO BOX 182 MUDGEE NSW 2850
Department of Industry and Investment	Locked Bag 21 ORANGE NSW 2800
Division of Local Government	Locked Bag 3015 NOWRA NSW 2541
Floodplain Risk Management Committee	C/- MWRC PO BOX 156 MUDGEE NSW 2850

COMMUNITY ENGAGEMENT STRATEGY

Friends of People's Park - Gulgong	Old Yarrawonga Homestead Home Rule via MUDGEE NSW 2850
Friends of the Library	64 Market Street MUDGEE NSW 2850
Goolma Public School	Gollan Road GOOLMA NSW 2852
Grattai Branch Country Women's Association	PO BOX 1218 MUDGEE NSW 2850
Guide Dogs NSW/ACT	PO BOX 2298 ORANGE NSW 2800
Guides Australia - Rylstone Unit	C/- Mrs S Tunnicliff, 106 Louee Street RYLSTONE NSW 2849
Gulgong Arts Council	21 Herbert Street GULGONG NSW 2852
Gulgong Arts Council Writing Group	PO BOX 422 GULGONG NSW 2852
Gulgong Chamber of Commerce	PO BOX 400 GULGONG NSW 2852
Gulgong Country Women's Association (CWA)	PO BOX 321 GULGONG NSW 2852
Gulgong DC Rural Fire Brigade	PO BOX 196 GULGONG NSW 2852
Gulgong Gophers	C/- Ron Ross 14 Herbert Street GULGONG NSW 2852
Gulgong High School	Belmore Street GIULGONG NSW 2852
Gulgong Hospital Auxiliary	PO BOX 65 GULGONG NSW 2852
Gulgong Hostel Association	PO BOX 485 GULGONG NSW 2852
Gulgong Memorial Hall Committee	C/- MWRC PO BOX 156 MUDGEE NSW 2850
Gulgong Music and Dramatic Society Inc.	PO BOX 379 GULGONG NSW 2852
Gulgong Opera House Film Society	PO BOX 394 GULGONG NSW 2852
Gulgong Pensioners and Superannuants Association of NSW	7 Belmore Street GULGONG NSW 2852
Gulgong Playgroup Incorporated	Red Hill Education Centre Red Hill GULGONG NSW 2852

COMMUNITY ENGAGEMENT STRATEGY

Gulgong Prince of Wales Eisteddfod	PO BOX 293 GULGONG NSW 2852
Gulgong Show Society Inc	PO BOX GULGONG NSW 2852
Gulgong Showground	C/- 18 Cainbil Street GULGONG NSW 2852
Gulgong Sports Council	PO BOX 45 GULGONG NSW 2852
Hargraves Progress Association	C/- General Store HARGRAVES NSW 2850
Hargraves Public School	Merinda Street HARGRAVES NSW 2850
Henry Lawson Centre	147 Mayne Street GULGONG NSW 2852
Home Care Service of NSW	P90 BOX 1235 MUDGEE NSW 2850
Hunter - Central Catchment Management Authority	
Kanandah Auxiliary	1454 Henry Lawson Drive ST FILLIANS NSW 2850
Kandos Anglican Women's Association	St Laurence Church Hall Angus Avenue KANDOS NSW 2848
Kandos Bicentennial Industrial Museum Committee	22 Buchanan Street KANDOS NSW 2848
Kandos Youth Activity Centre	71 Angus Avenue KANDOS NSW 2848
Lifeskills Plus Inc	PO BOX 710 MUDGEE NSW 2850
Lue Hall and Recreation Committee	Cox Street LUE NSW 2850
Lue Public School	Swanston Street LUE NSW 2850
Macquarie Valley Weeds Advisory Committee	C/- Cabonne Council Main Street CUDAL NSW 2864
Meals on Wheels - Mudgee Branch	PO BOX 156 MUDGEE NSW 2850
Migrant Support Service	PO BOX 1469 BATHURST NSW 2795
Ministry of Transport	Locked Bag 5085 PARRAMATTA NSW 2124
Mission Australia	5-6/1 Town Hall Arcade MUDGEE NSW 2850

COMMUNITY ENGAGEMENT STRATEGY

Moolarben Community Consultative Committee	C/- Moolarben Coal Mines P/L PO BOX 10470 BRISBANE QLD 4000
Mudgee & District Garden Club Inc	PO BOX 683 MUDGEES NSW 2850
Mudgee & Gulgong Access Committee	C/- PO BOX 156 MUDGEES NSW 2850
Mudgee Aero Club Inc	PO BOX 272 MUDGEES NSW 2850
Mudgee and District Host Family Respite Care	PO BOX 156 MUDGEES NSW 2850
Mudgee and District Kennel and Obedience Club	1513 Piambong Road LOWER PIAMBONG NSW 2850
Mudgee and Surrounding Area Coeliac Support Group	"Larapinta"155 Robertson Street MUDGEES NSW 2850
Mudgee Arts Council	PO BOX 118 MUDGEES NSW 2850
Mudgee Bushwalkers Inc. and Bike riders	PO BOX 1070 MUDGEES NSW 2850
Mudgee Business Association	PO BOX 1159 MUDGEES NSW 2850
Mudgee Cancer Support and Friends	45 Perry Street MUDGEES NSW 2850
Mudgee Community Transport	PO BOX 156 MUDGEES NSW 2850
Mudgee Day View Club	PO BOX 808 MUDGEES NSW 2850
Mudgee Disability Support Service	PO BOX 598 MUDGEES NSW 2850
Mudgee District Environment Group	PO BOX 114 MUDGEES NSW 2850
Mudgee District U3A Inc	PO BOX 469 MUDGEES NSW 2850
Mudgee Fine Foods Inc	PO BOX 794 MUDGEES NSW 2850
Mudgee Guardian	PO BOX 255 MUDGEES NSW 2850
Mudgee Health Service	PO BOX 29 MUDGEES NSW 2850
Mudgee High School	41 Douro Street MUDGEES NSW 2850

COMMUNITY ENGAGEMENT STRATEGY

Mudgee Home Modification an Maintenance Service	PO BOX 156 MUDGEES NSW 2850
Mudgee Hospital Auxiliary	PO BOX 929 MUDGEES NSW 2850
Mudgee Legacy Widows Club	114 Market Street MUDGEES NSW 2850
Mudgee Lions Club Inc	PO BOX 165 MUDGEES NSW 2850
Mudgee Local Aboriginal Land Council	PO BOX 1098 MUDGEES NSW 2850
Mudgee Masonic Centre - Lodge Edinburgh St John	PO BOX 140 MUDGEES NSW 2850
Mudgee North West Legacy	133 Market Street MUDGEES NSW 2850
Mudgee Nursing Home	207-213 Denison Street MUDGEES NSW 2850
Mudgee Nursing Home Auxiliary	207-213 Denison Street MUDGEES NSW 2850
Mudgee PCYC	PO BOX 181 MUDGEES NSW 2850
Mudgee Performing Arts Society Inc. (MPAS)	PO BOX 482 MUDGEES NSW 2850
Mudgee Playgroup	PO BOX 204 MUDGEES NSW 2850
Mudgee Police	84 Market Street MUDGEES NSW 2850
Mudgee Public School	44 Perry Street MUDGEES NSW 2850
Mudgee Regional Saleyards Committee	C/- MWRC PO BOX 156 MUDGEES NSW 2850
Mudgee Regional Tourism Inc.	84 Market Street MUDGEES NSW 2850
Mudgee Show Society Inc	PO BOX 199 MUDGEES NSW 2850
Mudgee Showground Management Committee	C/- MWRC PO BOX 156 MUDGEES NSW 2850
Mudgee Valley Writers Inc	PO BOX 356 MUDGEES NSW 2850
Mudgee Volunteer Rescue Organisation	PO BOX 330 MUDGEES NSW 2850
Murong Gialinga Aboriginal and Torres Strait Islander Corporation	PO BOX 1097 MUDGEES NSW 2850

COMMUNITY ENGAGEMENT STRATEGY

MWRC Heritage Committee	C/- MWRC PO BOX 156 MUDGEE NSW 2850
MWRC Peak Sports Council	C/- MWRC PO BOX 156 MUDGEE NSW 2850
NALAG Mudgee	PO BOX 777 MUDGEE NSW 2850
National Parks and Wildlife Service	1/160 Church Street MUDGEE NSW 2850
National Trust (Mudgee)	C/- David Mort 293 Yarrabin Road MUDGEE NSW 2850
Noxious Weed Control Advisory Committee	C/- MWRC PO BOX 156 MUDGEE NSW 2850
NSW Farmers Federation - Gulgong Branch	C/- Gail Seis Roxanna BIRRIWA NSW 2850
NSW Farmers Federation - Ilford/ Running Stream Branch	C/- Mitchell Clapham Hazelbrook Perrams Road ILFORD NSW 2850
NSW Farmers Federation - Mudgee Branch	C/- Kerri-Ann Webb Cooyal Station 1909 Ulan Road LINBURN NSW 2850
NSW Farmers Federation - Rylstone Branch	C/- Scott Bisley PO BOX 23 RYLSTONE NSW 2849
NSW Fire Brigade	97 Horatio Street MUDGEE NSW 2850
NSW Rural Fire Service	PO BOX 1155 MUDGEE NSW 2850
Orana Arts	PO BOX 271 GILGANDRA NSW 2827
Pioneer Auxiliary Ladies (PALS)	"Eastwood" 681 Upper Piambong Road MUDGEE NSW 2850
Pioneer House Aged Care	PO BOX 163 MUDGEE NSW 2850
Pioneers Museum Gulgong	73 Herbert Street GULGONG NSW 2852
Probus	3/43 Hunter Street PARRAMATTA NSW 2123

COMMUNITY ENGAGEMENT STRATEGY

Radio 2MG	PO BOX 17 MUDGEES NSW 2850
Red Cross Australia - Mudgee Branch	PO BOX 71 MUDGEES NSW 2850
Red Cross Australia - Rylstone Branch	C/- Meg Wales "Kelgoola" RYLSTONE NSW 2849
Red Hill Environment Education Centre	PO BOX 185 GULGONG NSW 2852
Regional Development Australia	PO BOX 1357 DUBBO NSW 2830
Roads and Traffic Authority	PO BOX 334 PARKES NSW 2870
Rotary Club of Mudgee	PO BOX 129 MUDGEES NSW 2850
Rotary Club of Rylstone/Kandos	PO BOX 22 RYLSTONE NSW 2849
Royal Far West Children's Health Scheme (Mudgee Branch)	PO BOX 52 MANLY NSW 1655
RSPCA	PO BOX 924 MUDGEES NSW 2850
Rural Financial Counselling Service NSW - Central West	PO BOX 910 MUDGEES NSW 2850
Rylstone & Kandos Access Committee	C/- MWRC PO BOX 156 MUDGEES NSW 2850
Rylstone and District Historical Society	C/- Jan Mullholland PO BOX 66 RYLSTONE NSW 2849
Rylstone Care and Transport	PO BOX 134 RYLSTONE NSW 2849
Rylstone Community Health Service	Fitzgerald Street RYLSTONE NSW 2849
Rylstone District Environmental Society Inc	PO BOX 141 RYLSTONE NSW 2849
Rylstone District Hospital	Fitzgerald Street RYLSTONE NSW 2849
Rylstone Kandos Access Committee	C/- MWRC PO BOX 156 MUDGEES NSW 2850
Rylstone Kandos District Meals on Wheels Association Inc	PO BOX 133 RYLSTONE NSW 2849
Rylstone Kandos Show Society Inc	PO BOX 11 RYLSTONE NSW 2849

COMMUNITY ENGAGEMENT STRATEGY

Rylstone Sports Council	C/- MWRC PO BOX 156 MUDGEES NSW 2850
Rylstone-Kandos & District Volunteer Search & rescue Organisation Inc	PO BOX 50 RYLSTONE NSW 2849
Rylstone-Kandos Preschool Inc	PO BOX 7 KANDOS NSW 2848
Seniors Week Planning Committee	C/- MWRC PO BOX 156 MUDGEES NSW 2850
South Mudgee Preschool	PO BOX 143 MUDGEES NSW 2850
Spinal Cord Injuries Australia	PO BOX 140 MUDGEES NSW 2850
St John Ambulance	PO BOX 711 BATHURST NSW 2795
St Matthews Central School	Lewis Street MUDGEES NSW 2850
St Vincent De Paul Society	58 Herbert Street GULGONG NSW 2852
TAFE	PO BOX 297 MUDGEES NSW 2850
Telstra Childflight Rylstone/Kandos Support Group	11 Pomany Street KANDOS NSW 2848
The Rotary Club of Mudgee Sunrise	PO BOX 643 MUDGEES NSW 2850
The Salvation Army	PO BOX 157 MUDGEES NSW 2850
Ulan Coal Mine Community Consultative Committee	4505 Ulan Road ULAN NSW 2850
Ulan Public School	Main Street ULAN NSW 2850
Watershed Landcare	Thea Ridley Secretary PO BOX 575 MUDGEES NSW 2850
Wellness & Activities Group	PO BOX 929 MUDGEES NSW 2850
Wenonah Lodge	Mayne Street GULGONG NSW 2852
Western NSW Community Legal Centre Inc	PO BOX 1493 DUBBO NSW 2830
Wildlife Carers Mudgee Region	146 Market Street MUDGEES NSW 2850
Wildlife Information Rescue and Education Service (WIRES)	PO BOX 723 MUDGEES NSW 2850

COMMUNITY ENGAGEMENT STRATEGY

Wilpinjong Community Consultative Committee	1434 Ulan-Wollar Road ULAN NSW 2850
Windeyer Public School	Mudgee Road WINDEYER NSW 2850
Wollar Public School	Barigan Street WOLLAR NSW 2850
Youth Council	C/- MWRC PO BOX 156 MUDGEES NSW 2850



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COMMUNITY GRANTS PROGRAM

APPLICATION FORM

15 JUNE 2016

MID-WESTERN REGIONAL COUNCIL
CORPORATE: FINANCE

 TOWARDS 2030



INCORPORATE: FINANCE | COMMUNITY GRANTS PROGRAM

Application Form

APPLICANTS DETAILS

Name of Organisation	The Rotary Club of Rylstone Kandos
Contact Person	David Roach
Address	PO Box 22 Rylstone NSW 2849
Phone	David Roach - mobile 0428338489
Email	yezfidar@winsoft.net.au
ABN	1797002735
Bank Account Name	Rotary Club of Rylstone Kandos
BSB	882000
Account Number	9030820

PROJECT / ACTIVITY DETAILS

Name of Project / Activity	The Rotary Club of Rylstone Kandos Annual Christmas Carnival
Amount of funding requested	\$ 3,000.00
Start and finish date	04/12/2016
Briefly describe Project / Activity	The small Rotary Club of Rylstone / Kandos annually organizes the Rotary Christmas Carnival.

ADDRESS CRITERIA

<p>How will your project benefit the Mid-Western Region community?</p>	<p>The carnival provides some free activities (jumping castle / merry-go-round), entertainment to children of the local community, promotes well being within the community and provides a sense of fellowship as we enter the festive season. It is also the avenue by which many of the local charities promote themselves, gain valuable funding by selling items or other fund raising activities on this afternoon, to continue with their valuable work in the future.</p>
<p>What is the expected amount of resident participation?</p>	<p>This annual event generally attracts in excess of over 500 residents.</p>
<p>What level of consultation and collaboration with other local groups has your organisation undertaken?</p>	<p>As per previous information all local organisations are invited to participate and to make this a community event. Typically there will be participation by VRA, local schools, Rural Fire Brigade, various church groups, local hospital groups and support organisations, Scouts, Seed Bank, Historical Society, community environmental groups, local radio.</p>
<p>Outline your organisation capacity to deliver the Project / Activity <u>OR</u> describe previous experiences.</p>	<p>The Rotary Club of Rylstone Kandos has organized and operated this annual event successfully for over ten years.</p>

CORPORATE: FINANCE | COMMUNITY GRANTS PROGRAM

PROJECT BUDGET

Project Income	Community Grant (amount sought from Council)	\$ 3,000.00
	Club / Organisation / Individual cash towards the project	\$ 1,000
	Expected Sales Revenue i.e. Entry Fee, Membership Sales:	\$ 0
	Other Income:	
	TOTAL INCOME	\$ 4,000

Project Expenditure	List proposed cash expenditure (provide copies of quotes for equipment)	
	1,000	\$ 700
	500	\$ 400
	400	
	TOTAL EXPENDITURE	\$ 1,100

FINANCIAL DETAILS

Is your group/organisation incorporated?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
Have you registered for Goods & Services Tax (GST) purposes?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
Do you have an ABN?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
	ABN	1797002735			
	<i>Note – if you do not have an ABN please attach a 'Statement by Supplier' form</i>				
Has your organisation / group previously received a community grant from Council?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	
	Year	10/2015			
	Amount	\$ 3,000			
** Applicable for grants after 1 July 2016	Did your group return the acquittal form?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

APPLICATION CHECKLIST

A copy of the groups / organisations public liability insurance	<input type="checkbox"/>	Supplied
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="checkbox"/>	Supplied
Where the groups / organisations does not have an ABN, 'Statement by Supplier' form is required	<input type="checkbox"/>	Supplied
If your group is not incorporated, please supply a letter from your auspicing body	<input type="checkbox"/>	Supplied

AUTHORISATION OF APPLICANT

Name	David Roach
Position	Community Director
Date	10/14/2016
<input type="checkbox"/>	I confirm that the information contained in the application form and within the attachments are true and correct.
<input type="checkbox"/>	I confirm that this application has been submitted with the full knowledge and support of the applicant.

SUBMIT YOUR APPLICATION

@ **EMAIL:** After you complete this digital form, please save it to your computer and email to: council@midwestern.nsw.gov.au

CUSTOMER SERVICE LOCATIONS:

86 Market Street
MUDGEE

109 Herbert Street
GULGONG

77 Louee Street
RYLSTONE



POSTAL ADDRESS:

Attn: Finance Department
 PO Box 156
 MUDGEE NSW 2850

Email My Application

Community Grants Policy

Print My Application

COPY

QBE

Broker:

Postal Address & Enquiries care of:
Mr Dominic Cannon
 Service Executive
 Aon Risk Solutions Australia Limited
 GPO Box 65
 Brisbane Qld 4001
 Aon Risk Solutions Australia Limited
 Telephone: (07) 3223 7467
 Facsimile: (07) 3223 7529

Certificate of Currency

Policy Number	AQ R008958 PLB		
Name of Insured	Rotary Club Rylstone Kandos		
Type of Insurance	Public and Products Liability		
Cover	QBE will pay in respect of Personal Injury or Property Damage first happening during the Period of Insurance and caused by an Occurrence within the Territorial Limits in connection with Your Business.		
Limit of Liability	Public:	\$50,000,000	any one Occurrence
	Products:	\$50,000,000	any one Occurrence & in the aggregate for all injury or damage occurring during the Period of Insurance.
Territorial Limits	Anywhere in the World but subject to the Terms, Conditions and Exceptions of the Policy		
Period of Insurance	From: 4.00pm on 30 th June 2016 to: 4.00pm on 30 th June 2017		
Special Conditions	Subject to the existing Terms, Conditions and Exceptions of the Policy		

Brisbane this 30th day of June 2016 Signed 

QBE INSURANCE (AUSTRALIA) LIMITED
 ABN: 76 003 191 035
 AFS Licence No. 239549



Current details for ABN 17 970 027 357

ABN details

Entity name:	ROTARY CLUB OF RYLSTONE KANDOS INC
ABN status:	Active from 28 Apr 2000
Entity type:	Other Incorporated Entity
Goods & Services Tax (GST):	Registered from 01 Jul 2000
Main business location:	NSW 2850

Trading name(s)

Trading name	From
ROTARY CLUB OF RYLSTONE KANDOS INC	28 Apr 2000

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 01 Jul 2000

Record extracted: 31 Oct 2016

Disclaimer

The Registrar makes every reasonable effort to maintain current and accurate information on this site. The Commissioner of Taxation advises that if you use ABN Lookup for information about another entity for taxation purposes and that information turns out to be incorrect, in certain circumstances you will be protected from liability. For more information see [disclaimer](#).



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COMMUNITY GRANTS PROGRAM

APPLICATION FORM

15 JUNE 2016

MID-WESTERN REGIONAL COUNCIL
CORPORATE: FINANCE

■ ■ ■ ■ ■ TOWARDS 2030



Application Form

APPLICANTS DETAILS

Name of Organisation	Gulgong Men's Shed - Auspiced on behalf of Gulgong Memorial Hall Committee
Contact Person	Chris Hannaford
Address	The Secretary C/- 109 Herbert Street GULGONG NSW 2852
Phone	02 6375 9655
Email	
ABN	84424548472
Bank Account Name	Gulgong Mens Shed
BSB	062549
Account Number	10110233

PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Annual Christmas Celebration - Anzac Park
Amount of funding requested	\$ 3,000.00
Start and finish date	10/12/2016
Briefly describe Project / Activity	The carnival provides entertainment to children of the local community, promotes wellbeing within the community and provides a sense of fellowship as we enter the festive season.

ADDRESS CRITERIA

<p>How will your project benefit the Mid-Western Region community?</p>	<p>A long serving community event for Gulgong. This event is aimed at children, with Carnival rides and other activated, and is the only venue in Gulgong where children can have their photos taken with Santa.</p>
<p>What is the expected amount of resident participation?</p>	<p>Approx. 800-1200 these figures are based on prior years.</p>
<p>What level of consultation and collaboration with other local groups has your organisation undertaken?</p>	<ul style="list-style-type: none"> - Turf Club - Gulgong Chamber of Commerce - Gulgong Heritage Harness Club - Presbyterian Church - Gulgong Hospital Aux Ladies - Rural Fire Service - Gulgong Community Seniors - NSW Ambulance
<p>Outline your organisation capacity to deliver the Project / Activity <u>OR</u> describe previous experiences.</p>	<p>This event has been running successfully for the past 10 years.</p>

CORPORATE: FINANCE | COMMUNITY GRANTS PROGRAM

PROJECT BUDGET

Project Income	Community Grant (amount sought from Council)	\$ 3,000.00
	Club / Organisation / Individual cash towards the project	
	Expected Sales Revenue i.e. Entry Fee, Membership Sales:	
	Other Income:	
	TOTAL INCOME	\$ 3,000

Project Expenditure	List proposed cash expenditure (provide copies of quotes for equipment)	
	TOTAL EXPENDITURE	\$ 0

FINANCIAL DETAILS

Is your group/organisation incorporated?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Have you registered for Goods & Services Tax (GST) purposes?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do you have an ABN?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	ABN	84424548472
	<i>Note – if you do not have an ABN please attach a 'Statement by Supplier' form</i>	
Has your organisation / group previously received a community grant from Council?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Year	
	Amount	
** Applicable for grants after 1 July 2016	Did your group return the acquittal form?	<input type="checkbox"/> Yes <input type="checkbox"/> No

APPLICATION CHECKLIST

A copy of the groups / organisations public liability insurance	<input type="checkbox"/>	Supplied
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="checkbox"/>	Supplied
Where the groups / organisations does not have an ABN, 'Statement by Supplier' form is required	<input type="checkbox"/>	Supplied
If your group is not incorporated, please supply a letter from your auspicing body	<input type="checkbox"/>	Supplied

AUTHORISATION OF APPLICANT

Name	Chris Hannaford
Position	President
Date	02/11/2016
<input type="checkbox"/>	I confirm that the information contained in the application form and within the attachments are true and correct.
<input type="checkbox"/>	I confirm that this application has been submitted with the full knowledge and support of the applicant.

SUBMIT YOUR APPLICATION

@ **EMAIL:** After you complete this digital form, please save it to your computer and email to: council@midwestern.nsw.gov.au

**CUSTOMER SERVICE LOCATIONS:**

86 Market Street
MUDGEE

109 Herbert Street
GULGONG

77 Louee Street
RYLSTONE

**POSTAL ADDRESS:**

Attn: Finance Department
PO Box 156
MUDGEE NSW 2850

[Email My Application](#)
[Community Grants Policy](#)
[Print My Application](#)



Current details for ABN 54 479 691 318

ABN details

Entity name: Gulgong Holtermann Museum Incorporated

ABN status: Active from 30 Jan 2015

Entity type: Other Incorporated Entity

Goods & Services Tax (GST): Registered from 30 Sep 2015

Main business location: NSW 2852

Business name(s)

Business name	From
The Greatest Wonder Of The World 	30 Sep 2015

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 02 Mar 2016

Record extracted: 01 Nov 2016

Disclaimer

The Registrar makes every reasonable effort to maintain current and accurate information on this site. The Commissioner of Taxation advises that if you use ABN Lookup for information about another entity for taxation purposes and that information turns out to be incorrect, in certain circumstances you will be protected from liability. For more information see [disclaimer](#).

**GULGONG MEMORIAL HALL
COMMITTEE**

The Secretary
C/- 109 Herbert St
GULGONG 2852



8th March, 2016

The General Manager
Midwestern Regional Council,
Market St,
Mudgee
NSW2850

Dear Sir,

Re: Gulgong Christmas Celebration

We would like to thank Council for the support they have shown for this event in the last few years, and request that \$3,000 be given to the Committee for the 2016 Celebration.

Please find attached the outgoings from the 2015 Celebration, and note that the expenditure exceeded the \$3,000 given by Council, but were made up with funds from the sale of raffle tickets.

Thank you for your assistance

Cheryl Vassel
Secretary
Gulgong Memorial Hall Committee

Application Form

APPLICANTS DETAILS

Name of Organisation	KANDOS HIGH SCHOOL
Contact Person	Suezie Faulkner
Address	Fleming st Kandos 2848
Phone	02 6519 4103
Email	suezie.faulkner@det.nsw.edu.au
ABN	15 260 183 583
Bank Account Name	Kandos High School Admin account.
BSB	032 -001
Account Number	147588.

PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Presentation Day.
Amount of funding requested	\$500
Start and finish date	12th December 2016.
Briefly describe Project / Activity	Awards given to our students

CORPORATE FINANCE / COMMUNITY GRANTS PROGRAM

ADDRESS CRITERIA

How will your project benefit the Mid-Western Region community?

What is the expected amount of resident participation?

What level of consultation and collaboration with other local groups has your organisation undertaken?

Outline your organisation capacity to deliver the Project / Activity OR describe previous experiences

All local groups &
Businesses;

CORPORATE FINANCE | COMMUNITY GRANTS PROGRAM

PROJECT BUDGET

Project Income	Community Grant (amount sought from Council)	
	Club / Organisation / Individual cash towards the project	
	Expected Sales Revenue i.e. Entry Fee, Membership Sales:	
	Other Income:	
TOTAL INCOME		\$ 0

Project Expenditure	List proposed cash expenditure (provide copies of quotes for equipment)	
	TOTAL EXPENDITURE	\$ 0

FINANCIAL DETAILS

Is your group/organisation incorporated?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Have you registered for Goods & Services Tax (GST) purposes?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Do you have an ABN?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
ABN				
<i>Note – If you do not have an ABN please attach a 'Statement by Supplier' form</i>				
Has your organisation / group previously received a community grant from Council?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Year				
Amount				
Did your group return the acquittal form?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

** Applicable for grants after 1 July 2016

APPLICATION CHECKLIST

A copy of the groups / organisations public liability insurance	<input type="checkbox"/>	Supplied
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="checkbox"/>	Supplied
Where the groups / organisations does not have an ABN, "Statement by Supplier" form is required	<input type="checkbox"/>	Supplied
If your group is not incorporated, please supply a letter from your auspicng body	<input type="checkbox"/>	Supplied

AUTHORISATION OF APPLICANT

Name: Carol Helman
Position: Deputy Principal
Date: 28/10/2016

I confirm that the information contained in the application form and within the attachments are true and correct.
 I confirm that this application has been submitted with the full knowledge and support of the applicant.

SUBMIT YOUR APPLICATION

@ EMAIL: After you complete this digital form, please save it to your computer and email to: council@midwestern.nsw.gov.au

📍 CUSTOMER SERVICE LOCATIONS:
86 Market Street MUDGEE 109 Herbert Street GULGONG 77 Louee Street RYLSTONE

✉ POSTAL ADDRESS:
Attn: Finance Department
PO Box 156
MUDGEE NSW 2850



Current details for ABN 15 260 183 583

ABN details

Entity name:	KANDOS HIGH SCHOOL
ABN status:	Active from 01 Nov 1999
Entity type:	State Government Entity
Goods & Services Tax (GST):	Registered from 01 Jul 2000
Main business location:	NSW 2848

Trading name(s)

Trading name	From
KANDOS HIGH SCHOOL	18 Apr 2000

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 15 Sep 2010

Record extracted: 31 Oct 2016

Disclaimer

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*Good
Government*

COMMUNITY GRANTS
PROGRAM

APPLICATION FORM

15 JUNE 2016

MID-WESTERN REGIONAL COUNCIL
CORPORATE: FINANCE

■ ■ ■ ■ TOWARDS 2030



CORPORATE: FINANCE | COMMUNITY GRANTS PROGRAM

Application Form

APPLICANTS DETAILS

Name of Organisation: GULGONG HIGH SCHOOL

Contact Person: Margaretta Field

Address: Belmore Street
Gulgong NSW 2852

Phone: 02 63741201

Email: gulgong-h.admin@det.nsw.edu.au

ABN: 891 951 996 03

Bank Account Name: Gulgong High School Administration Account - Westpac

BSB: 032:001

Account Number: 140,845

PROJECT / ACTIVITY DETAILS

Name of Project / Activity: DUX OF SCHOOL

Amount of funding requested: \$2000

Start and finish date: Annually in November

Briefly describe Project / Activity

We wish to award the student with the best HSC result for the year with a scholarship to contribute to their further studies.

CORPORATE FINANCE / COMMUNITY GRANTS PROGRAM

ADDRESS CRITERIA

How will your project benefit the Mid-Western Region community?

Encourage students from a rural and remote community to strive to achieve their best and to pursue academic excellence and university study.

What is the expected amount of resident participation?

Year 12 at Gulgong High School.

What level of consultation and collaboration with other local groups has your organisation undertaken?

We have approached a variety of local organisations to seek support for awards for our annual Presentation Day.

Outline your organisation capacity to deliver the Project / Activity OR describe previous experiences.

We hold an annual Presentation Day to recognise the achievement of our students in academic, cultural and sporting areas.

CORPORATE: FINANCE | COMMUNITY GRANTS PROGRAM

PROJECT BUDGET

Project Income	Community Grant (amount sought from Council)	\$0	\$2000
	Club / Organisation / Individual cash towards the project		
	Expected Sales Revenue i.e. Entry Fee, Membership Sales:		
	Other Income:		
TOTAL INCOME		\$0	\$2000

Project Expenditure	List proposed cash expenditure (provide copies of quotes for equipment)		
TOTAL EXPENDITURE		\$0	\$2000

FINANCIAL DETAILS

Is your group/organisation incorporated? Yes No

Have you registered for Goods & Services Tax (GST) purposes? Yes No

Do you have an ABN? Yes No

ABN 891 951 99 603

Note – if you do not have an ABN please attach a 'Statement by Supplier' form

Has your organisation / group previously received a community grant from Council? Yes No

Year 2009

Amount \$3000

Did your group return the acquittal form? Yes No

** Applicable for grants after 1 July 2016

CORPORATE: FINANCE / COMMUNITY GRANTS PROGRAM

APPLICATION CHECKLIST

A copy of the groups / organisations public liability insurance	<input checked="" type="checkbox"/>	Supplied	
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="checkbox"/>	Supplied	N/A
Where the groups / organisations does not have an ABN, 'Statement by Supplier' form is required	<input type="checkbox"/>	Supplied	N/A
If your group is not incorporated, please supply a letter from your auspicing body	<input type="checkbox"/>	Supplied	N/A

AUTHORISATION OF APPLICANT

Name Linda Macleod
 Position Principal
 Date 11/10/16

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.

SUBMIT YOUR APPLICATION

@ EMAIL: After you complete this digital form, please save it to your computer and email to: council@midwestern.nsw.gov.au

📍 CUSTOMER SERVICE LOCATIONS:

86 Market Street MUDGEE	109 Herbert Street GULGONG	77 Louee Street RYLSTONE
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✉ POSTAL ADDRESS:
 Attn: Finance Department
 PO Box 156
 MUDGEE NSW 2850

Email My Application

Community Grants Policy

Print My Application

**ABN Lookup****Current details for ABN 89 195 199 603****ABN details****Entity name:** GULGONG HIGH SCHOOL**ABN status:** Active from 01 Nov 1999**Entity type:** State Government Entity**Goods & Services Tax (GST):** Registered from 01 Jul 2000**Main business location:** NSW 2852**Trading name(s)**

Trading name	From
GULGONG HIGH SCHOOL	13 Apr 2000

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 01 Jul 2000**Record extracted:** 28 Oct 2016**Disclaimer**

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ATTENTION ISSUE

1 JANUARY TO 30 JUNE 2017 EVENTS ONLY

Mid-Western Regional Council's Events Assistance Program is designed to assist community events which benefit the local economy and attract visitors to the region. Prior to completing your application, please ensure you have read the eligibility guidelines & criteria to ensure you are eligible to apply for Events Assistance Funding.

Please ensure ALL questions are completed. Incomplete applications will not be accepted.

Please note:

- Only not-for-profit events are eligible to apply for Events Assistance funding.
- Events can apply for up to a maximum of \$2,500 cash or in-kind for events. The final funding amount will be determined by Council.
- There will be two application periods for events falling in the 2016/2017 financial year:
Period 1 - Events taking place between 1 July 2016 and 31 December 2016 (NOW CLOSED)
Period 2 - Events taking place between 1 January 2017 and 30 June 2017
Please ensure you are familiar with the application timelines.
- Events can only apply for Events Assistance funding if no other Council funding (including financial assistance) has been provided for the same event in the same year.
- All applications must be received prior to funding period deadline, please refer to eligibility criteria and guidelines for timeline.
- Ensure you have read the eligibility guidelines & criteria (available at www.midwestern.nsw.gov.au) to ensure you are eligible to apply for Events Assistance Funding.



CONTACT DETAILS

* 1. Please enter your contact details below:

Name:

PETER FLOOD.

Organisation:

PARKLANDS RESORT.

Address 1:

121 ULAN ROAD.

Address 2:

Suburb:

MUOGEE.

State:

NSW

Post Code:

2856.

Email Address:

manager@parklandsresort.com.au

Phone Number:

0428 - 443 379.

EVENT INFORMATION

* 2. Name of event:

NYE FIREWORKS.

* 3. Event Date/s:

JAN 31.

* 4. Number of days event is held:

ONE.

* 5. Event location:

PARKLANDS RESORT FOLD FIELD

* 6. Year the event was established:

2015/16

7. How often is the event held?

- One-off
- Annual
- Other (please specify)

* 8. Event description (including aims, objectives and desired outcomes):

COMMUNITY PROGRAM FOR FAMILIES. CELEBRATE THE NEW YEAR.

* 9. Expected attendance:

Locals	1200
Visitors	200
Total	1400

* 10. Target audience:

LOCAL MUGGEE & SURROUNDS FAMILIES.

- * 11. Local community involvement (including local businesses and volunteers):

MANY LOCAL BUSINESSES.

- * 12. Other sponsorship or income received for this event:

WE ARE CURRENTLY LOOKING FOR LOCAL SUPPORT. RADIO GAS HAVE CONFIRMED FOR \$750.

- * 13. Economic benefits of the event:

MORE A COMMUNITY BASED EVENT. WE ARE LOOKING TO COVER COSTS.

- * 14. Community and social benefits of the event:

GOOD MORALE BOOSTER FOR LOCAL COMMUNITY.

- * 15. How will Council's support of the event be recognised?

WE WILL ACKNOWLEDGE ALL SPONSORS IN ALL ADVERTISING FOR EVENT & ON THE EVENING.

- * 16. How do you plan to market and promote the event?

TV, NEWSPAPER, RADIO & BANNERS, FLYERS. SOCIAL MEDIA.

- * 17. How do you plan to ensure the event continues and develops in the future?

FOCUS ON A SUCCESSFUL EXECUTION OF THIS YEARS EVENT.

- * 18. Have you received funding from Council for this event previously?

Yes

No

If yes, please provide details:

*** 19. Does the event have current Public Liability Insurance? Events MUST have insurance to be eligible to receive funding. A copy of your Certificate of Currency must be provided.**

Yes

No

FUNDING REQUESTED

* 20. Please provide details of in-kind support requested AND dollar amounts:
(e.g. Council venue hire fee - \$200)

- 1.
- 2.
- 3.

* 21. Please provide details of cash support requested AND dollar amounts:
(e.g. TV advertising - \$500)

- 1.
- 2.
- 3.

* 22. Total support requested:
(must not exceed \$2,500)

- In-kind support:
- Cash support:

23. Any other information you wish to add?

I HAVE ATTACHED A COPY OF PROPOSAL FROM HOWARD & SONS PYROTECHNICS.



Friday, 18 March 2016

No 7 Macquarie Place,
Circular Quay,
Sydney NSW 2000

T 61 2 9346 8050
F 61 2 9346 8051
E sydney@interrisk.com.au
www.interrisk.com.au
AFS License 255080

Confirmation of Cover – Public and Products Liability

InterRISK act as Insurance Broker on behalf of Elanor Investors Group in connection with this insurance and hereby confirms that we have arranged a policy of insurance, a summary of which is set out below and is current as at the date of this certificate. Reference should be made to the policy wording for a complete description of all applicable terms, conditions and exclusions.

This Confirmation of Cover provides a summary of the policy cover and is not intended to amend, extend, replace or override the policy terms and conditions contained in the actual policy document.

Insurance Class:	General Public and Products Liability (Primary Liability)
Insurer:	SURA Pty Ltd on behalf of CGU Insurance Limited
Insured Name:	Elanor Funds Management Limited ATF Parklands Resort Property Trust and Parklands Resort Hotel Management Pty Ltd including subsidiary or controlled companies now existing or hereafter formed or acquired.
Inception Date	21 March, 2016
Policy Expiry Date:	31 December, 2016 at 4:00pm (Local Standard Time)
Interest Insured:	All sums up to the Liability Limit which the insured becomes legally liable to pay as compensation for: <ul style="list-style-type: none">▪ Personal Injury;▪ Property Damage;▪ Advertising Liability during the policy period caused by an occurrence in connection with the Insured's business.
Territorial Limits:	Worldwide excluding United States of America or Canada, their territories or protectorates.
Limits of Indemnity:	General Liability (Personal Injury and/or Property Damage and/or Advertising Injury): \$20,000,000 in respect of any one occurrence or series of occurrences arising out of the one event during the period of insurance Products and Pollution Liability: \$20,000,000 any one occurrence or series of occurrences arising out of any one event and in the aggregate during the period of insurance Goods in Care, Custody & Control: \$500,000 any one occurrence or series of occurrences arising out of the one event during the period of insurance
Policy Number:	New Policy - TBA

Insurance Class: Umbrella Liability

Insurer: AIG Australia Limited

Insured Name: Elanor Funds Management Limited ATF Parklands Resort Property Trust and Parklands Resort Hotel Management Pty Ltd including subsidiary or controlled companies now existing or hereafter formed or acquired.

Inception Date: 21 March, 2016

Policy Expiry Date: 31 December, 2016 at 4:00pm (Local Standard Time)

Interest Insured: The Insured's legal liability to third parties to pay compensation in excess of the limits of liability of the Underlying Insurance subject to

- (i) indemnity having been granted by the insurer of the Underlying Primary Umbrella Insurance;
- (ii) the limit(s) of the Underlying Insurance having been fully exhausted.

Limits of Indemnity: \$30,000,000 in respect of any one occurrence or series of occurrence arising out of the one event during the period of insurance in excess of the schedule of underlying insurances.

Policy Number: 0300017710



**MATTHEW BONE
FOR AND ON BEHALF OF
INTERRISK AUSTRALIA PTY LTD**

Please note: This certificate does not vary or amend the scope of the contract of insurance between insurers and the insured and any rights interested parties may have. No responsibility to inform the holder of this document is accepted by InterRISK in the event that the contract of insurance is subsequently cancelled, avoided, assigned or changed.

LIU
Certificate of Currency

LIU Certificate of Currency



Liberty
International
Underwriters

Primary Liability Insurance Certificate of Currency

This Certificate:

- Is issued as a matter of information only and confers no rights upon the holder.
- Does not amend, extend or alter the coverage afforded by the Policy(ies) listed.
- Is only a summary of the cover provided.
- Reference must be made to the current Policy wording for full details.
- Is current at the date of issue only.

This certificate confirms that the under mentioned Policy is effective in accordance with the details shown:

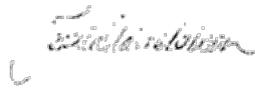
Insured: Howard & Sons Pyrotechnics Displays Pty Ltd; Howard & Sons Pyrotechnics (Manufacturing) Pty Ltd; Howard & Sons Pyrotechnics (Australia) Pty Ltd; Light Motion; Whizz Bang Whoosh; Fusion Entertainment

Policy Number: BN-CAS-15-400250F4

Period of Insurance: From: 31st March 2016
To: 31st March 2017
Both dates 4:00pm local standard time

Limit of Indemnity: AUD20,000,000 any one Occurrence in respect of public liability and in the aggregate during the Period of Insurance in respect of Product liability.

Remarks: This Policy includes a USA – Canada (Incl. Domiciled Operations & Jurisdiction) Endorsement.




For and on behalf of
Liberty International Underwriters

1 April 2016
Date

Liberty International Underwriters is a trading name of Liberty Mutual Insurance Company (ABN 086 083 605). Incorporated in Massachusetts, U.S.A. (The liability of members is limited).



LIU THE PEOPLE. THE PRODUCTS. THE CAPACITY.™

Liberty LIU Liberty Mutual

This Certificate and the documents which it includes by reference are provided solely for the prospective insured named in this Certificate and may not be relied on in whole, or in part, by any other person or entity. The information in this Certificate is confidential and is intended for the use of the individual or entity named above. If you have received this communication in error, please notify us immediately by telephone 02 8298 5800 and return or securely destroy the Certificate and any enclosed documents. Thank you.



Firing site

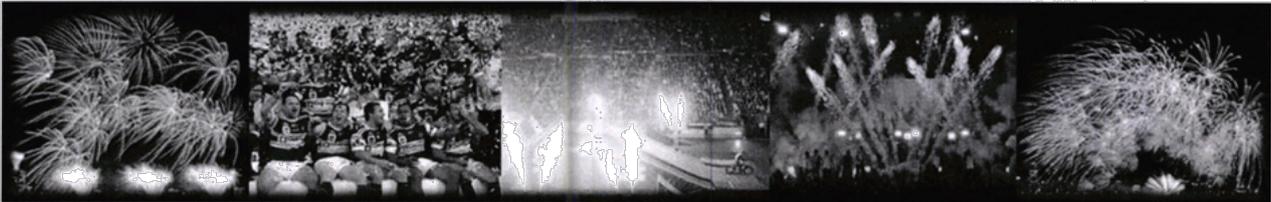
Howard & Sons Pyrotechnics is able to produce the unexpected by creating safe special effects that wow audiences, no matter what the location.

We propose to fire our spectacular display in the area outlined in the aerial photo/map below.

To safely initiate the proposed pyrotechnic devices at your display we require to maintain an exclusion zone with a safety radius distance of 150m to all spectators, dwellings, sensitive structures, spectator parking areas and any flammable materials.

extravagant
safe
fun
view
spectators
exclusion





Curriculum vitae

Howard & Sons Pyrotechnics has been painting the skies of the world with pyrotechnic art since 1922, producing some of the most memorable pyrotechnic spectacles ever seen, including:

prestigious
awarded
credits
resume

School fetes, fairs, fundraisers - St Michaels, King Street, Murray Farm, Windellama, Springwood, Killarney Heights, Meriden, Earle Page College, Sydney Girls High, Arcadia, OLOR, Knox, Narrabeen Nth, Allambie Heights, Neville, Schofields, St Ives Rotary Club Cracker Carnival, St Thomas More School, Balnarring Community Group, Mylor.

Agricultural shows - Sydney Royal Easter Show, Royal Melbourne Show, Royal Adelaide Show, QLD Ekka, Rylstone-Kandos, Lithgow, Hawkesbury, Wellington, Penrith, Dubbo, Bathurst, Lithgow, Orange, Mt Gambier, Darwin, Hobart Lilydale, Ballarat, Colac, Gawler, Freds Pass Rural Show, Borrooloola, Maitland, Penola, Katherine.

Community events - Melbourne Moomba Festival, VIVID Festival, Sydney Festival, Diwali Festival, Connections Community Development, Concord Hospital, Queens Birthday, Australian American Association 4th of July, St Ives Rotary Club, Deniliquin Ute Muster, Frankston Sea Festival, Adelaide Arts Festival, Laura Folk Fair, Willunga Almond Blossom Festival, Moon Lantern Festival, Ceduna Oysterfest, Western Flats Cracker Carnival.

Corporate events with David Grant Special Events, James Gordon Workshop, ID Australia, Hannafords, ICMS, Aztech Events, Staging Connections, Twentyfour-7, TE Catering, Opera Point Events, Off Site Connections, Encore, Peter Jones Special Events, Etihad Stadium, Bunnings, Starcity Casino Darwin, Southgate Event Management, Accolade Events, BHP, Panasonic.

Sporting events - Commonwealth Games Opening & Closing Ceremonies Melbourne 2006, Delhi 2010, NRL Grand Final, NRL Club Games, Super15 Rugby, Rugby World Cup 2003 Sydney, Rugby World Cup 2011 Auckland, Bledisloe Cup Rugby, Clipsal 500, Soccer, ICC World Cup Cricket 2015, 20/20 Cricket, GWS AFL, Port Power AFL, Adelaide Crows AFL, V8Supercars, SuperX Championships

Tours and concerts - Nitro Circus Live, Monster Jam, The Illusionist, Pussycat Dolls, Crusty Demons, Disney on Ice, Rolling Stones, Janet Jackson, AC/DC, Meat Loaf, Metallica, Adelaide Symphony Under the Stars, Skycity Darwin Concerts, Defqon1 Festival, Q dance, Transmission, Sensation

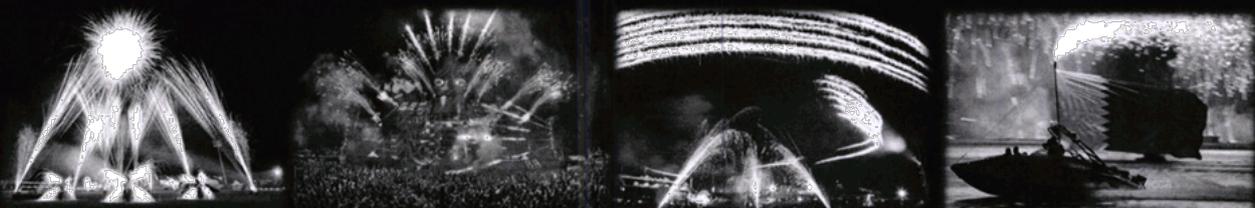
Christmas events - Carols in the Domain, Strathfield, Canterbury, Bankstown, Singleton, Penshurst, Chatswood, St Clair, Sydney Adventist Hospital, Carnes Hill, Gynea, Allambie Hts, Castle Hill, Double Bay, Frankston Lighting of the Tree, Devonport Lighting of the Tree, Albert Park Lake Carols, Adelaide Carols by Candlelight, Murray Bridge Christmas Pageant, Lights of Lobethal, Stirling Carols.

Australia Day celebrations - City of Perth, Darling Harbour, Southbank, Newport Arms Hotel, Penrith, Bankstown, Sutherland, Hills Shire Council, City of Adelaide, City of Freemantle

New Years Eve - Darling Harbour, City of Melbourne, Southbank, City of Adelaide, Geelong, Barwon Heads, Taree, Laurieton, Coogee, Lithgow, Newport Arms Hotel, Darling Harbour, Glenorie, Mt Gambier, Darwin Waterfront, Glenelg, Brighton, Normanville.

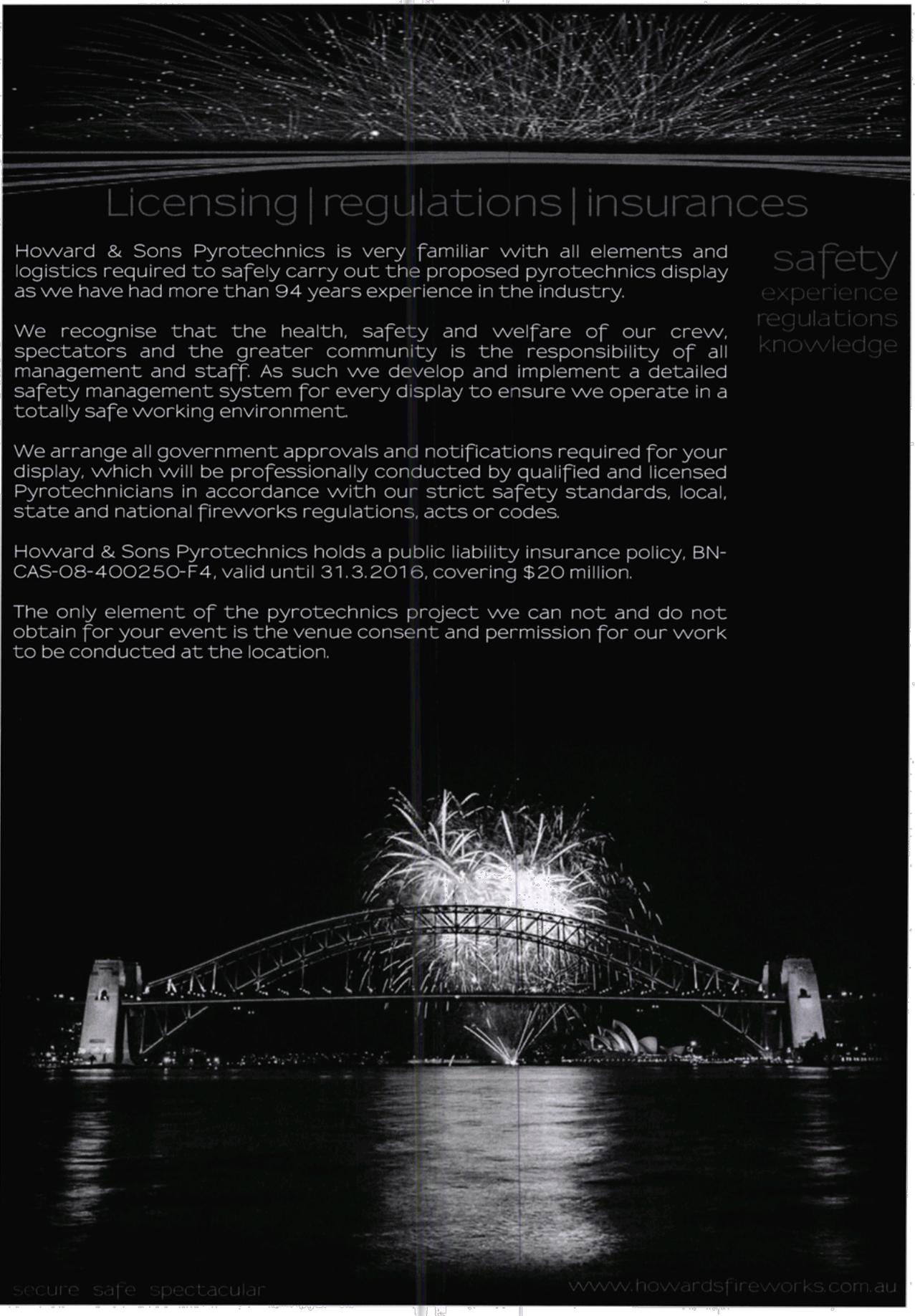
These successful projects demonstrate our ability to provide safe, world class, large scale, creative pyrotechnic displays. The projects have been undertaken at various locations around the world, in diverse weather conditions, firing from multiple locations and firing in perfect synchronisation with other multimedia.

The events also demonstrate how the team from Howard & Sons Pyrotechnics actively works in conjunction with event producers, event coordinators, technical partners and all levels of government in a professional, efficient and ethical manner.



acclaimed celebrated tradition

www.howardsfireworks.com.au



Licensing | regulations | insurances

Howard & Sons Pyrotechnics is very familiar with all elements and logistics required to safely carry out the proposed pyrotechnics display as we have had more than 94 years experience in the industry.

safety
experience
regulations
knowledge

We recognise that the health, safety and welfare of our crew, spectators and the greater community is the responsibility of all management and staff. As such we develop and implement a detailed safety management system for every display to ensure we operate in a totally safe working environment.

We arrange all government approvals and notifications required for your display, which will be professionally conducted by qualified and licensed Pyrotechnicians in accordance with our strict safety standards, local, state and national fireworks regulations, acts or codes.

Howard & Sons Pyrotechnics holds a public liability insurance policy, BN-CAS-08-400250-F4, valid until 31.3.2016, covering \$20 million.

The only element of the pyrotechnics project we can not and do not obtain for your event is the venue consent and permission for our work to be conducted at the location.

secure safe spectacular

www.howardsfireworks.com.au



Our team and work methodology

Howard & Sons Pyrotechnics has extensive experience in providing large, medium and small-scale pyrotechnic spectacles and produces more than 600 successful displays annually.

knowledge
technology
experience
function

With a national and international network, we have the organizational structure, equipment, infrastructure, business systems and personnel to deliver any scale event to the highest possible standard.

Our experienced team includes:

- display coordinators
- display designers
- display choreographers
- product manufacturers
- transport and logistics crew
- onsite Pyrotechnicians crew

We work in synergy with the event management and production team. This ensures every phase of all the pyrotechnic tasks, production meetings, government regulatory requirements and infrastructure requirements for the project result in an effective pyrotechnic performance from concept to realization.

We provide a total pyrotechnic production management service.



conceptualization to realization

www.howardsfireworks.com.au



Technology and equipment

Howard & Sons Pyrotechnics FireOne firing system is regarded as the world leader in pyrotechnic firing systems and our inventory utilises FireOne's latest 2 Wire and Wireless Ultrafire technology.

This robust and reliable system is capable of firing complex automated sequences via SMPTE synchronisation or initiated by a manual cue by the operator.

Our firing technology includes Panasonic ToughBook to run FireOne software. These notebooks are certified for ruggedness to military standards and have inbuilt durability in every seal, hinge and connector. They are protected against water, dust, extreme temperatures and shock to meet and exceed military standard MIL-STD- 810F.

Our complete inventory of FireOne firing modules and shot connection rails operates from within custom designed and built waterproof cases. Once a position is wired and tested, the lid is closed with strips of neoprene sealing around the cable entry and exit points, enabling this equipment to operate in the most adverse environments for long periods of time.

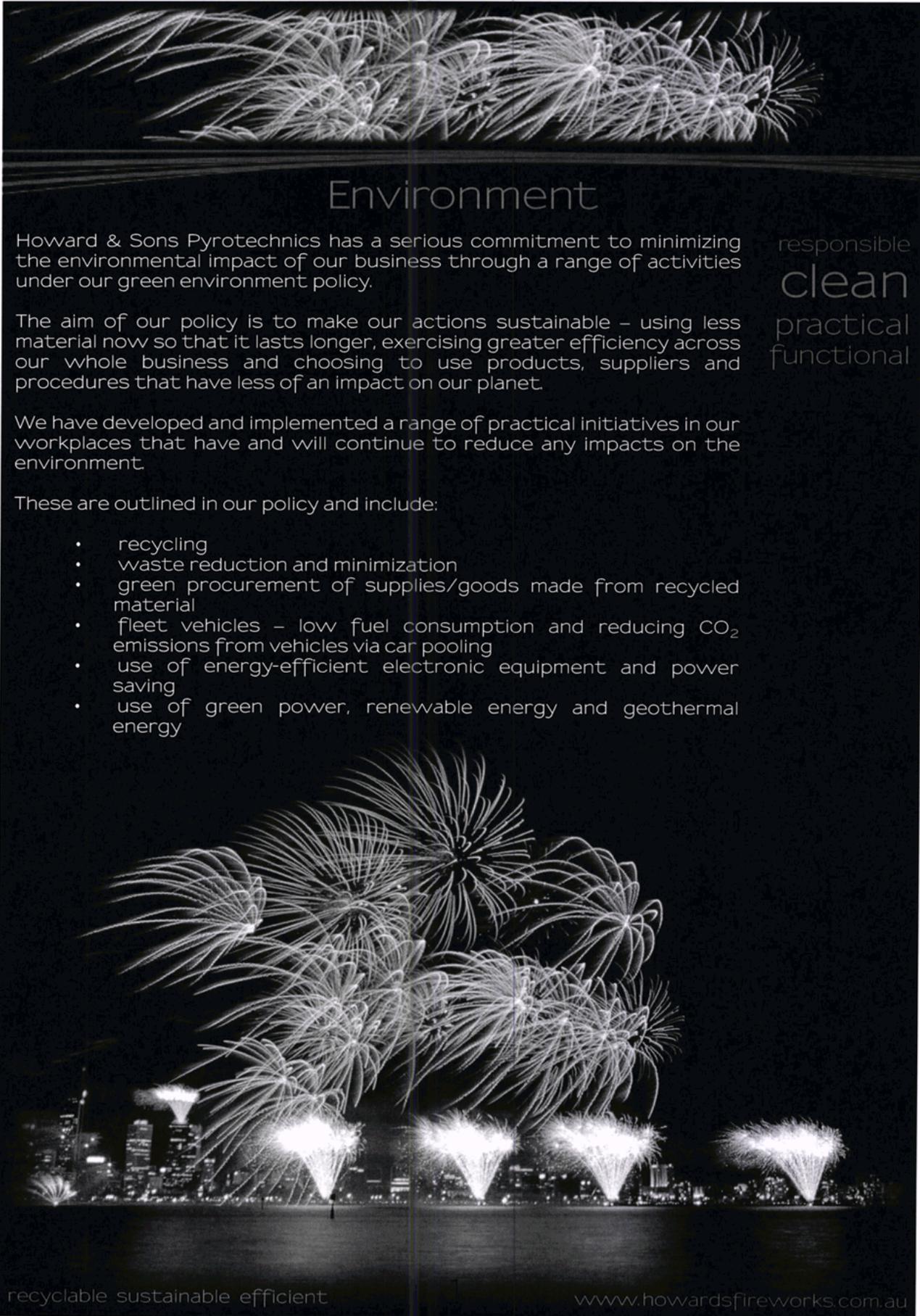
We install a full back-up control firing system for every display to ensure that, no matter what, the show goes on.

computers
technology
practice
function
reliable



state-of-the-art technology innovative equipment

www.howardsfireworks.com.au



Environment

Howard & Sons Pyrotechnics has a serious commitment to minimizing the environmental impact of our business through a range of activities under our green environment policy.

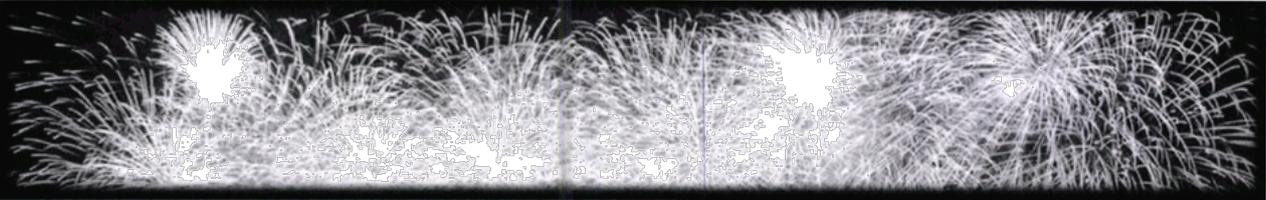
The aim of our policy is to make our actions sustainable – using less material now so that it lasts longer, exercising greater efficiency across our whole business and choosing to use products, suppliers and procedures that have less of an impact on our planet.

We have developed and implemented a range of practical initiatives in our workplaces that have and will continue to reduce any impacts on the environment.

These are outlined in our policy and include:

- recycling
- waste reduction and minimization
- green procurement of supplies/goods made from recycled material
- fleet vehicles – low fuel consumption and reducing CO₂ emissions from vehicles via car pooling
- use of energy-efficient electronic equipment and power saving
- use of green power, renewable energy and geothermal energy

responsible
clean
practical
functional



Price

Your quoted price includes the following:

- Production management 24-hour 'event-side' service
- Display design and creative amendments
- Production and event site meetings
- Provision of \$20,000,000 Public Liability Insurance
- Fireworks display notifications to government authorities: Safe Work NSW, Civil Aviation Safety Authority, Local Council, Fire & Rescue and Police
- Risk management incl. risk assessment, safe work method statements, material safety data sheets compiling a Safety Management System for your display etc.
- Dangerous goods transportation
- On-site safety equipment
- On-site installation & removal of all equipment and products
- Pyrotechnic products
- Hardware and equipment incl. computerised firing equipment
- Licensed Pyrotechnicians crew labour based on ;
 - 3crew for 12hours on-site

complete
product
value
magic
experience

Total Cost
10minute NYE Fireworks Display
\$10,000
(GST inclusive)

Your quoted price does not includes the following:

- Venue land owners/managers consent
- Community and neighbouring properties notifications
- Onsite vehicles access and parking
- Onsite security and crowd control barriers

Our Price Guarantee: *"We will meet any competitive quotation and beat it with our superior products and service"*



Contact Us

Your display will be managed by:

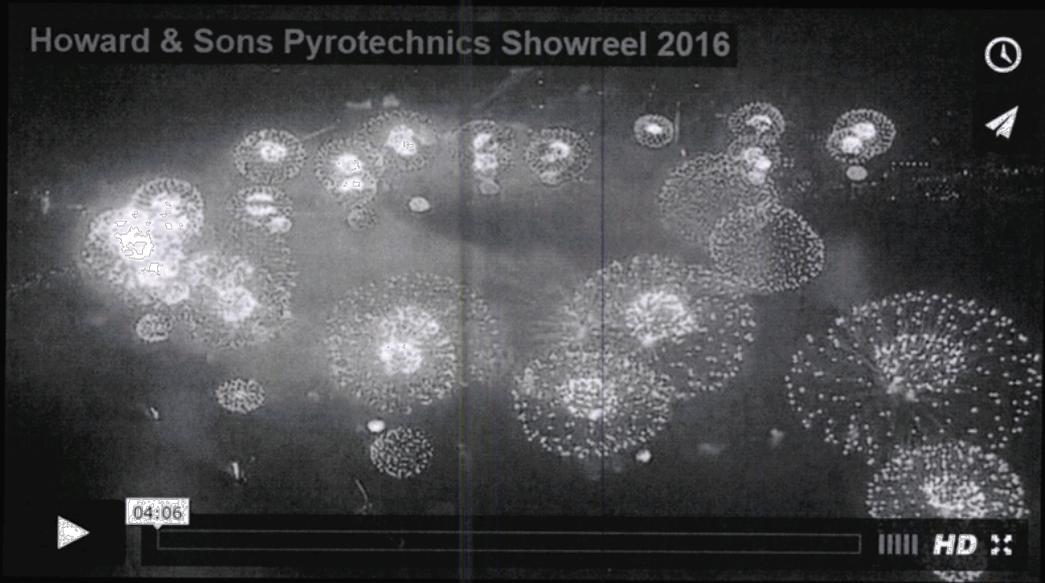
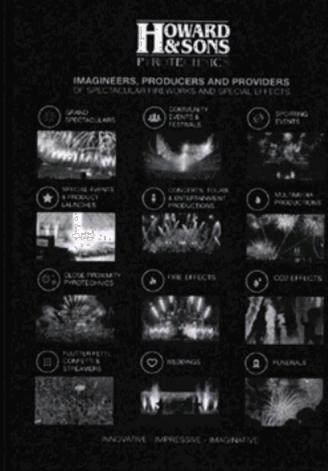
Cie Komene
Displays Manager & Pyrotechnician
Mobile: 0419 612 775
Email: cie@howardsfireworks.com.au

Howard and Sons Pyrotechnics Displays Pty Ltd
ABN 25 001 297 481
PO Box 7118 Baulkham Hills NSW 2153
Phone: + 61 2 9899 4096 Fax: + 61 2 9899 4196
Email: info@howardsfireworks.com.au
www.howardsfireworks.com.au

friendly
professional
knowledgeable
efficient
available
anytime



Download
Brochure



Innovative imaginative impressive

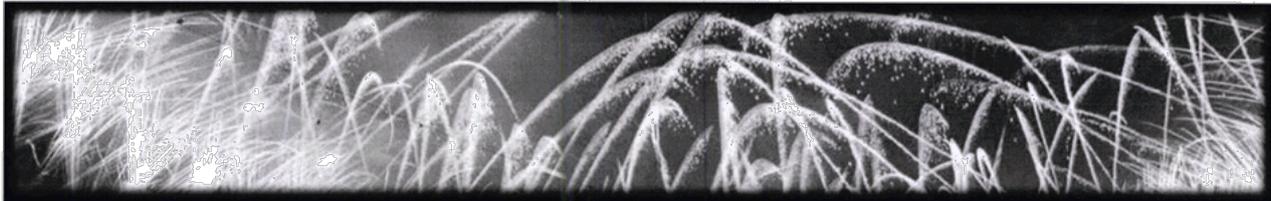
www.howardsfireworks.com.au

HOWARD & SONS PYROTECHNICS

innovative | imaginative | impressive

Parklands Resort & Conference Centre
New Years Eve
Saturday 31 December 2016
Mudgee





Parklands Resort & Conference Centre

We are delighted to submit our proposal submission to Parklands Resort & Conference Centre, and we have outlined our keen interest and ability to project manage and deliver the pyrotechnic requirements for your event.

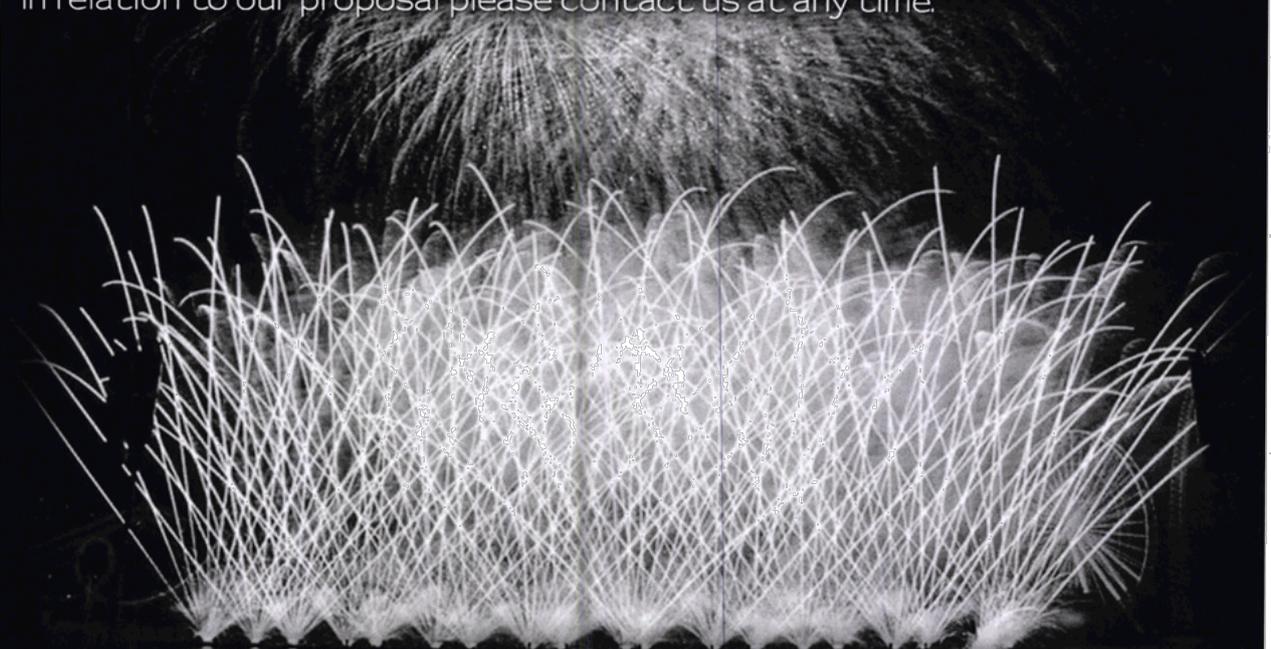
The entire team at Howard & Sons Pyrotechnics would be honoured to work with you on this event and we feel that:

- our experience and knowledge gained over our 94-year history
- our creative designs, concepts and flair
- our superior pyrotechnic product
- our safety management systems
- our hard working and dedicated team
- our state-of-the-art technology and equipment
- and our professional service...

...are all important elements that make us, not just a suitable supplier but, also a valuable partner for your event.

Howard & Sons Pyrotechnics has the creative vision, expertise and passion to design and implement the most imaginative, innovative pyrotechnic special effect concepts for your event, no matter what the scale. We assure you of our utmost attention at all times. If you have any questions in relation to our proposal please contact us at any time.

quality
knowledge
safety
experience
team
technology
service



New Years Eve

Howard & Sons Pyrotechnics proposes to fire a spectacular 10minute NYE Fireworks display for the Parklands Resort & Conference Centre, bringing the New Years Eve celebration and Mudgee to life with brilliantly bright splashes of pyrotechnic paints.

From the opening scene, the audience will be spellbound by a masterpiece of pyrotechnic art as dramatic effects erupt in choreographed colour-changing scenes.

Your pyrotechnic performance will feature an array of dazzling barrages of pyrotechnic stars shooting high into the night's sky.

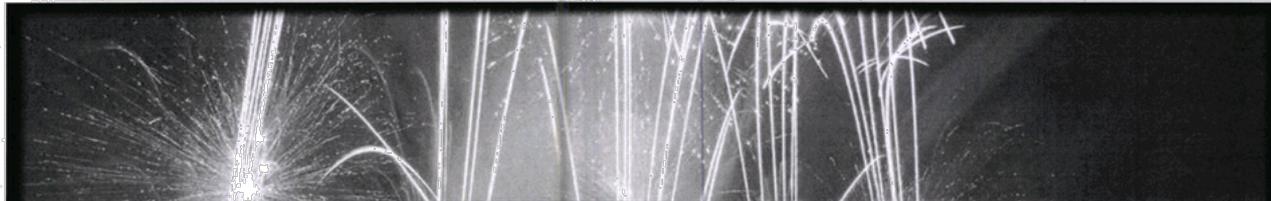
Your unique display of pyrotechnic art will be orchestrated into different segments of colour, effects and rhythm. Each segment will be perfectly choreographed so that they consist of glittering scenes that ebb and flow with a full spectrum of colour, movement and sound.

The display will culminate in a spectacular, loud, multi-coloured finale, our world famous signature added to masterpiece of art. A magnificent display that will excite your audience and leave them with everlasting memories of the event.

illuminating
grand
inspirational
powerful
fun
engaging
beautiful

creative magical entertaining

www.howardsfireworks.com.au



Aerial shells

Your display will feature a unique two-tiered firing formation, as we simultaneously fire low-level to medium-level products such as Roman Candles, Mines and multi-shot barrages from each firing position as well as high-level products such as our spectacular Aerial Shells.

This firing technique creates a layered spectacle that will cater for your entire audience and create a larger canvas for our Pyrotechnicians to paint on.

Aerial Shells are launched from a mortar tube on the ground, shoot high into the night sky and then burst in a magnificent array of patterns. Many Aerial Shells are creatively designed to replicate flowers; chrysanthemums, dahlias, peonies, willows and falling leaves allowing us to create colourful floral bouquets in the sky.

With the safety distances available at your firing site, we are able to fire up to 50mm, 62mm, 75mm, 100mm, and 125mm, Aerial Shells.

For your display, we have selected:

450shots of Aerial Shells.

willows
peonies
dahlias
skymines
chrysanthemums





Multi-shot effects

These spectacular effects are designed by Howard & Sons Pyrotechnics and are manufactured in our state-of-the-art factory. Each item is a fireworks display in itself. Multiple shots of colours and effects are fired into the night sky.

Stunning colours such as violet, twinkling gold, silver, red and green are fired in a wide variety of patterns including peacock tails and v-shaped fans.

Christian Howard and his team have recently designed new effects such as angled barrages, which fill the entire night sky with colour, light and sound.

Each of our ground effects has an approximate duration of 35 seconds and can reach heights of up to 80m.

For your display, we have selected:

850shots of multi-shot effects.

roman
candles
barrages
multishots
twinkling
stars



quality variety superior

www.howardsfireworks.com.au



Ground effects

These spectacular items are designed by Howard & Sons Pyrotechnics and are manufactured in our state-of-the-art factories. Trails of twinkling pyrotechnic stars shoot into night sky, bringing loud "ooh's and ah's" to delight of the crowd.

Mines and comets are spectacular effects that come in a variety of colours and shoot a trail of pyrotechnics stars from the ground up into the night sky.

Fountains and wheels are a specialty of our famous fireworks family. Emitting brilliantly bright gold and silver sparks for up to 60seconds they are a beautiful inclusion in any display.

For your display, we have selected:

250shots of ground effects such as comets, mines and candles.

fountains
comets
mines
wheels
saxon





Current details for ABN 78 610 481 779

ABN details

Entity name: PARKLANDS RESORT HOTEL MANAGEMENT PTY LIMITED

ABN status: Active from 02 Feb 2016

Entity type: Australian Private Company

Goods & Services Tax (GST): Registered from 02 Feb 2016

Main business location: NSW 2000

ASIC registration - ACN or ARBN

610 481 779 [View record on the ASIC website](#) 

Deductible gift recipient status

Not entitled to receive tax deductible gifts

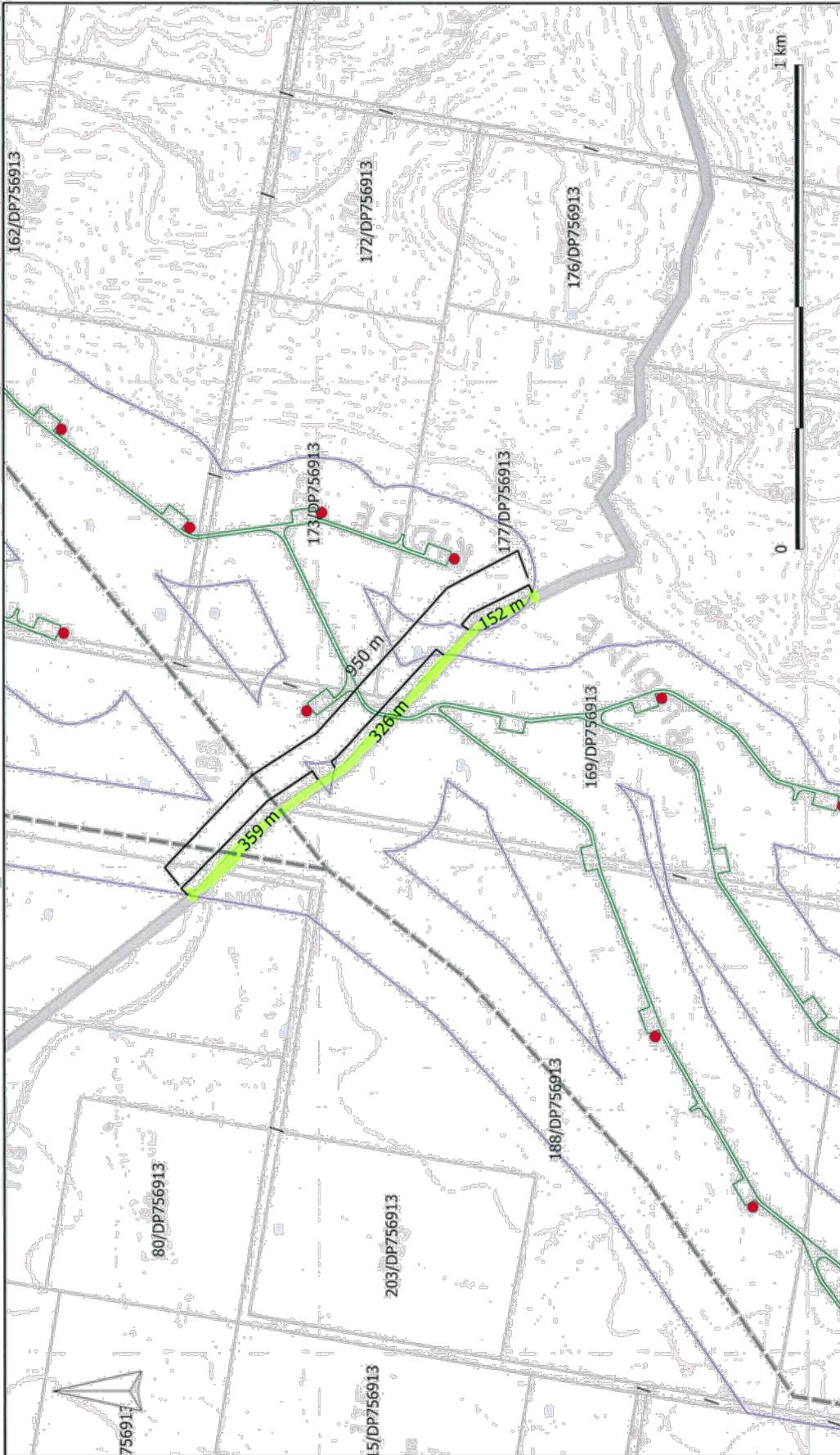
ABN last updated: 21 Sep 2016

Record extracted: 31 Oct 2016

Disclaimer

The Registrar makes every reasonable effort to maintain current and accurate information on this site. The Commissioner of Taxation advises that if you use ABN Lookup for information about another entity for taxation purposes and that information turns out to be incorrect, in certain circumstances you will be protected from liability. For more information see [disclaimer](#).

Placeholder for Attachment 1
Presentation of 2015/16 Financial Statements
Audited Financial Statements 2015/16
0 Pages



CRUDINE RIDGE WIND FARM PTY LTD	
MAP ATTACHMENT A - OLD CRUDINE ROAD	
DATE: 01 JUL 2016	SCALE: 1:11000
DRAWN BY: B. KRONENBERG	CHECKED BY: M. BRANSON
DWG NO: 194	SHEET: 1 OF 1
REV: A	VER: 1
JOB NO: 080401	SIZE: A4

LEGEND

- Layout Option A - up to 77 Turbines
- Layout Option A - Internal Roads
- Internal Overhead Transmission Line
- Development Corridor
- Old Crudine Road - Proposed agreement area

Lease
Crudine Ridge Wind Farm

Crudine Ridge Wind Farm Pty Ltd
ABN 51 143 399 160

and

Mid-Western Regional Council
ABN 96 149 391 332

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Lease

Summary of Lease

This Lease between the Lessor and the Lessee comprises an Agreement for the Lessee to access the Lessor's Land for the purpose of constructing and operating the Wind Farm. The terms and conditions of the Lease are as set out herein.

Reference Table

1. Lessor	Mid-Western Regional Council ABN 96 149 391 332 of 86 Market Street, Mudgee New South Wales 2850
2. Lessee	Crudine Ridge Wind Farm Pty Ltd ABN 51 143 399 160 of 81 Flinders Street, Adelaide South Australia 5000
3. Land	The extent of Old Crudine Road which falls within the development corridor as shown in the map in Annexure A to this Lease.
4. Commencement Date	
5. Term	75 years
6. Rent	SUBJECT TO COUNCIL VALUATION Rent: \$[INSERT] per annum subject to clause 6 and subject to review under clause 3.3 of this Lease. The annual rent must be paid annually, always in advance, the first such payment to be paid on the Commencement Date and then on the first day of each and every succeeding year
7. Rent Review	(a) CPI Review Date On each anniversary of the Commencement Date, except any dates specified in item 7(b) of the Reference Table (b) Market Review Date Every fifth (5 th) anniversary of the Commencement Date of the Term
8. Public liability insurance amount	\$20 million or such other reasonable sum that the Lessor requires from time to time by giving written notice to the Lessee and in that event the increased amount will apply from the next anniversary of the Commencement Date of the Lease

	9. Permitted Use	Use of air space above and land below the surface of the Land for all activities associated with constructing, installing, operating, maintaining, replacing and decommissioning Transmission Infrastructure for the Wind Farm including placing Improvements in areas adjacent to the road reserve located within the Land. The use of air space above the Land is permitted from a height of 6.7 meters above the Land where it is a Carriageway or 5.5 meters above the Land where the land is not a Carriageway.
--	-------------------------	--

Lease Terms and Conditions

1. Background

1.1. The Lease

- 1.1.1. The Lessor owns the Land on which the Lessee intends to construct the Transmission Infrastructure.
- 1.1.2. The Lessor hereby grants to the Lessee a lease pursuant to clause 149 of the *Roads Act 1993* (NSW) to enter upon and use the Land for the Permitted Use in accordance with clause 3.

1.2. Term of the Lease

This Lease commences on the Commencement Date and is for a period of seventy-five (75) years when this Lease shall expire on the End Date unless terminated earlier in accordance with clause 5.

2. Definitions and Interpretations

2.1. Definitions

In this Lease:

Business Day means a day which is not a Saturday nor a Sunday nor a public holiday in New South Wales.

Cables means the underground and overhead cables, wires and fibre optic cables and poles, towers and related communications equipment necessary for the Permitted Use as installed on the Land.

Carriageway means:

- (a) that portion of a public road which is improved or designed for use by, or used by, vehicular traffic, including any road shoulder and breakdown lane but not including any footpath or other lateral part of the road not so improved, designed or used, or
- (b) that portion of a defined vehicular track (whether formed or unformed) which is ordinarily used by the public and which is located on a road reserve or on land under the control of the Western Lands Commissioner or in a national park, State forest or Crown land, and includes the entire width of the defined vehicular track plus 2.5 metres on each side of the track.

Commencement Date means the date of this Lease.

Current Market Rent means amounts being paid, on a rate per square meter basis, for the use of roads on a similar basis to the Permitted Use under this Lease, to Councils at the time.

Development Corridor means the Wind Farm development corridor identified in the Project approval.

End Date means the date seventy-five (75) years from the Commencement Date.

Lessee means the person named in Item 2.

Lessee's Property means all the Lessee's fixtures, fittings, signs, equipment, goods and property whatsoever, whether on the Site or on the Land.

Lessor means the person named in Item 1 and that person's successors in title to the Land and where the context allows:

- (a) the Lessor's employees, agents, contractors and invitees; and
- (b) any person authorised by the Lessor to act on behalf of the Lessor with respect to the Land or this Lease.

Improvement(s) mean any power poles or other support structures that are constructed or are to be constructed by or on behalf of the Lessee that are necessary for the Permitted Use as permitted under legislation or for which the Lessee has obtained the approval of all relevant authorities.

Item means an item in the Reference Table at the front of this Lease.

Land means the land specified in Item 3.

Liability includes:

- (a) any cost, damage, expense or loss, whether present or future, fixed or unascertained, actual or contingent; and
- (b) any action, claim, demand or proceeding.

Lease means the Lease granted by the Lessor to the Lessee by clause 3 of this Lease.

Permitted Use means the use and activities in Item 9.

Plan means the plan attached in Annexure A.

Rates means council rates, water rates, sewerage rates and all other rates charged in respect of the ownership, occupation or use of land.

Rent means the amount provided for in Item 6 to be paid annually.

Roads Act means the *Roads Act 1993* (NSW);

Taxes means the Lessor's land tax (calculated on the basis that the Land is the only property the Lessor owns) and any other property tax assessed on the Land, for the avoidance of doubt, Taxes does not include capital gains tax or income tax.

Term means the period commencing on the Commencement Date and expiring on the End Date.

Transmission Infrastructure means the Cables and associated infrastructure and Improvements as permitted under legislation or for which the Lessee has obtained the approval of all relevant authorities.

Wind Farm means the whole of the Crudine Ridge Wind Farm.

2.2. Interpretations

In this Lease, where the context allows:

- 2.2.1. when a party is required not to do something, this includes not allowing the thing to be done;
- 2.2.2. a word or expression in the singular includes the plural and the plural includes the singular;
- 2.2.3. words of one gender include any gender;
- 2.2.4. a reference to a person includes an individual and a body corporate, a natural person, partnership, body corporate, association, government or local authority or agency or other entity;
- 2.2.5. a reference to a right includes a remedy, power or discretion among other things;
- 2.2.6. a reference to a clause, annexure or a schedule is a reference to a clause in or an annexure or a schedule to this Lease unless otherwise expressly stated;
- 2.2.7. a reference to this Lease includes the Reference Table and the schedules and annexures to this Lease;
- 2.2.8. a reference to a party or person includes that party's or person's executors, administrators, successors and permitted assigns;
- 2.2.9. a reference to a month is to a calendar month;
- 2.2.10. the words 'including' or 'for example' or similar expression as used in this Lease does not limit what else is included;
- 2.2.11. a heading in this Lease may be used to help interpretation, but is not legally binding;
- 2.2.12. a provision of this Lease must not be construed against a party solely because that party was responsible for preparing this Lease or that provision;
- 2.2.13. a reference to a document (including this Lease) is a reference to that document (including any schedules or annexures) as amended, consolidated, supplemented, novated or replaced from time to time;
- 2.2.14. a reference to a law:
 - (a) includes a reference to an Act or any other legislation, treaty, judgment, rule of common law or equity or rule of any applicable stock exchange;
 - (b) is a reference to that law as amended, consolidated, supplemented or replaced from time to time; and
 - (c) includes a reference to any regulation, rule, statutory instrument, by-law or other subordinate legislation.

3. Lease

3.1. Grant of Lease

The Lessor hereby grants to the Lessee and persons authorised by the Lessee a Lease for the Term, to use the Land for the Permitted Use and make such Improvements, subject to the terms and conditions contained herein.

3.2. Rent

3.2.1. to pay the rent free from exchange, deduction, set off or counterclaim and abatement to the Lessor as the Lessor requires:

- (a) at the Lessor's address set out in item 1 of the Reference Table; or
- (b) by direct bank transfer to the credit of a bank account nominated by the Lessor;
or
- (c) to such other person or at such other place as the Lessor may notify the Lessee,

and at the times and in the manner set out in item 6 of the Reference Table;

3.3. Rent review

3.3.1. the rent will be reviewed as at and from each Review Date specified in item 7(a) of the Reference Table to an amount equivalent to A calculated according to the following formula:

$$A = B \times \frac{C}{D}$$

where:

B is the amount of the annual rent payable in respect of the Land during the 12 months immediately before the relevant Review Date, except in the case of the first review in respect of the first year of the Term, where B will be the initial annual rent specified in item 6 of the Reference Table, but disregarding any rent incentives or rebates;

C is the quarterly CPI figure applicable immediately before the relevant Review Date; and

D is the quarterly CPI figure for the corresponding quarter applicable immediately before the date that is 12 months before the relevant Review Date,

provided that if:

- (a) the CPI (Original Index) ceases to be published; or
 - (b) the basis on which the Original Index is calculated is substantially changed,
- then the Lessor (acting reasonably) will nominate a similar index or indicator of changes in consumer costs in lieu of CPI;

3.3.2. the rent will be reviewed as at and from each Review Date specified in item 7(b) of the Reference Table, to the Current Market Rent as at the relevant Review Date, as agreed between the Lessor and the Lessee in writing and failing agreement 30 days before the relevant Review Date, the Current Market Rent as at the relevant Review Date will be as determined by a Valuer and the Valuer's appointment will include a requirement that the Valuer accept instructions to undertake the determination on the following basis:

- (a) promptly on appointment, the Valuer will notify the Lessor and the Lessee in writing of the fact of such appointment and the Valuer's acceptance of it;

- (b) the Valuer will seek written submissions from the Lessor and the Lessee or their duly authorised representatives as to the matters to which the Valuer should have regard in making the determination and will provide a copy of any submission to the other party to allow a right of reply to the submission;
 - (c) the Valuer will give consideration to those submissions before making the determination, provided that the submissions are made within the time nominated by the Valuer;
 - (d) promptly on making the determination, the Valuer will dispatch to the Lessor and the Lessee a copy of the determination being a detailed written report;
 - (e) the determination will be made within 30 days following the Valuer's acceptance of the appointment; and
 - (f) if the Valuer fails to make the determination within 30 days after accepting the appointment or becomes incapacitated or dies or resigns from the appointment, then another Valuer may be appointed to act under this clause 3.3;
- 3.3.3. the failure of the Lessor to require a determination of the new rent as at any Review Date will not impede or prevent the Lessor at any subsequent time from requiring the new rent to be determined under this clause 3.3 as at and from the Review Date;
- 3.3.4. if the new rent applicable as at and from any Review Date is not reviewed by that date, then:
- (a) pending such review, the Lessee must pay the instalments of the rent at the rate applicable immediately prior to the Review Date; and
 - (b) the new rent will be varied retrospectively as at and from the Review Date and any necessary adjustment in respect of any underpayment of any instalment paid after the Review Date must be paid by the Lessee to the Lessor within 14 days after the new rent is determined.
- 3.3.5. this clause 3.3 is subject in all respects to clause 6; and
- 3.3.6. despite any other provision of this clause 3.3, the rent as reviewed at and from each Review Date:
- (a) specified in item 7(a) of the Reference Table, will not be less than 'B' as defined in clause 3.3.1; and
 - ~~(a)(b)~~-specified in item 7(b) of the Reference Table, will not be less than the annual rent payable in respect of the Land ~~immediately prior to~~ the relevant Review Date, as if the Rent were adjusted in accordance with clause 3.3.1 (disregarding all rent incentives or rebates);

3.4. Non-exclusivity

The Lessee acknowledges that this Lease is not an exclusive Lease and does not prevent the Lessor accessing or otherwise using the Land, subject to clause 3.4.

3.5. No Obstruction

- 3.5.1 The Lessor must not obstruct or interfere in any way with the Lessee's use of the permitted air space above the surface of the Land, including by allowing any other

person to use the Land in a manner inconsistent with the Lessee's rights under this Lease.

- 3.5.2 The Lessee must not exercise ~~its~~ rights under this Lease in any way that interferes with or is inconsistent with the rights of passage and access that exists with respect to the Land.

3.6. Release of Lessor

- 3.6.1. The Lessee uses the Land at its own risk and the Lessor accepts no responsibility for any loss or damage to the property of the Lessee except to the extent caused by the negligent or wilful act or omission of the Lessor.
- 3.6.2. To the extent not prohibited by law, the Lessee releases the Lessor from any and all Liability which the Lessee suffers or incurs or is liable for arising from or in respect of:
- (a) any loss or damage to the Lessee's Property on the Land;
 - (b) any loss or damage resulting from the Lessee's use of the Land; or
 - (c) the death of, or injury to, any person who is on the Land.
- 3.6.3. The release in clause 3.6.2 does not apply to the extent to which any Liability arises from a negligent or wilful act or omission or default of the Lessor under this Lease.

3.7. Indemnity

- 3.7.1. In addition to, and without derogating from any other right, power or privilege of the Lessor, or from any liability, duty or obligation of the Lessee, however arising, the Lessee indemnifies the Lessor, the Director of Planning, as authorised under section 149 of the Roads Act, and the State of New South Wales against any Liability suffered or incurred by the Lessor, the Director of Planning, as authorised under section 149 of the Roads Act, or the State of New South Wales arising from or in respect of:
- (a) the use of the Land by the Lessee or persons authorised by the Lessee; or
 - (b) any default by the Lessee under this Lease.
- 3.7.2. The indemnity in clause 3.7.1 does not apply to the extent to which any Liability arises from a negligent or wilful act or omission or default of the Lessor under this Lease.
- 3.7.3. The obligation under clause 3.7.1 will continue notwithstanding the termination of this Lease or the assignment of this Lease.

3.8. Insurance

The Lessee must take out and maintain insurance in the name of the Lessee in respect of the following:

- 3.8.1. public liability insurance in respect of the Land for an amount not less than the amount specified in Item 8 per claim for any single event;
- 3.8.2. workers compensation insurance as required by statute;
- 3.8.3. insurance over the Lessee's Property; and
- 3.8.4. any other insurance for an amount and on terms which a reasonable lessee in the position of the Lessee would normally take out.

4. Other warranties and obligations

4.1. Lessor's Dealings with the Land

- 4.1.1. To the extent permitted by Law, the Lessor must not sell, transfer, dedicate, dispose of or otherwise deal with the Land or any interest in the Land to a third party or mortgage, charge or otherwise encumber the Land in favour of a third party (**Third Party**) without first procuring the execution in each case by the Third Party of a Deed (to be prepared by the Lessor at the cost of the Lessor) in such form as reasonably required by the Lessee whereby the Third Party covenants and agrees with the Lessee that that Third Party will insofar as the same are still subsisting:
- (a) observe and be bound by all of the Lessor's obligations under this Lease; and
 - (b) permit the Lessee to exercise the rights granted to it by this Lease.
- 4.1.2. The Lessor must procure the Deed referred to in this clause 4.1.1 duly executed by the Third Party is delivered to the Lessee on or before the completion of the sale or other dealing.

4.2. Rates and Taxes

The Lessor must pay all Rates and Taxes assessed or levied on the Land (including the Site) if any, during the Term, except, for any amount of Rates or Taxes that become payable in consequence of the Permitted Use, which must be paid by the Lessee and the Lessee indemnifies the Lessor against the liability of such Rates and Taxes.

5. Termination of Lease

5.1. Expiry of Term

This Lease expires:

- 5.1.1. at the end of the Term;
- 5.1.2. or otherwise in accordance with this clause.

5.2. Termination by Lessee

- 5.2.1. Notwithstanding any other clause of this Lease, the Lessee may, at any time and for any reason, terminate this Lease by giving the Lessor 30 days' notice in writing.
- 5.2.2. Without releasing any rights that the Lessor, the Director of Planning, as authorised under section 149 of the Roads Act, or the State of New South Wales may have against the Lessee for indemnity under clause 3.7, the Lessor, the Director of Planning, as authorised under section 149 of the Roads Act, and the State of New South Wales agrees that, in the event of a termination by the Lessee under this clause, the Lessee's liability is limited to the Rent paid prior to termination.

5.3. Termination for Lessee's Breach

- 5.3.1. The Lessee breaches this Lease if the Lessee is materially in default of any provision of this Lease.
- 5.3.2. If the Lessee breaches this Lease, the Lessor must give the Lessee a notice describing the breach and requiring the Lessee either to remedy the breach or, if the

breach cannot reasonably be remedied, to pay reasonable monetary compensation to the Lessor.

5.3.3. Subject to clause 5.3.1 the Lessor must:

- (a) give the Lessee 30 days' written notice to comply with the Lessor's notice in the case of non-payment of any of the fees provided for in clause 3.2; and
- (b) give the Lessee 60 days', or such other period as is reasonable having regard to the circumstances of the breach, notice in the case of any other breach.

5.3.4. If the Lessee breaches this Lease and does not remedy the breach or pay the agreed or determined compensation within the time required, the Lessor may do one or more of:

- (a) recover from the Lessee any loss the Lessor suffers due to the Lessee's breach;
- (b) exercise any of the Lessor's other legal rights, including the lawful termination of this Lease,

provided that the Lessor has given the Lessee at least 60 days' written notice prior to terminating this Lease and the Lessee has failed to remedy the breach prior to the date of termination specified in the termination notice.

5.4. Consequences of Termination

Without releasing any rights that the Lessor, the Director of Planning, as authorised under section 149 of the Roads Act, or the State of New South Wales may have against the Lessee for indemnity under clause 3.7, if this Lease is terminated, then the Lessee shall promptly remove the Lessee's Property from the Site and the Land and subject thereto is released from its obligations under this Lease.

6. Goods and Services Tax

6.1. Definitions

- 6.1.1. Terms defined in A New Tax System (Goods and Services Tax) Act 1999 (Cth) have the same meaning when used in this clause.
- 6.1.2. **GST** means goods and services tax or similar value added tax levied or imposed in the Commonwealth of Australia pursuant to the GST law.
- 6.1.3. **GST law** has the meaning given to such term in A New Tax System (Goods and Services Tax) Act 1999 (Cth) or a successor Act.

6.2. GST

- 6.2.1. All amounts payable or the value of other consideration provided in respect of supplies made in relation to this Lease are exclusive of GST (if any). If a GST is levied or imposed on any supply made (or deemed to have been made) under or in accordance with this Lease, the amounts payable or the value of the consideration provided for that supply (or deemed supply) (**Payment**) shall be increased by such amount as is necessary to ensure that the amount of the Payment net of GST is the same as it would have been prior to the imposition of GST.

- 6.2.2. Where any amount is payable as a reimbursement, indemnification or similar payment calculated by reference to a loss, cost, expense or other amount incurred, then that amount must be reduced by any input tax credit available to that party and, if a taxable supply, must be increased by the GST payable in relation to the supply and a Tax Invoice must be provided by the party being reimbursed or indemnified.
- 6.2.3. All GST payable shall be payable at the time any payment to which it relates is payable. Where any GST payable is not referable to an actual payment then it shall be payable within 10 days of a tax invoice being issued by the party making the supply.
- 6.2.4. Where in relation to this Lease a party makes a taxable supply, that party shall provide a tax invoice in respect of that supply before the GST payable in respect of that supply becomes due.
- 6.2.5. If the consideration for a supply under this Lease is to be adjusted by reference to movements in any index, such as a consumer price index, any increase in the rate of GST published by the Commonwealth Statistician or similar Authority is to be excluded from the index for the purposes of adjusting the consideration.
- 6.2.6. If clause 6.2.5 applies and the Commonwealth Statistician or similar Authority does not publish the increase in the index attributable to the increase in the rate of GST:
- (a) the recipient may request the President of the Institute of Chartered Accountants in Australia or an officer of another Australia professional association agreed by the supplier and the recipient to appoint a person to determine the increase in the index attributable to the increase in the rate of GST for the purposes of this clause;
 - (b) the person appointed under clause 6.2.6(a) (**Expert**) must act as an expert and not an arbitrator;
 - (c) the Expert's decision is to be final and binding the parties; and
 - (d) the recipient and the supplier must each pay one half of the Expert's fees and expenses in respect of the Expert's determination under this clause.

7. Other Matters

7.1. Notices

- 7.1.1. A notice, request, consent, approval or waiver (each a **notice**) from one party to the other to be given under this Lease must be in writing. Notices may be given by personal delivery, by prepaid post, by facsimile or electronically to the address provided by the party in accordance with this Lease.
- 7.1.2. Notices shall be deemed as received by a party:
- (a) if personally delivered at the time of delivery;
 - (b) if sent by prepaid post, five (5) business days after posting;
 - (c) if sent by facsimile, upon receipt of written notice of successful transmission;
 - (d) if sent by electronic mail, the next day and upon receipt of notice either that the email was sent successfully or that the email was received by the recipient.

7.2. Legal Costs

7.2.1. Unless otherwise specified, the Lessee is to pay the Lessor's reasonable costs of and incidental to the drafting, negotiating and finalising of this Lease and any other transaction arising from this Lease and without effecting the generality the Lessee will be responsible for the payment of any survey fees required to prepare a Plan to define the lease area and any fees and charges payable to the Director of Planning in respect of his consent to the Lease.

7.3. Assignment

7.3.1. Subject to clause 7.3.2 and 7.3.3, the Lessee must not without the consent of the Lessor and the Director of Planning assign, transfer or otherwise deal with the Lessee's rights, duties or obligations under this Lease.

7.3.2. Without releasing any rights that the Lessor, the Director of Planning, as authorised under section 149 of the Roads Act, or the State of New South Wales may have against the Lessee for indemnity under clause 3.7, the Lessee shall be released and discharged from any ongoing obligations under this Lease and the performance of the terms of this Lease from the date of the assignment and from all claims and demands in connection with this Lease that arise after the date of the assignment in the event of the Lessee assigning Lessee's rights and obligations under this Lease.

7.3.3. Notwithstanding anything else in this clause, the Lessor agrees that the Lessee may grant a charge or other similar security over its assets, including this Lease and the Lease, to a third party for the purpose of obtaining finance without the consent of the Lessor.

7.4. Confidentiality

7.4.1. Except as required by law or in the case of public knowledge about the subject information, the Lessor must not disclose to any third party (other than professional advisers, assignees, potential assignees, financiers, potential financiers, other debt providers of the Lessor or any of their respective professional advisers) or in any way exploit:

- (a) any confidential or secret information of the Lessee;
- (b) the terms of this Lease;
- (c) any information relating to this Lease or learned during negotiations; or
- (d) any information concerning the Land or the Crudine Ridge Wind Farm whatsoever.

7.4.2. Except as required by law or in the case of public knowledge about the subject information, the Lessee must not disclose to any third party (other than professional advisers, assignees, potential assignees, financiers, potential financiers, other debt providers of the Lessee or any of their respective professional advisers) or in any way exploit or permit to be exploited:

- (a) any confidential or secret information of the Lessor;
- (b) the terms of this Lease;

- (c) any information relating to this Lease or learned during negotiations; or
- (d) any information concerning the Wind Farm whatsoever.

7.5. Joint and Several Obligations

Obligations under and in respect of this Lease that bind two (2) or more persons bind them jointly and severally and the rights of two (2) or more persons under or in respect of this Lease enure to them jointly and severally.

7.6. Governing Law

This Lease is governed by the laws of New South Wales.

7.7. Counterparts

This Lease may be executed in any number of counterparts, each of which when executed is an original. Those counterparts together make an instrument.

7.8. Variations

A variation of this Lease must be in writing and executed by all parties.

7.9. Severability

If a court decides that:

- 7.9.1. any part of this Lease is void, voidable, illegal or unenforceable; or
- 7.9.2. this Lease would be void, voidable, illegal or unenforceable unless a part is severed from this Lease,

then that part is severed from this Lease and does not affect the continued operation of the rest of this Lease.

7.10. Entire Lease

This Lease contains the whole agreement between the Lessor and the Lessee in relation to the Lease over the Land.

7.11. Noxious Weeds and Pests

The Lessee must, at its own cost, control noxious weeds and pests on the Land which are directly or indirectly attributable to the disturbance caused by the Permitted Use of the Land.

Execution

DATED the day of 20

EXECUTED by

Mid-Western Regional Council
 ABN 96 149 391 332 by its authorized officers

 Witness

 Name of Witness (print)

EXECUTED by
Crudine Ridge Wind Farm Pty Ltd
 ABN 51 143 399 160

in accordance with Section 127 of the
 Corporations Act 2001:

 *Director/*Company Secretary

 Director

 Name of *Director/*Company Secretary
 (BLOCK LETTERS)
 *please delete as appropriate

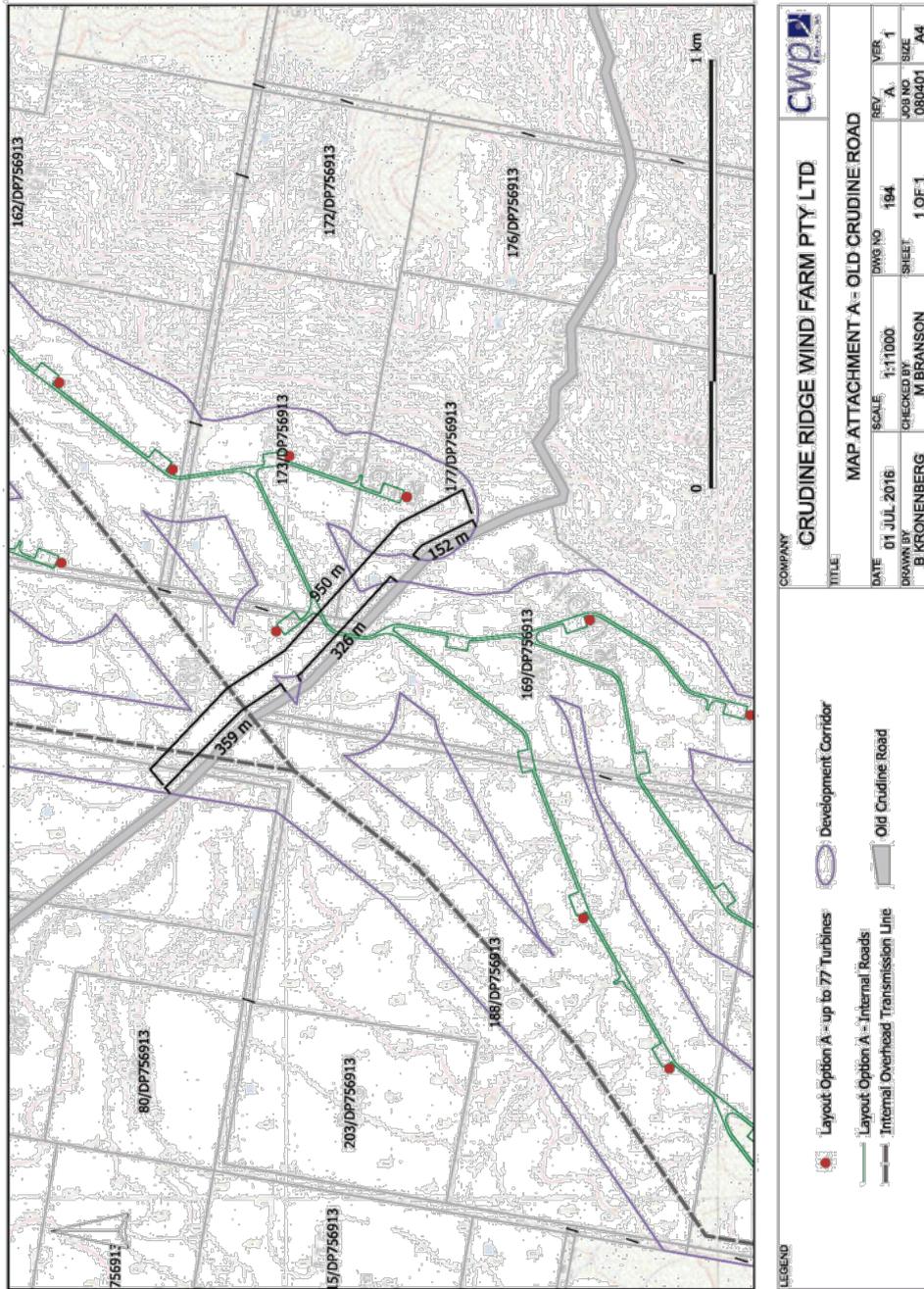
 Name of Director
 (BLOCK LETTERS)

Consent

The Director of Planning consents to this Lease pursuant to section 149 of the Roads Act

Annexure A – Plan

This Annexure A – Plan forms part of the Lease between the Lessor and the Lessee. The Plan attached hereto contains a diagram of the extent of Old Crudine Road which falls within the Development Corridor.





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Valuation Report

Old Crudine Road
Crudine, New South Wales 2795

File Ref: 7266734



VALUATION REPORT



Part Old Crudine Road Crudine, New South Wales 2795

Prepared For	Mid-Western Regional Council
Report Purpose	Rent Assessment Purposes
Valuation Date	21 October 2016
Our Reference	7266734
Client Reference	N/A

Opteon Property Group

Opteon (Western NSW) Pty Ltd
ABN 85 144 615 538
PO Box 86 Dubbo NSW 2830

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Part Old Crudine Road
Crudine, NSW 2795
Our Reference: 7266734



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Appendices

1. Instructions
2. Crudine Ridge Wind Farm Pty Ltd Map
3. Lease Agreement

Part Old Crudine Road
Crudine, NSW 2795
Our Reference: 7266734



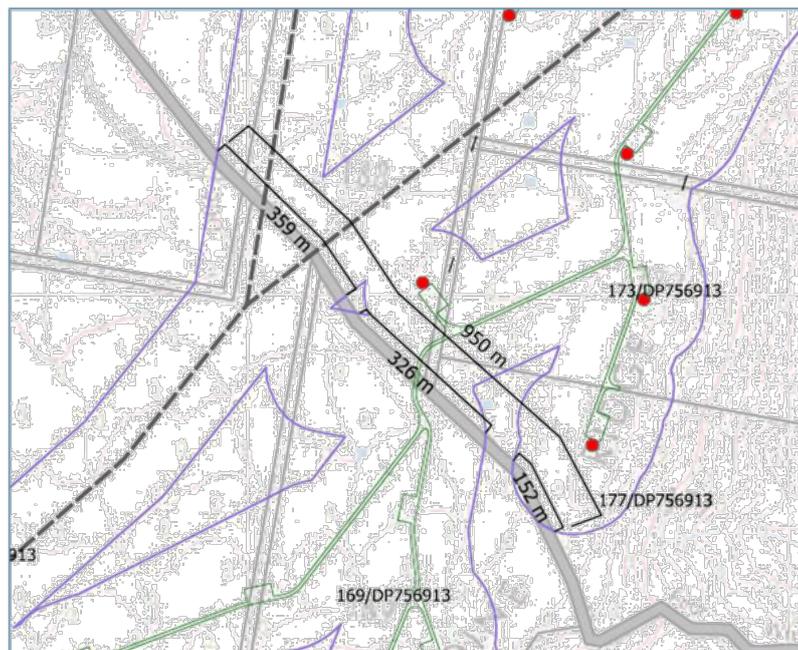
1.0 Executive Summary

1.1 Instructions

Instructing Party	Lilian Mutyiri; Diane Sawyers, Mid-Western Regional Council
Client / Authorised Party	Mid-Western Regional Council
Client Reference	N/A
Valuation Purpose	Rent Assessment Purposes - Please note, this report does not meet Practice Standards for valuations for mortgage/finance purposes and is specifically unsuitable for this purpose.

1.2 Property Details

Property Address	Old Crudine Road, Crudine, New South Wales 2795
Property Description	The land affected by the proposal comprises a 20m wide Road Reserve extending generally north west from Crudine to Pyramul. The Road is known as Old Crudine Rd. It is proposed to traverse the Land with 2 x 60m wide Transmission Line easements and or a 0.5m wide underground cable easement together with an internal Road and part of the 'Development Corridor'. The total area of land affected has been identified in a Plan provided by Crudine Ridge Wind Farm Pty Ltd as approximately 1.9ha. Refer below. This area has been adopted for Lease assessment purposes.



Part Old Crudine Road
Crudine, NSW 2795
Our Reference: 7266734



Title Reference	The Road area affected by the proposal runs between Lots 169 & 177 DP 756913 and through Lot 188 DP 756913.
Tenure Type	Freehold
Registered Proprietor	Unknown
Land Area Affected	1.90 ha
Zoning	RU1 (Primary Production)
Local Government Area	Mid-Western Regional Council
Statutory Assessment	Unknown

1.3 Property Profile & Risk

Market

Marketability	Limited demand
Market Segment Demand	There is some demand for small lifestyle holdings with residence building entitlement. There is limited demand for leasing of small tracts of vacant rural land.
Transaction Volumes	We have been unable to source formal records of land leasing in this locale.

Assumptions & Recommendations:

Key Assumptions	The instructions and information supplied contain a full disclosure of all information that is relevant.
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Part Old Crudine Road
Crudine, NSW 2795
Our Reference: 7266734



1.4 Valuation Details

Market Rent – pursuant to the terms of the Draft Lease provided

Market Gross Rent:	\$2,000 pa
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This valuation is exclusive of GST

Interest Valued	Fee simple vacant possession
Date of Inspection	21 October 2016
Date of Valuation	21 October 2016
Date Issued	1 November 2016
Currency of Valuation	90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
Pecuniary Interest	We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Signatories

James Ball AAPI CPV
Valuer
API No: 69965
Inspecting Valuer

Important	<i>This Executive Summary must be read in conjunction with the remainder of this report. The Executive Summary is only a synopsis designed to provide a brief overview and must not be acted upon in isolation to the contents of the valuation report.</i>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Mid-Western Regional Council for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon (Western NSW) Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.</i>
Digital Copies of Reports	<i>Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.</i>
Reliance on Whole Report	<i>This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>

Part Old Crudine Road
Crudine, NSW 2795
Our Reference: 7266734



2.0 Instructions

Instructions have been received to undertake a valuation of the property as per the details below.

Instructing Party	Diane Sawyers, Mid-Western Regional Council
Property Address	Part Old Crudine Road, Crudine, New South Wales 2795
Date of Instructions	14 October 2016
Client / Authorised Party	Mid-Western Regional Council
Valuation Purpose	Rent Assessment purposes - <i>Please note, this report does not meet Practice Standards for valuations for mortgage/finance purposes and is specifically not suitable for this purpose.</i>
Interest Valued	Fee simple vacant possession
Specific Instructions	<p>There is some ambiguity in respect of our instructions however we have assessed the rental on the following basis;</p> <ul style="list-style-type: none">• The land area affected is 1.90 ha;• The affected land will be utilised for;<ul style="list-style-type: none">○ 2 x overhead transmission lines'○ an internal access road and'○ form part of an identified development corridor• The land affected will be subject to the terms (generally) of the Draft Lease agreement provided with our instructions between Crudine Ridge Wind Farm Pty Ltd and Mid-Western Regional Council
Documentation Provided	<p>Information we have been provided with and relied upon in undertaking our valuation includes:</p> <ul style="list-style-type: none">• Instructions as clarified above• Crudine Ridge Wind Farm Pty Ltd Map• Proposed Lease agreement
Scope of Work	<p>The scope of work undertaken by the valuer in completing the valuation has included:</p> <ul style="list-style-type: none">• Collation of information from relevant parties regarding the subject property;• Undertaking our own research regarding the subject property;• An inspection of the property;• Undertaking market research in terms of rental values and/or costs of similar properties;• Preparation of rental valuation calculations; and• Preparation of this report.
Compliance	Our valuation has been prepared in accordance with the Australian Property Institute Practice Standards and Guidance Notes.

A copy of our instructions is attached to this report.

Part Old Crudine Road
 Crudine, NSW 2795
 Our Reference: 7266734



3.0 Basis of Valuation & Definitions

This valuation has been prepared on the basis of Market Value as defined by the International Valuation Standards Committee (IVSC), and endorsed by the Australian Property Institute:

Market Rent	The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
Highest & Best Use	Market Value is based on the highest and best use of the asset that may not necessarily be the existing use. Highest and Best Use is <i>“The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued”</i> .

4.0 Location

Crudine is situated approximately 95km south of Mudgee and 55km north of Bathurst with the closest township being Sofala located approximately 18km to the south and together with the Pyramul district being located approximately 8 kms to the north west.

4.1 Regional Location

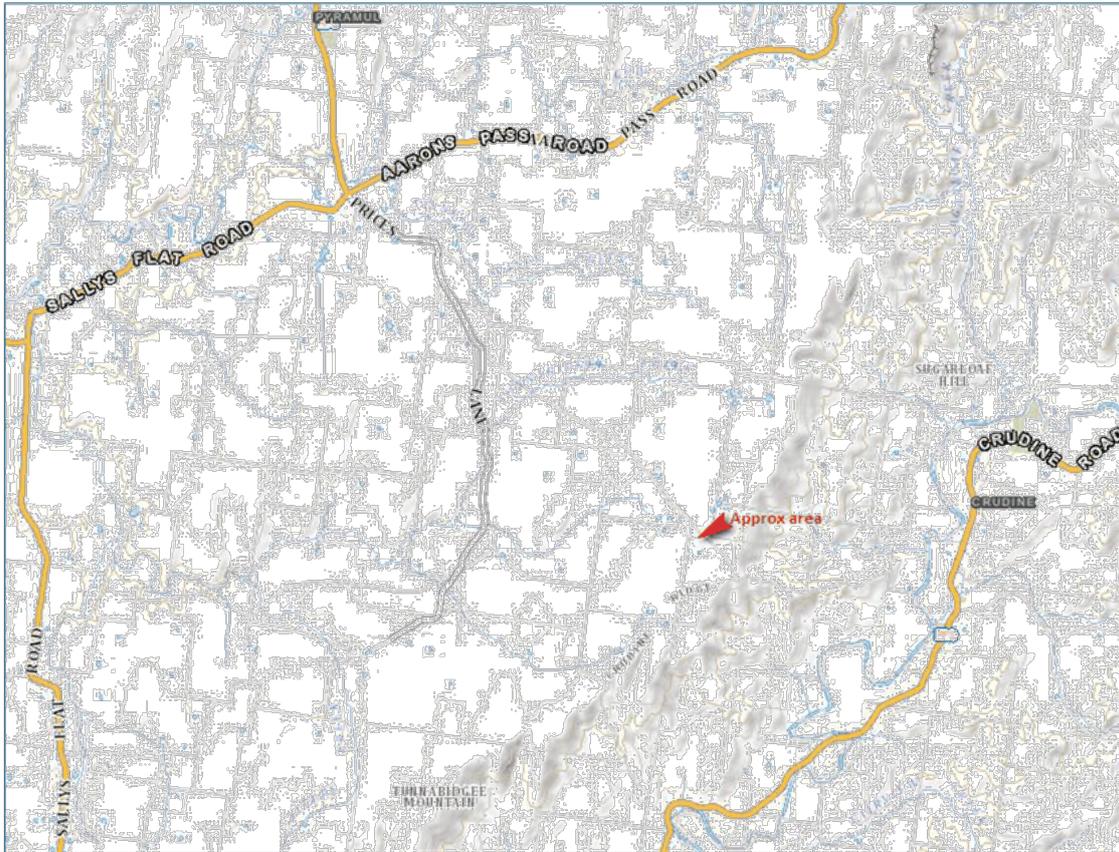
Location Map



Part Old Crudine Road
Crudine, NSW 2795
Our Reference: 7266734



Specific Location Map



Source: www.maps.six.nsw.gov.au

4.2 Infrastructure & Local Services

Access	Access to the subject is via the Old Crudine Road which traverses undulating to steep rural grazing land between Price's Lane and Crudine Road. The road is suitable for four-wheel drive vehicles only.
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Part Old Crudine Road
 Crudine, NSW 2795
 Our Reference: 7266734



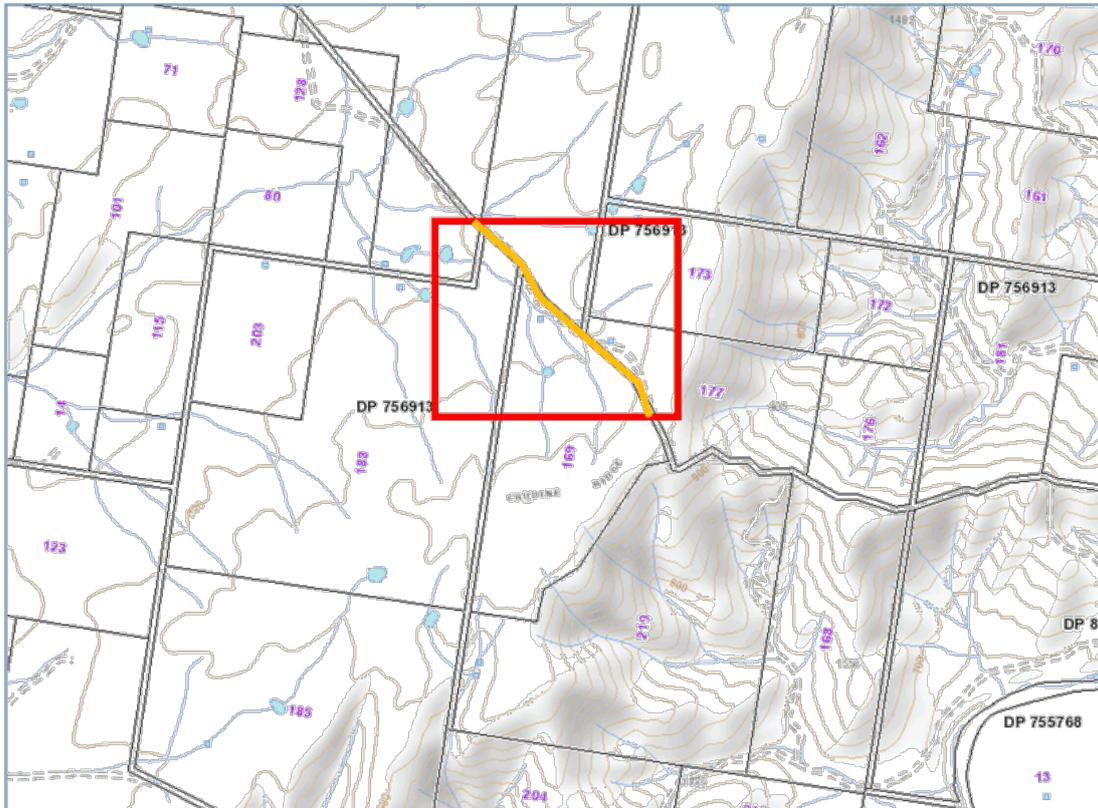
5.0 Tenure

5.1 Title Particulars

The affected land is located adjacent to or traverses:

Title Reference	Tenure	Registered Proprietor
Lot Part Lots 169, 177 and 188. Deposited Plan 756913	Freehold	Various

A plan indicating the approximate location of the proposed easement and the surrounding land parcels is provided below. The affected Road area is shown Orange.



5.2 Identification

Identification Source	Physical inspection with the aid of the proposed lease area plan provided, together with the NSW Six Maps website..
------------------------------	---

Part Old Crudine Road
 Crudine, NSW 2795
 Our Reference: 7266734



5.3 Encroachments

Site Survey	We have not been provided with, nor have we sighted a current site survey of the property identifying the specific location of the building improvements in relation to the property boundaries.
Inspection Findings	In the absence of a survey plan and survey pegs outlining the subject we were only able to ascertain the general location of the subject which we considered sufficient for the purpose of this report.

6.0 Planning

Local Government Area	Mid-Western Regional Council
Planning Scheme	Mid-Western Regional LEP 2012
Current Zoning	"RU1 (Primary Production)"
Existing Use	The current use is grazing and infrequent use as an access road.
Permitted Uses	<p>1. Objectives of zone</p> <ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To maintain the visual amenity and landscape quality of Mid-Western Regional by preserving the area's open rural landscapes and environmental and cultural heritage values. • To promote the unique rural character of Mid-Western Regional and facilitate a variety of tourist land uses. <p>2. Permitted without consent <i>Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems</i></p> <p>3. Permitted with consent <i>Building identification signs; Business identification signs; Cellar door premises; Dwelling houses; Extractive industries; Farm buildings; Home industries; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Restaurants or cafes; Roadside stalls; Any other development not specified in item 2 or 4</i></p> <p>4. Prohibited <i>Amusement centres; Attached dwellings; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Car parks; Child care centres; Commercial premises; Correctional centres; Crematoria; Educational establishments; Exhibition homes; Exhibition villages; Freight transport facilities; Group homes; Health services facilities; Heavy industrial storage establishments; Hostels; Industrial retail outlets; Industries; Marinas; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Pubs; Recreational facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shops; Shop top housing; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wholesale supplies.</i></p>
Zoning Effect	<i>Existing use conforms</i>

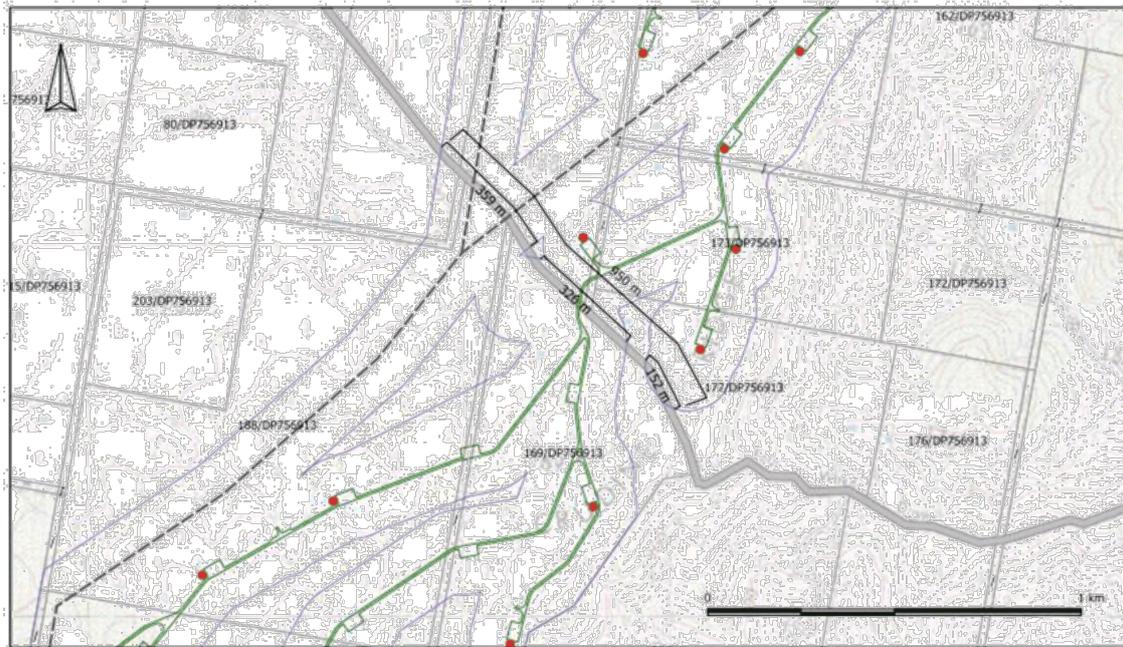
Part Old Crudine Road
Crudine, NSW 2795
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7.0 Land Description

7.1 Property Details

Source of Land Area	Plan extract provided with our instructions reproduced below.
Land Area	1.90 ha



Legend

- Layout Option A - up to 77 Turbines
- Layout Option A - Internal Roads
- Internal Overhead Transmission Line
- Development Corridor
- Old Crudine Road

8.0 Photography



South-east from midway of subject.



South-east along subject

Part Old Crudine Road
Crudine, NSW 2795
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North-west along subject



Towards south-east along the subject



South-east from mid-way.



North-west from southern end of subject



North-west from northern end of subject.



South-east from near northern end of subject.

Part Old Crudine Road
Crudine, NSW 2795
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Due south from adjoining allotment.



Nearby weekender

9.0 Environmental Issues

9.1 Contamination

Current Use	The current use is grazing with the road being a rough track only.
Contamination Audit Recommended	We recommend verification that the property is free from contamination and has not been affected by pollutants should be obtained from a suitability qualified environmental professional.
Contamination Assumption	Our valuation has been based upon the assumption (that there are no actual or potential contamination issues affecting the property, the contamination is contained and the extent of any contamination does not prevent continuation of the existing use of the subject property).

10.0 Sales History

Prior Sale	We are unaware of any historic sales transactions for the property.
-------------------	---

11.0 Lease Particulars

A summary of the relevant lease particulars is provided below;

Lessor	Mid-Western Regional Council
Lessee	Crudine Ridge Wind Farm Pty Ltd
Lease Term	75 Years
Rent Review	CPI annually, Review to market every 5 th anniversary.
Outgoings	Payable by the lessor.
Permitted Use	Use of air space above and land below the surface of the Land for all activities associated with constructing, installing, operating, maintaining, replacing and decommissioning Transmission Infrastructure for the Wind Farm.
Lease Termination	On the date 75 years from commencement date or by 30 days' notice by the lessee.

Part Old Crudine Road
 Crudine, NSW 2795
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12.0 Market Evidence

12.1 Rent Evidence

Market Rents:

In forming our opinion of the Market Rental Value of the subject property, we have had regard to various lease/licence transactions (a selection of which are detailed below: which for confidentiality reasons cannot be disclosed however have been retained on our files.)

Property	Taralga Wind Farm, 551416 Licence (S34a) Combined S34, Taralga, NSW
Lease Rental	\$766 pa Gross
Date Rent Set	Oct 2014
Tenancy Area	1.464 ha
Tenancy Use – Description	Licence 5541416 This is understood to be bare grazing land in a remote location.
Lease Term & Options	Three years.
Rent Review Frequency	Three yearly.
Rent Review Method	CPI and Market.
Comparability	From our enquiries it is understood that the land and situation is generally comparable.
Comments	Bare grazing land in a remote location which adjoins various allotments in use by the wind farm operators. It facilitates the routing of overhead power transmission lines from the wind farm to the power grid

Property	Crown Land Lease, Crown Land, Taralga, NSW
Lease Rental	\$746 pa Gross
Date Rent Set	Oct 2009
Tenancy Area	1,000 sqm
Tenancy Use – Description	Licence LI451691 This is understood to be bare grazing land in a remote location.
Lease Term & Options	Three years
Rent Review Frequency	Three yearly.
Rent Review Method	Market
Comparability	From our enquiries it is understood that the land and situation is generally comparable.
Comments	Bare grazing land in a remote location which adjoins various allotments in use by the wind farm operators. It facilitates the routing of overhead power transmission lines from the wind farm to the power grid.

Part Old Crudine Road
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Market Rent Conclusions:

While there are only two leases/licences to draw from it is evident that a lump-sum approach is used given the difference in the sizes of the two areas. We note from enquiries of the Crown Lands Department that a minimum concessional rate for enclosed road permits is \$140 per annum.

In discussions with the intending lessee we have ascertained rates of rent which they claim to have agreed to for similar accommodation in the local operations. These range from \$2,500 to \$5,000 depending upon the length of the "easement" in question. The subject is approximately 20 metres. We have no evidence to corroborate this claim however this is obviously well in excess of the above evidence.

12.2 Sales Evidence

In forming our opinion of value we have had regard to various sales transactions, a selection of which is detailed below:

Property	Lot 90, 580 Prices Lane, Pyramul, NSW		
Sale Price	\$224,000	Site Area	205.900 ha
Sale Date	02-Sep-15	Zoning	RU1 (Primary Production)
Property Description	Open undulating grazing country of granite and slate/shale soils. Shade and shelter timber. Appears land-locked.		
Analysis	Reflects a rate of \$1,087 per ha.		
Comparability	Comparable to subject in terms of country type. Inferior access. Overall superior.		

Property	Lot 47 Sally's Flat Road, Pyramul, NSW		
Sale Price	\$80,000	Site Area	40.570 ha
Sale Date	24-Nov-14	Zoning	RU1 (Primary Production)
Property Description	A hilly to steep lifestyle block approximately 12 kms from the village of Pyramul. Medium timber and approximately 1.5 kms creek frontage. Access poor via 4-wheel-drive track		
Analysis	Reflects a rate of \$1,971 per ha.		
Comparability	Comparable access. Superior to subject.		

Property	1407 Dougherty's Junction Road, Pyramul, NSW		
Sale Price	\$155,000	Site Area	114.300 ha
Sale Date	20-May-15	Zoning	RU1 (Primary Production)
Property Description	The property comprises a rural lifestyle holding located approximately 70km south of Mudgee with a land holding of 114.3ha. The property was vacant except for basic weekend accommodation. It has approximately 900 m of creek frontage. Frontage to road.		
Analysis	Reflects a rate of \$1,356 per ha		
Comparability	Superior to subject.		

Part Old Crudine Road
 Crudine, NSW 2795
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Property	868 Dougherty's Junction Road, Pyramul, NSW		
Sale Price	\$215,000	Site Area	184.500 ha
Sale Date	24-Sep-14	Zoning	RU1 (Primary Production)
Property Description	This is a lifestyle block approximately 12 kms from Pyramul with frontage to public road. Mainly open undulating grazing country with shade and shelter timber and a single stand of heavier timber. 2.5kms creek frontage..		
Analysis	Reflects a rate of \$1,165 per ha		
Comparability	Superior land, access and water.		

Property	954 Pyramul Road, Pyramul, NSW		
Sale Price	\$640,000	Site Area	540.000 ha
Sale Date	14-Dec-15	Zoning	RU1 (Primary Production)
Property Description	Hilly to undulating grazing country of granite and slate/shale soils. Approx 80 ha heavy timber balance shade and shelter kurrajong, yellow and red box and gum. 30 paddocks with good fencing, 2 seasonal creeks, 22 dams, Three bedroom 1920 cottage in good condition, 2 stand shearing shed, machinery shed, sheep and cattle yards, hayshed and silo. Power and phone, 10 kms to village of Windeyer.		
Analysis	Sale reflects \$555 /ha land value.		
Comparability	Comparable size to rural properties adjoin subject.		

Property	327 Old Coach Road, Pyramul, NSW		
Sale Price	\$425,000	Site Area	531.760 ha
Sale Date	23-May-14	Zoning	RU1 (Primary Production)
Property Description	Undulating to hilly grazing/lifestyle property with granite and slate/shale formation soils, patches of heavier timber and 3.4 kms creek frontage. Improvements include a small older cottage and shedding.		
Analysis	Sale reflects land value of approximately \$600 per ha.		
Comparability	Comparable size to rural properties adjoin subject.		

We would note that the sales above all have services which include reasonable road access and power and, most importantly, residential building entitlement. We have analysed the land value component of the larger properties which reflect two of the properties which adjoin the subject, the rate of which we consider to be more relevant in assessing the subject's value.

Part Old Crudine Road
Crudine, NSW 2795
Our Reference: 7266734



13.0 Valuation Methodology & Conclusions

13.1 Adopted Valuation Method

We have been requested to assess a market rental for the subject land affected by the current lease proposal. We have adopted a direct comparison approach and a yield approach as a check method to ascertain the market rent.

We note that the proposed licence/lease is for a period of 75 years however there is provision for the lease to be terminated by the lessee with 30 days' notice. This consideration, in our opinion favours the lessee, and accordingly should attract a premium rent. A copy of the proposed lease agreement is annexed to this report.

The direct comparison suggests a lump-sum in the range of \$700 to \$800 per annum.

In the yield approach the land value is ascertained with an appropriate yield applied to the land value in order to determine a rental. Our analysis of local land sales indicates a range of \$1,087 to \$1,971 per ha for small holdings and approximately \$550 to \$600 per hectare for larger holdings of 400 ha or more. We consider it appropriate to apply a land value at the upper end of the range indicated based on the small land area and accordingly have adopted a land value of \$2,000/ha.

The assessed land value applicable to the proposed lease area is therefore determined as 1.90 ha x \$2,000/ha or \$3,800 – say \$4,000.

Ground rental yields are typically in the range 3.0% to 8.0% net per annum, dependent upon the various risk factors including the rating of the tenant. In view of the proposed Lease terms which allow the lessee to terminate the lease with 30 days' notice we consider a higher yield in the range of 25% - 50% is applicable in this instance.

Accordingly based on the assessed land value the derived rental on a yield basis would equate to \$1,000 to \$2,000 per annum.

Given the available evidence, material and hearsay, and the generally low range values and commercial realities, we therefore consider a market rent for the subject to be in the range of \$1000 to \$2,000 per annum. Given the favourable nature of the termination condition for the lessee under the proposed agreement we would consider a rent at the upper end of this range to be reasonable.

14.0 Goods & Services Tax

Treatment of GST	All amounts and values expressed in this report are exclusive of GST unless otherwise specified.
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Part Old Crudine Road
Crudine, NSW 2795
Our Reference: 7266734



15.0 Valuation

Market Rent

Market Gross Rent:	\$2,000 pa
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This valuation is exclusive of GST

Interest Valued	Fee simple vacant possession
Date of Inspection	21 October 2016
Date of Valuation	21 October 2016
Date Issued	1 November 2016
Currency of Valuation	90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Signatories

James Ball AAPI CPV
Valuer
API No: 69965
Inspecting Valuer

Important

This valuation is subject to the definitions, qualifications and disclaimers and other comments contained within this report.

Part Old Crudine Road
Crudine, NSW 2795
Our Reference: 7266734



16.0 Assumptions Conditions & Limitations

Additional Information	<i>In the event additional information becomes available this may affect the opinion expressed by the valuer. Nevertheless the valuation is based on information and market evidence reasonably available to the valuer as at the date of the valuation in accordance with usual valuation practices.</i>
Area Disclaimer	<i>In the event actual surveyed areas of the property are different to the areas adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation in the event that a formal survey of areas differs from those detailed in this report.</i>
Asbestos Disclaimer	<i>We are not experts in the identification of Asbestos and therefore, in the absence of an environmental consultant's report concerning the presence of any asbestos fibre within the subject property, this valuation is made on the assumption that there is no: asbestos material present; health risk from asbestos within the property; or there is any material expense relating to the repair, management or replacement of asbestos materials in the foreseeable future. Should an expert's report establish that there is an asbestos related health risk or a requirement to undertake asbestos remediation works then we reserve the right to review this valuation.</i>
Building Services Disclaimer	<i>No documentation or certification has been sighted to verify the condition of building services, and we have assumed that all building services are: adequate in specification; in good operational condition; and satisfactorily maintained.</i>
Climate Disclaimer	<i>Climatic conditions will vary from past averages and seasonal and annual variations can impact on farm profitability and market values. Typically rural land values do not fluctuate with short term changes in climatic conditions but major events such as long term droughts are reflected in prevailing market prices paid by purchasers.</i>
Encroachments	<i>The valuation is made on the basis that there are no encroachments (unless otherwise noted) by or upon the property and this should be confirmed by a current survey report and/or advice from a land surveyor. If any encroachments are noted by the survey report the valuer should be consulted to assess any effect on the value stated in this report.</i>
Environmental Disclaimer	<i>This report is not an environmental audit and no advice is given in any way relating to environmental or pollution matters. Any comments given as to environmental or pollution factors in relation to the property are not given in the capacity as an expert. This assessment of value is on basis that the property is free of contamination or environmental issues affecting the property not made known to the valuer. In the event the property is found to contain contamination the matter should be referred to this office for comment. Given contamination issues can have an impact on the Market Value of the property, we reserve the right to review and if necessary vary our valuation if any contamination or other environmental hazard is found to exist.</i>
Full Disclosure Disclaimer	<i>Whilst we have attempted to confirm the veracity of information supplied, the scope of work did not extend to verification of all information supplied or due diligence. Our valuation and report has been prepared on the assumption the instructions and information supplied has been provided in good faith, is not in any way misleading or deceptive, contains a full disclosure of all information that is relevant, there are no undisclosed agreements in place that affect the property and the sale price includes GST. The valuer and valuation firm does not accept any responsibility or liability whatsoever in the event the valuer has been provided with insufficient, false or misleading information.</i>
Inconsistencies in Assumptions	<i>If there is found to be any variance, inconsistency or contradiction in any of the assumptions within this report then this may have an impact on the market value of the property and we recommend this valuation be referred back to the Valuer for comment.</i>
Information Availability	<i>In preparing this valuation we have undertaken those investigations reasonably expected of a professional valuer having regard to normal industry practice so as to obtain the most relevant, available, comparable market evidence. Whilst we believe the sales information provided to be accurate, not all details can and have been formally verified. Due to privacy laws, confidentiality agreements and other circumstances beyond our control, the valuer may not have had access to:</i> <ul style="list-style-type: none"> • <i>Personal details of parties involved in transactions and is therefore unable to confirm whether such dealings are arm's length transactions;</i> • <i>Information on recent transactions that are yet to become public knowledge; and</i> • <i>Copies of leases/contracts to confirm rents/prices and to ascertain whether or not rents/prices are inclusive or exclusive of GST.</i>

Part Old Crudine Road
 Crudine, NSW 2795
 Our Reference: 7266734



Leases and Rents	<i>This valuation is based on the lease terms and conditions summarised within this report sourced from a review of the available lease documentation and tenancy schedules made available. This valuation is made on the basis that the tenants are paying rent in accordance with the lease agreements and there are no undisclosed rental subsidies, rent free periods or other incentives that have been provided by the lessor. Our valuation assumes there are no material breaches of the essential terms of existing Leases by the existing Lessees and no material rental arrears at the date of Valuation.</i>
Market Change	<i>This valuation is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property or factors that the Valuer could not have reasonably become aware as at the date of the Report). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.</i>
Native Title Assumption	<i>We are not experts in native title or the property rights derived there from and have not been supplied with appropriate expert advice or reports. Therefore, this valuation is made assuming there are no actual or potential native title interests affecting the value or marketability of the property.</i>
Planning Disclaimer	<i>Town planning and zoning information was informally obtained from the relevant local and State Government authorities and is assumed to be correct. Should the addressee require formal confirmation of planning issues then we recommend formal application be made to the relevant authorities to confirm planning details.</i>
Publication of Report	<i>The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuer as to the form and context in which it is to appear.</i>
Site Survey Disclaimer	<i>This report is not a site survey and no advice is given in any way relating to survey matters. Any comments given in relation to the property are not given in the capacity as an expert, however, are based on our inspection of the property and review of the Certificate of Title plans. Should the addressee require absolute certainty in relation to the site area, dimensions or possible encroachments we recommend that a surveyor be engaged to provide appropriate advice and a survey of the property if considered necessary. In the event there are any fundamental inconsistencies between any site survey undertaken and site detail adopted in this valuation, the survey should be referred to the valuer for comment on any valuation implications (including amendment of our valuation if considered necessary).</i>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Mid-Western Regional Council for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon (Western NSW) Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.</i>
Title and Unregistered Instruments	<i>For the purpose of this report we have assumed that the title information provided to us is correct. Our Valuation has been assessed assuming the property is only affected by encumbrances noted on Title with the exception of registered instruments (eg. mortgages or caveats) that are normally and expected to be discharged prior to transfer of the property. If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted on the title, they may affect the assessment of value. If there are errors or omissions found to exist on the title documents we should be notified and we reserve the right to review our valuation.</i>
Variance in Market Value	<i>Due to the unique characteristics of the property and limited amount of available, confirmed, comparable market evidence we advise that there is likely to be a greater degree of variation in the price prospective purchasers may offer to pay for the property. This volatility is likewise demonstrated within our valuation calculations which show a comparatively higher degree of variation of possible values.</i>

APPENDIX 1
INSTRUCTIONS



Instruction Request Form

PROPERTY TO BE VALUED – DETAILS			
Property Address	No. <i>Road section</i>	Street: <i>Part of Old Crudine Road</i>	
	Suburb: <i>Crudine</i>	State: <i>NSW</i>	Postcode: <i>2850</i>
Property Type	Residential <input type="checkbox"/>	Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/> Farm/Farmlet <input type="checkbox"/>
	Other <input type="checkbox"/> (please specify): <i>unformed road reserve (part of)</i>		
Title Details	Lot:	Plan/Giag:	Volume: Folio:
Access Details	Name:		Relationship:
	Phone:		Mobile:
	Email:		
Additional Access Comments			
YOUR DETAILS – REQUESTOR			
Instructed By (your name)	<i>Diane Sawyers - Mid-Western Regional Council</i>		
Your Address (if different to above) As above <input type="checkbox"/>	No. <i>86</i>	Street: <i>Markert</i>	
	Suburb: <i>MUDGEE</i>	State: <i>NSW</i>	Postcode: <i>2850</i>
Your Contact Information	Home: <i>-</i>	Work: <i>(02) 6378 2850</i>	
	Email: <i>Lilian.Mukwenda@midwestern.nsw.gov.au</i>		
Name to appear on Report	<i>Diane Sawyers</i>		
Purpose of Valuation	Market Valuation – Pre-purchase <input type="checkbox"/> Pre-sale <input type="checkbox"/> Stamp Duty <input type="checkbox"/> Capital Gains <input type="checkbox"/>		
	Superannuation <input type="checkbox"/> Family Law <input type="checkbox"/> Other <input type="checkbox"/> (please specify): <i>Rent Valuation</i>		
Purchase/Refinance/Estimate	Purchase Price:	Refinance Estimate:	
	Estimated Market Value (EMV):		
INVOICE DETAILS			
Invoice to be addressed to	<i>MidWestern Regional Council At: Diane Sawyers PO Box 156 MUDGEE NSW 2850</i>		
Agreed Fee (Excluding GST)	<i>\$ 1,650.00 including GST</i>		
Travel Cost (if required):	<i>\$ -</i>		
Total Fee Payable (Including GST)	<i>\$ -</i>		

Opteon (Central West NSW) Pty Ltd
 Licensed Valuers & Property Consultants
 1/29-31 Sale Street, Orange NSW 2800

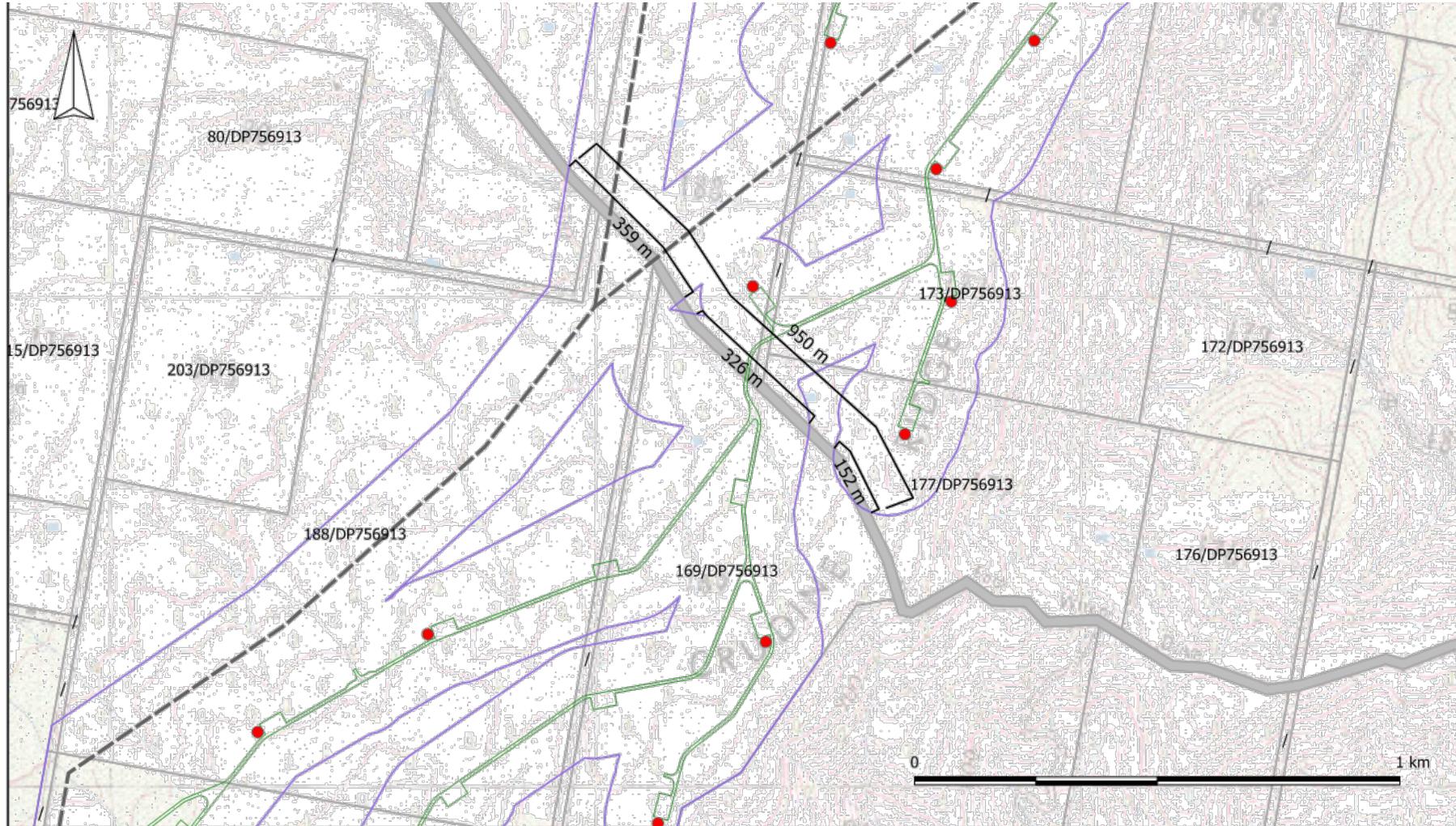


Instruction Request Form

PAYMENT	
Note: All payments must be received before we can proceed with your valuation	
<p>Cheque/Money Order <input type="checkbox"/></p> <p>Cheque/money orders can be made payable to Opteon (Central West NSW) Pty Ltd for:</p> <p>\$</p> <p>Please include your name and property address on the back of you cheque/money order to avoid any delays.</p> <p>Please forward payment to:</p> <p>Opteon (Central West NSW) Pty Ltd 1/29-31 Sale Street ORANGE NSW 2800</p> <p>Please note that your cheque must be cleared by the bank before we can proceed with your valuation.</p>	<p>Direct Deposit <input type="checkbox"/></p> <p>To make a direct deposit please use the following bank account information. You can pay via internet banking or at a bank branch.</p> <p>Bank: Commonwealth Bank of Australia Account Name: Opteon (Central West NSW) Pty Ltd Branch Number (BSB): 062-587 Account Number: 1055 3812</p> <p>PLEASE QUOTE: OUR REF NO. or PROPERTY ADDRESS</p> <p>Please write the property address and/or our job reference number in the description field when making your deposit. This will assist to match your payment with your order. Failure to do this may delay the processing of your order and tax invoice.</p>
FORM COMPLETE	
<p>Signature: </p>	<p>Date: 17/10/16</p>
<p><small>*By signing you agree to abide by the Terms of Engagement stated overleaf</small></p>	
<p>Are you an existing client: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	
<p>How did you hear about us? Yellow Pages <input type="checkbox"/> Search Engine <input type="checkbox"/> Property Manager <input type="checkbox"/> Banking Institution <input type="checkbox"/></p> <p>Referral/Other <input type="checkbox"/> (Please Specify):</p>	
RETURN TO	
<p>Please submit your completed form to Opteon (Central West NSW) Pty Ltd</p> <p>Via Email: orange.info@opg.net Post: 1/29-31 Sale Street, Orange NSW 2800 Fax: 02 6362 5116</p> <p>Thank you and we look forward to being of service to you</p>	

Opteon (Central West NSW) PtyLtd
Licensed Valuers & Property Consultants
1/29-31 Sale Street, Orange NSW 2800

APPENDIX 2
CRUDINE RIDGE WIND FARM PTY LTD MAP



LEGEND

- Layout Option A - up to 77 Turbines
- Layout Option A - Internal Roads
- Internal Overhead Transmission Line
- Development Corridor
- Old Crudine Road

COMPANY		CRUDINE RIDGE WIND FARM PTY LTD			
TITLE					
MAP ATTACHMENT A - OLD CRUDINE ROAD					
DATE	01 JUL 2016	SCALE	1:11000	DWG NO	194
DRAWN BY		CHECKED BY		SHEET	
				REV	A
				VER	1
				JOB NO	
				SIZE	

APPENDIX 3
LEASE AGREEMENT

Lease
Crudine Ridge Wind Farm

Crudine Ridge Wind Farm Pty Ltd
ABN 51 143 399 160

and

Mid-Western Regional Council
ABN 96 149 391 332

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Lease

Summary of Lease

This Lease between the Lessor and the Lessee comprises an Agreement for the Lessee to access the Lessor's Land for the purpose of constructing and operating the Wind Farm. The terms and conditions of the Lease are as set out herein.

Reference Table

1.	Lessor	Mid-Western Regional Council ABN 96 149 391 332 of INSERT ADDRESS
2.	Lessee	Crudine Ridge Wind Farm Pty Ltd ABN 51 143 399 160 of 81 Flinders Street, Adelaide South Australia 5000
3.	Land	The extent of Old Crudine Road which falls within the development corridor as shown in the map in Annexure A to this Lease.
4.	Commencement Date	
5.	Term	75 years
6.	Rent	SUBJECT TO COUNCIL VALUATION Rent: \$[INSERT] per annum subject to clause 6 and subject to review under clause 3.3 of this Lease. The annual rent must be paid by equal, consecutive, quarterly instalments (each instalment being equal to the Rent expressed as an annual amount divided by 4), always in advance, the first such instalment to be paid on the Commencement Date (being a proportionate instalment if appropriate) and then on the first day of each and every succeeding quarter
7.	Rent Review	(a) CPI Review Date On each anniversary of the Commencement Date, except any dates specified in item 7(b) of the Reference Table (b) Market Review Date Every fifth (5 th) anniversary of the Commencement Date of the Term
8.	Public liability insurance amount	\$20 million or such other reasonable sum that the Lessor requires from time to time by giving written notice to the Lessee and in that event the increased amount will apply from the next anniversary of the Commencement Date of the Lease

	9. Permitted Use	Use of air space above and land below the surface of the Land for all activities associated with constructing, installing, operating, maintaining, replacing and decommissioning Transmission Infrastructure for the Wind Farm including placing Improvements in areas adjacent to the road reserve located within the Land. The use of air space above the Land is permitted from a height of 6.7 meters above the Land if the land is classified as a carriageway or 5.5 meters above the Land if the land is classified as other land.
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Lease Terms and Conditions

1. Background

1.1. The Lease

- 1.1.1. The Lessor owns the Land on which the Lessee intends to construct the Transmission Infrastructure.
- 1.1.2. The Lessor hereby grants to the Lessee a lease pursuant to clause 149 of the *Roads Act 1993* (NSW) to enter upon and use the Land for the Permitted Use in accordance with clause 3.

1.2. Term of the Lease

This Lease commences on the Commencement Date and is for a period of seventy-five (75) years when this Lease shall expire on the End Date unless terminated earlier in accordance with clause 5.

2. Definitions and Interpretations

2.1. Definitions

In this Lease:

Business Day means a day which is not a Saturday nor a Sunday nor a public holiday in New South Wales.

Cables means the underground and overhead cables, wires and fibre optic cables and poles, towers and related communications equipment necessary for the Permitted Use as installed on the Land.

Commencement Date means the date of this Lease.

Current Market Rent means amounts being paid, on a rate per square meter basis, for the use of roads on a similar basis to the Permitted Use under this Lease, to Councils at the time.

Development Corridor means the Wind Farm development corridor identified in the Project approval.

End Date means the date seventy-five (75) years from the Commencement Date.

Lessee means the person named in Item 2.

Lessee's Property means all the Lessee's fixtures, fittings, signs, equipment, goods and property whatsoever, whether on the Site or on the Land.

Lessor means the person named in Item 1 and that person's successors in title to the Land and where the context allows:

- (a) the Lessor's employees, agents, contractors and invitees; and
- (b) any person authorised by the Lessor to act on behalf of the Lessor with respect to the Land or this Lease.

Improvement(s) mean any power poles or other support structures that are constructed or are to be constructed by or on behalf of the Lessee that are necessary for the Permitted Use.

Item means an item in the reference table at the front of this Lease.

Land means the land specified in Item 3.

Liability includes:

- (a) any cost, damage, expense or loss, whether present or future, fixed or unascertained, actual or contingent; and
- (b) any action, claim, demand or proceeding.

Lease means the Lease granted by the Lessor to the Lessee by clause 3 of this Lease.

Permitted Use means the use and activities in Item 9.

Plan means the plan attached in Annexure A.

Rates means council rates, water rates, sewerage rates and all other rates charged in respect of the ownership, occupation or use of land.

Rent means the amount provided for in Item 4 to be paid annually.

Taxes means the Lessor's land tax (calculated on the basis that the Land is the only property the Lessor owns) and any other property tax assessed on the Land, for the avoidance of doubt, Taxes does not include capital gains tax or income tax.

Term means the period commencing on the Commencement Date and expiring on the End Date.

Transmission Infrastructure means the Cables and associated infrastructure and Improvements.

Wind Farm means the whole of the Crudine Ridge Wind Farm.

2.2. Interpretations

In this Lease, where the context allows:

- 2.2.1. when a party is required not to do something, this includes not allowing the thing to be done;
- 2.2.2. a word or expression in the singular includes the plural and the plural includes the singular;
- 2.2.3. words of one gender include any gender;
- 2.2.4. a reference to a person includes an individual and a body corporate, a natural person, partnership, body corporate, association, government or local authority or agency or other entity;
- 2.2.5. a reference to a right includes a remedy, power or discretion among other things;

- 2.2.6. a reference to a clause, annexure or a schedule is a reference to a clause in or an annexure or a schedule to this Lease unless otherwise expressly stated;
- 2.2.7. a reference to this Lease includes the reference table and the schedules and annexures to this Lease;
- 2.2.8. a reference to a party or person includes that party's or person's executors, administrators, successors and permitted assigns;
- 2.2.9. a reference to a month is to a calendar month;
- 2.2.10. the words 'including' or 'for example' or similar expression as used in this Lease does not limit what else is included;
- 2.2.11. a heading in this Lease may be used to help interpretation, but is not legally binding;
- 2.2.12. a provision of this Lease must not be construed against a party solely because that party was responsible for preparing this Lease or that provision;
- 2.2.13. a reference to a document (including this Lease) is a reference to that document (including any schedules or annexures) as amended, consolidated, supplemented, novated or replaced from time to time;
- 2.2.14. a reference to a law:
 - (a) includes a reference to an Act or any other legislation, treaty, judgment, rule of common law or equity or rule of any applicable stock exchange;
 - (b) is a reference to that law as amended, consolidated, supplemented or replaced from time to time; and
 - (c) includes a reference to any regulation, rule, statutory instrument, by-law or other subordinate legislation.

3. Lease

3.1. Grant of Lease

The Lessor hereby grants to the Lessee and persons authorised by the Lessee a Lease for the Term, to use the Land for the Permitted Use and make such Improvements, subject to the terms and conditions contained herein.

3.2. Rent

- 3.2.1. to pay the rent free from exchange, deduction, set off or counterclaim and abatement to the Lessor as the Lessor requires:
 - (a) at the Lessor's address set out in item 1 of the reference table; or
 - (b) by direct bank transfer to the credit of a bank account nominated by the Lessor;
or
 - (c) to such other person or at such other place as the Lessor may notify the Lessee,

and at the times and in the manner set out in item 7 of the reference table;

- 3.2.2. .

3.3. Rent review

- 3.3.1. the rent will be reviewed as at and from each Review Date specified in item 7(a) of the reference table to an amount equivalent to A calculated according to the following formula:

$$A = B \times \frac{C}{D}$$

where:

B is the amount of the annual rent payable in respect of the Premises during the 12 months immediately before the relevant Review Date, except in the case of the first review in respect of the Original Term, where B will be the initial annual rent specified in item 7 of the reference table, but disregarding any rent incentives or rebates;

C is the quarterly CPI figure applicable immediately before the relevant Review Date; and

D is the quarterly CPI figure for the corresponding quarter applicable immediately before the date that is 12 months before the relevant Review Date, provided that if:

- (a) the CPI (Original Index) ceases to be published; or
 - (b) the basis on which the Original Index is calculated is substantially changed,
- then the Lessor (acting reasonably) will nominate a similar index or indicator of changes in consumer costs in lieu of CPI;

- 3.3.2. the rent will be reviewed as at and from each Review Date specified in item 7(b) of the reference table, to the Current Market Rent as at the relevant Review Date, as agreed between the Lessor and the Lessee in writing and failing agreement 30 days before the relevant Review Date, the Current Market Rent as at the relevant Review Date will be as determined by a Valuer and the Valuer's appointment will include a requirement that the Valuer accept instructions to undertake the determination on the following basis:

- (a) promptly on appointment, the Valuer will notify the Lessor and the Lessee in writing of the fact of such appointment and the Valuer's acceptance of it;
- (b) the Valuer will seek written submissions from the Lessor and the Lessee or their duly authorised representatives as to the matters to which the Valuer should have regard in making the determination and will provide a copy of any submission to the other party to allow a right of reply to the submission;
- (c) the Valuer will give consideration to those submissions before making the determination, provided that the submissions are made within the time nominated by the Valuer;
- (d) promptly on making the determination, the Valuer will dispatch to the Lessor and the Lessee a copy of the determination being a detailed written report;
- (e) the determination will be made within 30 days following the Valuer's acceptance of the appointment; and

- (f) if the Valuer fails to make the determination within 30 days after accepting the appointment or becomes incapacitated or dies or resigns from the appointment, then another Valuer may be appointed to act under this clause 3.3;
- 3.3.3. the failure of the Lessor to require a determination of the new rent as at any Review Date will not impede or prevent the Lessor at any subsequent time from requiring the new rent to be determined under this clause 3.3 as at and from the Review Date;
- 3.3.4. if the new rent applicable as at and from any Review Date is not reviewed by that date, then:
 - (a) pending such review, the Lessee must pay the instalments of the rent at the rate applicable immediately prior to the Review Date; and
 - (b) the new rent will be varied retrospectively as at and from the Review Date and any necessary adjustment in respect of:
 - (i) any underpayment of any instalment paid after the Review Date must be paid by the Lessee to the Lessor within 14 days after the new rent is determined; and
 - (ii) any overpayment will be credited to the next rent instalments due by the Lessee after the new rent is determined;
- 3.3.5. this clause 3.3 is subject in all respects to clause 6; and
- 3.3.6. despite any other provision of this clause 3.3, the rent as reviewed at and from each Review Date specified in item 7(b) of the reference table, will not be less than the annual rent payable in respect of the Premises immediately prior to the relevant Review Date (disregarding all rent incentives or rebates);

3.4. Non-exclusivity

The Lessee acknowledges that this Lease is not an exclusive Lease and does not prevent the Lessor accessing or otherwise using the Land, subject to clause 3.4.

3.5. No Obstruction

- 3.5.1 The Lessor must not obstruct or interfere in any way with the Lessee's use of the air space above the surface of the Land, including by allowing any other person to use the Land in a manner inconsistent with the Lessee's rights under this Lease.
- 3.5.2 The Lessee must not exercise its rights under this Lease in any way that interferes with or is inconsistent with the rights of passage and access that exists with respect to the Land.

3.6. Release of Lessor

- 3.6.1. The Lessee uses the Land at its own risk and the Lessor accepts no responsibility for any loss or damage to the property of the Lessee except to the extent caused by the negligent or wilful act or omission of the Lessor.
- 3.6.2. To the extent not prohibited by law, the Lessee releases the Lessor from any and all Liability which the Lessee suffers or incurs or is liable for arising from or in respect of:
 - (a) any loss or damage to the Lessee's Property on the Land;
 - (b) any loss or damage resulting from the Lessee's use of the Land; or
 - (c) the death of, or injury to, any person who is on the Land.

- 3.6.3. The release in clause 3.5.2 does not apply to the extent to which any Liability arises from a negligent or wilful act or omission or default of the Lessor under this Lease.

3.7. Indemnity

- 3.7.1. In addition to, and without derogating from any other right, power or privilege of the Lessor, or from any liability, duty or obligation of the Lessee, however arising, the Lessee indemnifies the Lessor against any Liability suffered or incurred by the Lessor arising from or in respect of:
- (a) the use of the Land by the Lessee or persons authorised by the Lessee; or
 - (b) any default by the Lessee under this Lease.
- 3.7.2. The indemnity in clause 3.6.1 does not apply to the extent to which any Liability arises from a negligent or wilful act or omission or default of the Lessor under this Lease.

3.8. Insurance

The Lessee must take out and maintain insurance in the name of the Lessee in respect of the following:

- 3.8.1. public liability insurance in respect of the Land for an amount not less than the amount specified in Item 8 per claim for any single event;
- 3.8.2. workers compensation insurance as required by statute;
- 3.8.3. insurance over the Lessee's Property; and
- 3.8.4. any other insurance for an amount and on terms which a reasonable lessee in the position of the Lessee would normally take out.

4. Other warranties and obligations

4.1. Lessor's Dealings with the Land

- 4.1.1. To the extent permitted by Law, the Lessor must not sell, transfer, dedicate, dispose of or otherwise deal with the Land or any interest in the Land to a third party or mortgage, charge or otherwise encumber the Land in favour of a third party (**Third Party**) without first procuring the execution in each case by the Third Party of a Deed (to be prepared by the Lessor at the cost of the Lessor) in such form as reasonably required by the Lessee whereby the Third Party covenants and agrees with the Lessee that that Third Party will insofar as the same are still subsisting:
- (a) observe and be bound by all of the Lessor's obligations under this Lease; and
 - (b) permit the Lessee to exercise the rights granted to it by this Lease.
- 4.1.2. The Lessor must procure the Deed referred to in this clause 4.1 duly executed by the Third Party is delivered to the Lessee on or before the completion of the sale or other dealing.

4.2. Rates and Taxes

The Lessor must pay all Rates and Taxes assessed or levied on the Land (including the Site) if any, during the Term, except, for any amount of Rates or Taxes that become payable in

consequence of the Permitted Use, which must be paid by the Lessee and the Lessee indemnifies the Lessor against the liability of such Rates and Taxes.

5. Termination of Lease

5.1. Expiry of Term

This Lease expires:

- 5.1.1. at the end of the Term;
- 5.1.2. or otherwise in accordance with this clause.

5.2. Termination by Lessee

- 5.2.1. Notwithstanding any other clause of this Lease, the Lessee may, at any time and for any reason, terminate this Lease by giving the Lessor 30 days' notice in writing.
- 5.2.2. Without limiting clause 3.6, the Lessor agrees that, in the event on termination by the Lessee under this clause, the Lessee's liability is limited to the Rent paid prior to termination.

5.3. Termination for Lessee's Breach

- 5.3.1. The Lessee breaches this Lease if the Lessee is materially in default of any provision of this Lease.
- 5.3.2. If the Lessee breaches this Lease, the Lessor must give the Lessee a notice describing the breach and requiring the Lessee either to remedy the breach or, if the breach cannot reasonably be remedied, to pay reasonable monetary compensation to the Lessor.
- 5.3.3. Subject to clause 5.3.1 the Lessor must:
 - (a) give the Lessee 30 days' written notice to comply with the Lessor's notice in the case of non-payment of any of the fees provided for in clause 3.2; and
 - (b) give the Lessee 60 days', or such other period as is reasonable having regard to the circumstances of the breach, notice in the case of any other breach.
- 5.3.4. If the Lessee breaches this Lease and does not remedy the breach or pay the agreed or determined compensation within the time required, the Lessor may do one or more of:
 - (a) recover from the Lessee any loss the Lessor suffers due to the Lessee's breach;
 - (b) exercise any of the Lessor's other legal rights, including the lawful termination of this Lease,provided that the Lessor has given the Lessee at least 60 days' written notice prior to terminating this Lease and the Lessee has failed to remedy the breach prior to the date of termination specified in the termination notice.

5.4. Consequences of Termination

Without limiting clause 3.6, if this Lease is terminated, then the Lessee shall promptly remove the Lessee's Property from the Site and the Land and subject thereto is released from its obligations under this Lease.

6. Goods and Services Tax

6.1. Definitions

- 6.1.1. Terms defined in A New Tax System (Goods and Services Tax) Act 1999 (Cth) have the same meaning when used in this clause.
- 6.1.2. **GST** means goods and services tax or similar value added tax levied or imposed in the Commonwealth of Australia pursuant to the GST law.
- 6.1.3. **GST law** has the meaning given to such term in A New Tax System (Goods and Services Tax) Act 1999 (Cth) or a successor Act.

6.2. GST

- 6.2.1. All amounts payable or the value of other consideration provided in respect of supplies made in relation to this Lease are exclusive of GST (if any). If a GST is levied or imposed on any supply made (or deemed to have been made) under or in accordance with this Lease, the amounts payable or the value of the consideration provided for that supply (or deemed supply) (**Payment**) shall be increased by such amount as is necessary to ensure that the amount of the Payment net of GST is the same as it would have been prior to the imposition of GST.
- 6.2.2. Where any amount is payable as a reimbursement, indemnification or similar payment calculated by reference to a loss, cost, expense or other amount incurred, then that amount must be reduced by any input tax credit available to that party and, if a taxable supply, must be increased by the GST payable in relation to the supply and a Tax Invoice must be provided by the party being reimbursed or indemnified.
- 6.2.3. All GST payable shall be payable at the time any payment to which it relates is payable. Where any GST payable is not referable to an actual payment then it shall be payable within 10 days of a tax invoice being issued by the party making the supply.
- 6.2.4. Where in relation to this Lease a party makes a taxable supply, that party shall provide a tax invoice in respect of that supply before the GST payable in respect of that supply becomes due.
- 6.2.5. If the consideration for a supply under this Lease is to be adjusted by reference to movements in any index, such as a consumer price index, any increase in the rate of GST published by the Commonwealth Statistician or similar Authority is to be excluded from the index for the purposes of adjusting the consideration.
- 6.2.6. If clause 6.2.5 applies and the Commonwealth Statistician or similar Authority does not publish the increase in the index attributable to the increase in the rate of GST:
 - (a) the recipient may request the President of the Institute of Chartered Accountants in Australia or an officer of another Australia professional association agreed by the supplier and the recipient to appoint a person to determine the increase in the index attributable to the increase in the rate of GST for the purposes of this clause;
 - (b) the person appointed under clause 6.2.6(a) (**Expert**) must act as an expert and not an arbitrator;

- (c) the Expert's decision is to be final and binding the parties; and
- (d) the recipient and the supplier must each pay one half of the Expert's fees and expenses in respect of the Expert's determination under this clause.

7. Other Matters

7.1. Notices

7.1.1. A notice, request, consent, approval or waiver (each a **notice**) from one party to the other to be given under this Lease must be in writing. Notices may be given by personal delivery, by prepaid post, by facsimile or electronically to the address provided by the party in accordance with this Lease.

7.1.2. Notices shall be deemed as received by a party:

- (a) if personally delivered at the time of delivery;
- (b) if sent by prepaid post, five (5) business days after posting;
- (c) if sent by facsimile, upon receipt of written notice of successful transmission;
- (d) if sent by electronic mail, the next day and upon receipt of notice either that the email was sent successfully or that the email was received by the recipient.

7.2. Legal Costs

7.2.1. Unless otherwise specified, the Lessee is to pay the Lessor's reasonable costs of and incidental to the drafting, negotiating and finalising of this Lease and any other transaction arising from this Lease.

7.3. Assignment

7.3.1. Subject to clause 6.3.2 and 6.3.4, the Lessee must not without the consent of the Lessor assign, transfer or otherwise deal with the Lessee's rights, duties or obligations under this Lease.

7.3.2. The Lessee shall be released and discharged from any ongoing obligations under this Lease and the performance of the terms of this Lease from the date of the assignment and from all claims and demands in connection with this Lease that arise after the date of the assignment in the event of the Lessee assigning Lessee's rights and obligations under this Lease.

7.3.3. Notwithstanding anything else in this clause, the Lessor agrees that the Lessee may grant a charge or other similar security over its assets, including this Lease and the Lease, to a third party for the purpose of obtaining finance without the consent of the Lessor.

7.4. Confidentiality

7.4.1. Except as required by law or in the case of public knowledge about the subject information, the Lessor must not disclose to any third party (other than professional advisers, assignees, potential assignees, financiers, potential financiers, other debt providers of the Lessor or any of their respective professional advisers) or in any way exploit:

- (a) any confidential or secret information of the Lessee;

- (b) the terms of this Lease;
- (c) any information relating to this Lease or learned during negotiations; or
- (d) any information concerning the Land or the Crudine Ridge Wind Farm whatsoever.

7.4.2. Except as required by law or in the case of public knowledge about the subject information, the Lessee must not disclose to any third party (other than professional advisers, assignees, potential assignees, financiers, potential financiers, other debt providers of the Lessee or any of their respective professional advisers) or in any way exploit or permit to be exploited:

- (a) any confidential or secret information of the Lessor;
- (b) the terms of this Lease;
- (c) any information relating to this Lease or learned during negotiations; or
- (d) any information concerning the Wind Farm whatsoever.

7.5. Joint and Several Obligations

Obligations under and in respect of this Lease that bind two (2) or more persons bind them jointly and severally and the rights of two (2) or more persons under or in respect of this Lease enure to them jointly and severally.

7.6. Governing Law

This Lease is governed by the laws of New South Wales.

7.7. Counterparts

This Lease may be executed in any number of counterparts, each of which when executed is an original. Those counterparts together make an instrument.

7.8. Variations

A variation of this Lease must be in writing and executed by all parties.

7.9. Severability

If a court decides that:

- 7.9.1. any part of this Lease is void, voidable, illegal or unenforceable; or
- 7.9.2. this Lease would be void, voidable, illegal or unenforceable unless a part is severed from this Lease,

then that part is severed from this Lease and does not affect the continued operation of the rest of this Lease.

7.10. Entire Lease

This Lease contains the whole agreement between the Lessor and the Lessee in relation to the Lease over the Land.

7.11. Conditions

This Lease is subject to the consent or approval of the Director of Planning in respect of the Land and any development or planning approval or consent, being first obtained if required.

7.12. Noxious Weeds and Pests

The Lessee must, at its own cost, control noxious weeds and pests on the Land which are directly or indirectly attributable to the disturbance caused by the Permitted Use of the Land.

Execution

DATED the _____ day of _____ 20____

EXECUTED by

Mid-Western Regional Council
 ABN **insert** by its authorized officers

 Witness

 Name of Witness (print)

EXECUTED by
Crudine Ridge Wind Farm Pty Ltd
 ABN 51 143 399 160

in accordance with Section 127 of the
 Corporations Act 2001:

 *Director/*Company Secretary

 Director

 Name of *Director/*Company Secretary
 (BLOCK LETTERS)
 *please delete as appropriate

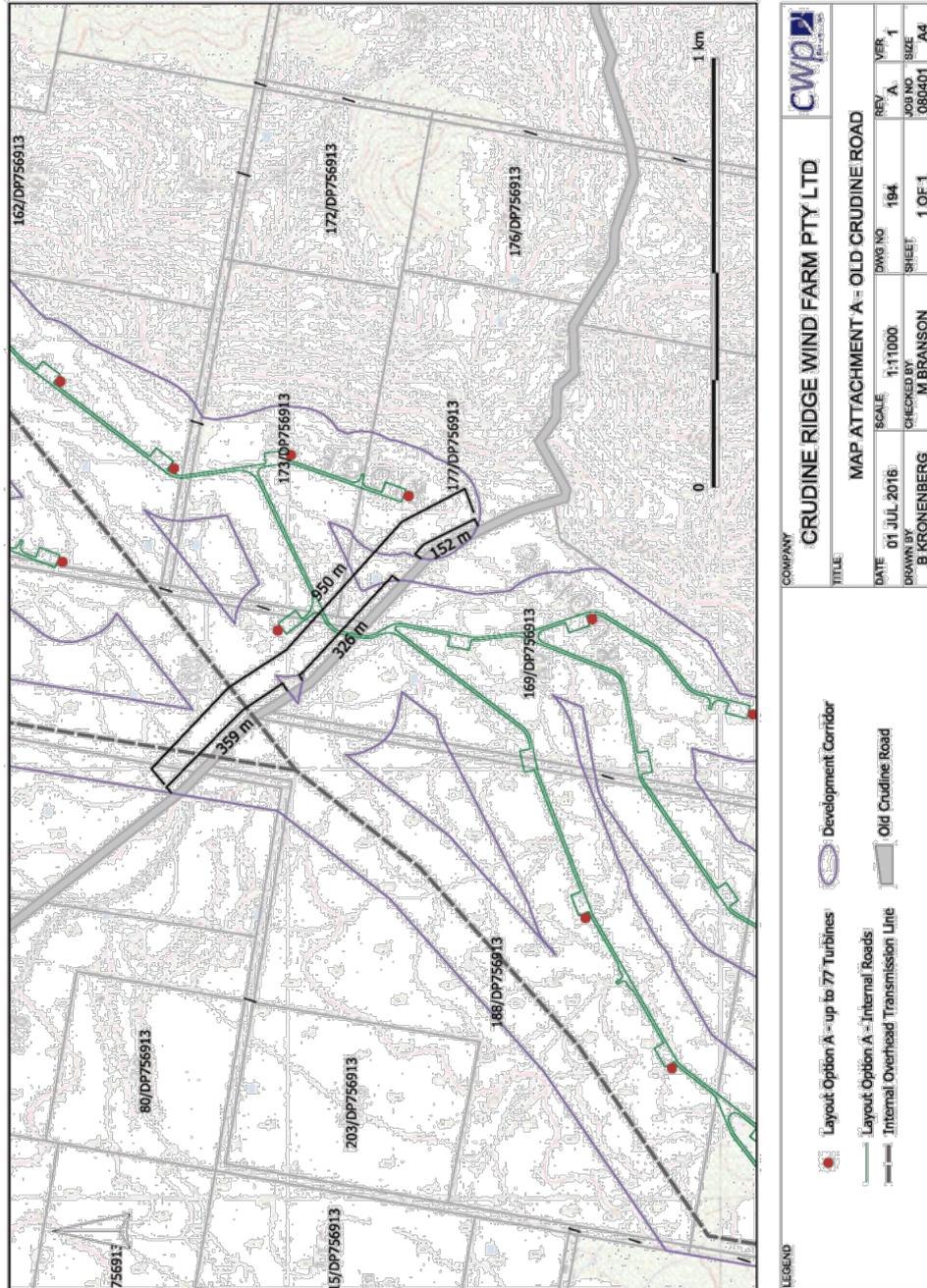
 Name of Director
 (BLOCK LETTERS)

Consent

The Director of Planning consents to this Lease

Annexure A – Plan

This Annexure A – Plan forms part of the Lease between the Lessor and the Lessee. The Plan attached hereto contains a diagram of the extent of Old Crudine Road which falls within the Development Corridor.





*Good
Government*

QUARTERLY BUDGET
REVIEW STATEMENT
SEPTEMBER 2016

ATTACHMENTS

31 OCTOBER 2016

MID-WESTERN REGIONAL COUNCIL
CORPORATE: FINANCE

■ ■ ■ ■ ■ TOWARDS 2030



CORPORATE: FINANCE |

THIS DOCUMENT HAS BEEN PREPARED BY LEONIE JOHNSON, CHIEF FINANCIAL OFFICER FOR MID-WESTERN REGIONAL COUNCIL.

ANY QUESTIONS IN RELATION TO THE CONTENT OF THIS DOCUMENT SHOULD BE DIRECTED TO:
LEONIE.JOHNSON@MIDWESTERN.NSW.GOV.AU OR (02) 6378 2850

DATE OF PUBLICATION: 31 OCTOBER 2016

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1. Proposed Budget Variations & Cash Position

1.1 General Fund

Council finished the 2016 financial year with an unrestricted cash balance of \$12.674* million. The 2017 Original Budget for General Fund as adopted by Council projected a negative movement to 30 June 2017 in unrestricted cash of \$304k. Council has since adopted the following budget movements, summarised below.

VARIATION	AMOUNT (\$'000)	MOVEMENT
Original Budget	(304)	Deterioration
Revotes	(292)	Deterioration
Council Minutes – July to Sep	(202)	Deterioration
September QBR proposed variations	(5,177)	Deterioration
Estimated movement to 30 June 2017	(5,975)	Deterioration
Projected balance at 30 June 2017	6,699	

*Note that the reported unrestricted cash figure in the 2015/16 Financial Statements was \$12,435, however post statement adjustments to the closing balances of unspent grants and internally restricted reserves of \$239k have resulted in a higher unrestricted cash figure at year end.

A projected unrestricted cash balance of \$6.699 million represents about 6 weeks of Council's 2016/17 operating expenditure budget. This is a high level of unrestricted cash, and is adequate to ensure Council is able to meet its debts and obligations as they fall due.

Proposed variations to the 2016/17 Operational Plan for General Fund are shown below.

Code
U - Unfavourable
F - Favourable
C - Contra

COMMUNITY PLAN THEME	VARIATION	AMOUNT
GENERAL FUND		
Positive Variations		
Connecting our Region	Recognise Restart grant of \$110k for Mudgee Airport ground handling support, less additional support expenses required \$23.6k	86,400 F
Looking after our Community	Defer the installation of a shade sail at Charbon playground due to the unsuccessful application of a \$10,000 grant. Also removing Council contribution of \$6,000 from unrestricted cash. Kepco \$3,000 unspent grant will also be returned.	6,000 F
Connecting our Region	Cancellation of reseal at Little Belmore Street Gulgong. This segment of road is not due for reseal	14,004 F

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COMMUNITY PLAN THEME	VARIATION	AMOUNT
Connecting our Region	Deferral of Roads Capital works to 2017/18 due to wet weather impact on the works program - Rehabilitation of Angus Avenue Kandos \$450k, offset by \$430k Roads to Recovery funding. Geotech investigation and pavement design of \$15k will continue to be undertaken this year. Reseal Laheys Creek Road \$68,526, offset by \$50k Roads to Recovery funding. Reseal Spring Ridge Road \$162,270, offset by \$145k Roads to Recovery funding.	55,796 F
Total Positive Variations		162,200
Negative Variations		
Looking after our Community	NSW RFS Negative variations - Increase to Maintenance and Repairs budget \$47,027 Increase to Emergency Service Contribution \$63,582 Decrease in expected reimbursement income for expenses \$85,725	(196,334) U
Looking after our Community	Increase to other Emergency Services Contributions following approval in July 2016 - FRNSW \$2,302 SES \$547	(2,849) U
Looking after our Community	Local Heritage Program - recognise increase to Local Government Heritage Places Grant by \$4,810, offset by Council matching contribution 2:1	(9,620) U
Looking after our Community	Glen Willow Maintenance - increase expenditure required for replacement softfall at playground due to flooding	(4,000) U
Looking after our Community	Mudgee Pool Operations - increase expenditure for drainage rectification (\$9,400) and repair storm damage (\$3,400)	(12,800) U
Looking after our Community	Gulgong Pool Operations - increase expenditure due to water leak; water expense (\$10,000) and repairs (\$4,600)	(14,600) U
Good Government	Expenditure for facilitation and project management of Insurance tender	(10,000) U
Connecting our Region	Final Financial Assistance Grants - reduce roads component, actual grant funding lower than budget estimates	(13,305) U
Good Government	Final Financial Assistance Grants - reduce general component, actual grant funding lower than budget estimates	(153,243) U
Good Government	Employee costs - increase casual wages for administrative support to the law enforcement team in animal control, parking control and governance	(37,800) U
Connecting our Region	Fairydale lane upgrade - actual costs are higher than budget estimates	(35,000) U
Building a Strong Local Economy	Property Development Mortimer Street - remove the proposed loan funding for this project, replaced with unrestricted cash.	(4,830,000) U
Good Government	Corporate Governance- increase to legal expense budget due to a higher than anticipated amount of legal advice required	(20,000) U
Total Negative Variations		(5,339,551)
Contra Variations		
Looking after our Community	Playground Rubber Softfall Program – installation of rubber softfall Interact Park and Victoria Park Mudgee (transfer budget from Gulgong Apex Park)	(31,560) C
Looking after our Community	Playground Rubber Softfall Program – remove budget allocation for Gulgong Apex Park as there is not sufficient funding to undertake this area	31,560 C

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COMMUNITY PLAN THEME	VARIATION	AMOUNT	
Looking after our Community	Local Heritage Program - expenditure budget for a heritage advisors service	(8,500)	C
Looking after our Community	Local Heritage Program - recognise grant funding approved for Local Government Heritage Advisors Service	8,500	C
Protecting our Natural Environment	Environment Projects - expenditure budget for Restoration of Bellevue Estate Detention Basins to Provide Habitat Linkages project	(20,000)	C
Protecting our Natural Environment	Environment Projects - Local Land Services grant income received for the Restoration of Bellevue Estate Detention Basins to Provide Habitat Linkages project	20,000	C
Connecting our Region	Wollar Road Seal Extension - increase expenditure budget due to unspent grant funding in 15/16 financial year	(187,585)	C
Connecting our Region	Wollar Road Seal Extension - transfer Restart NSW grant funding from unspent grants	187,585	C
Connecting our Region	Cope Road Milestone 5 - increase expenditure budget due to unspent grant funding in 15/16 financial year	(25,926)	C
Connecting our Region	Cope Road Milestone 5 - transfer Restart NSW grant funding from unspent grants	25,926	C
Connecting our Region	Regional Roads - reduce Regional Block grant income due to underspend in 15/16 financial year	(138,871)	C
Connecting our Region	Regional Roads - transfer from unspent Block grant funding on Regional Roads	138,871	C
Good Government	Mudgee Depot Capital Works - erection of new storage shed at Mudgee Depot for the Building Services department (reserve funded)	(35,000)	C
Good Government	Mudgee Depot Capital Works - increase transfer from Capital Reserve for new shed at Mudgee Depot	35,000	C
Looking after our Community	Strategic Planning - increase consultant budget for Section 94 plan development (S94 funded)	(35,000)	C
Looking after our Community	Strategic Planning - increase transfer from S94 funds for S94 plan development	35,000	C
Looking after our Community	Capital Upgrade Kandos Hall - increase grant income for successful Kepco grant funding application	2,700	C
Looking after our Community	Capital Upgrade Kandos Hall - reduce transfer from Asset Replacement Reserve for Kandos Hall upgrade	(2,700)	C
Looking after our Community	Glen Willow Cricket Wicket - increase expenditure required for Glen Willow cricket wicket (reserve funded)	(50,000)	C
Looking after our Community	Glen Willow Cricket Wicket - increase transfer from Asset Replacement Reserve	50,000	C
Looking after our Community	Mudgee Pool Roof Restoration - increase expenditure for works required at Mudgee Pool (reserve funded)	(13,500)	C
Looking after our Community	Mudgee Pool Roof Restoration - increase transfer from Asset Replacement Reserve	13,500	C
Good Government	Information Technology Operations - increase employee costs to provide services using internal staff rather than consultants or overtime	(75,000)	C
Good Government	Information Technology Operations - savings in IT Operations expenses for consultants, software, overtime and contractors due to additional staff	75,000	C
Connecting our Region	Reseal Yarrabin Road - defer project to 2017/18 due to wet weather impact on capital works program	32,350	C

CORPORATE FINANCE |

COMMUNITY PLAN THEME	VARIATION	AMOUNT	
Connecting our Region	Reseal Yarrabin Road - deferral of Roads to Recovery funding of Yarrabin Road Reseal to 2017/18	(32,350)	C
Good Government	Carmel Croan Garage - increase to budget for additional carparking space and fenced area for community services vehicles (reserve funded)	(35,000)	C
Good Government	Carmel Croan Garage - increase transfer from Asset Replacement Reserve	35,000	C
Connecting our Region	Traffic Counter Replacement - budget expenditure to replace aging traffic counters	(15,000)	C
Connecting our Region	Traffic Counter Replacement - increase transfer from Asset Replacement Reserve	15,000	C
Looking after our Community	Kandos Pool Tiling - increase to expenditure budget required on Kandos Pool Tiling project (reserve funded)	(10,000)	C
Looking after our Community	Kandos Pool Tiling - increase transfer from Asset Replacement Reserve	10,000	C
Good Government	Stores Capital Works - expenditure required to replace racking at stores to ensure safety compliance	(15,000)	C
Good Government	Stores Capital Works - transfer from Asset Replacement Reserve	15,000	C
Total Contra Variations		0	
TOTAL GENERAL FUND		(5,177,351)	
		<i>Non-cash variations</i>	0
		<i>Unrestricted cash variations</i>	(5,177,351)

1.2 Water Fund

Council finished the 2016 financial year with a Water Fund cash balance of \$10.613 million, made up of:

RESTRICTED/UNRESTRICTED	AMOUNT (\$'000)
S64 Developer Contributions	4,256
Water Reserves	2,524
Unspent Grants	1
Unrestricted	3,832
Total	10,613

Council has a large amount of capital works budgeted within the 2016/17 Operational Plan, funded from restricted cash which will see the unrestricted balance reduced, once complete.

The 2017 Original Budget for Water Fund, as adopted by Council, projected a negative movement to 30 June 2017 in unrestricted cash of \$782k.

Subsequent to the Original Budget, Council has adopted budget variations as summarised below:

VARIATION	AMOUNT (\$'000)	MOVEMENT
Original Budget	(782)	Deterioration
Revotes	(50)	Deterioration

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Council Minutes – July to Sep	0	Nil
September QBR proposed variations	10	Improvement
Estimated movement to 30 June 2017	(822)	Deterioration
Projected balance at 30 June 2017	3,010	

Proposed variations to the 2016/17 Operational Plan for Water Fund are listed below.

COMMUNITY PLAN THEME	VARIATION	AMOUNT
WATER FUND		
Positive Variations		
Protecting our Natural Environment	Water Management - increase in water usage income due to increased consumption at Gulgong Pool	10,000 F
Total Positive Variations		10,000
Contra Variations		
Protecting our Natural Environment	Water Mains Sydney Road - completed with savings in project	5,000 C
Protecting our Natural Environment	Water Mains Sydney Road - reduce transfer from Water Reserve	(5,000) C
Protecting our Natural Environment	Water Mains Lawson Street - completed with savings in project	6,000 C
Protecting our Natural Environment	Water Mains Lawson Street - reduce transfer from Water Reserve	(6,000) C
Protecting our Natural Environment	Water Main Short Street - replacement of water main required in Short Street	(49,000) C
Protecting our Natural Environment	Water Main Short Street - transfer from Water Mains Budget Only \$38,000 and Water Reserve \$11,000	49,000 C
Protecting our Natural Environment	Rylstone Dam Upgrade - defer \$5.8 million of the Rylstone Dam upgrade project due to State Government grant being unavailable this financial year. \$200,000 remains to complete consultancy work to establish options and timing of stability works required	5,800,000 C
Protecting our Natural Environment	Rylstone Dam Upgrade - remove funding sources for Rylstone Dam upgrade, grant \$1.2 million, proposed borrowing \$4 million and transfer from reserves \$600,000	(5,800,000) C
Total Contra Variations		0
TOTAL WATER FUND		10,000
		<i>Non-cash variations</i>
		0
		<i>Unrestricted cash variations</i>
		10,000

1.3 Sewer Fund

Council finished the 2016 financial year with a Sewer Fund cash balance of \$8.775 million, made up of:

RESTRICTED/UNRESTRICTED	AMOUNT (\$'000)
S64 Developer Contributions	1,928
Sewer Reserves	6,052
Unrestricted	795
Total	8,775

Council aims to increase Sewer Fund cash balances primary to fund large capital works budgeted within the 2018/19 and 2019/20 Operational Plans.

The 2017 Original Budget for Sewer Fund as adopted by Council projected a negative movement to 30 June 2017 in unrestricted cash of \$947,529. Due to an unfavourable variance to the projected opening balance of unrestricted cash and capital works projects continuing from 2015/16, a budget variance is proposed to reduce the transfer to Sewer Reserves by \$1.3 million. This will correct a current budget estimate whereby unrestricted cash is projected to be negative at 30 June 2017.

Subsequent to the Original Budget, Council has adopted budget variations as summarised below:

VARIATION	AMOUNT (\$'000)	MOVEMENT
Original Budget	(947)	Deterioration
Revotes	0	Nil
September QBR proposed variations	1,300	Improvement
Estimated movement to 30 June 2017	353	Improvement
Projected balance at 30 June 2017	1,148	

Proposed variations to the 2016/17 Operational Plan for Sewer Fund are listed below.

COMMUNITY PLAN THEME	VARIATION	AMOUNT	
SEWER FUND			
Positive Variations			
Protecting our Natural Environment	Sewer Administration - reduce transfer to Sewer Reserves due to unfavourable variance in the opening balance of unrestricted cash	1,300,000	F
Total Positive Variations		1,300,000	
Contra Variations			
Protecting our Natural Environment	Caerleon Sewer Pump Station - increase in scope for power supply to pump station (Sewer Reserve funded)	(33,000)	C
Protecting our Natural Environment	Caerleon Sewer Pump Station - increase transfer from Sewer Reserve	33,000	C
Protecting our Natural Environment	Sewer Main Holyoake Bridge - replacement of sewer main (Sewer Reserve funded)	(55,000)	C
Protecting our Natural Environment	Sewer Main Capital Budget Only - transfer to Holyoake Bridge main (Sewer Reserve funded)	55,000	C

CORPORATE: FINANCE |

COMMUNITY PLAN THEME	VARIATION	AMOUNT	
Protecting our Natural Environment	Sewer Main Relining- add budget for relining of sewer mains (Sewer Reserve funded)	(600,000)	C
Protecting our Natural Environment	Sewer Main Relining - transfer from Sewer Main Capital Budget Only (Sewer Reserve funded)	600,000	C
Protecting our Natural Environment	S64 Sewer Contributions - increase expected Sewer Section 64 contribution income	60,000	C
Protecting our Natural Environment	S64 Sewer Contributions - increase transfer to Section 64 restricted reserve	(60,000)	C
Total Contra Variations		0	
TOTAL SEWER FUND		1,300,000	
		<i>Non-cash variations</i>	0
		<i>Unrestricted cash variations</i>	1,300,000

1.4 Waste Fund

Council finished the 2016 financial year with a Waste Fund cash balance of \$4.550 million, made up of:

RESTRICTED/UNRESTRICTED	AMOUNT (\$'000)
Waste Reserves	2,889
Unspent Grants	526
Unrestricted	1,135
Total	4,550

The 2017 Original Budget for Waste Fund as adopted by Council projected a negative movement to 30 June 2017 in unrestricted cash of \$212k.

Subsequent to the Original Budget, Council has adopted budget variations as summarised below:

VARIATION	AMOUNT (\$'000)	MOVEMENT
Original Budget	(212)	Deterioration
Revotes	0	Nil
September QBR proposed variations	0	Nil
Estimated movement to 30 June 2017	(212)	Deterioration
Projected balance at 30 June 2017	923	

There are no proposed variations to the 2016/17 Operational Plan for Waste Fund.

1.5 Other Funds

There are no proposed variations to the 2016/17 Operational Plan for other funds.

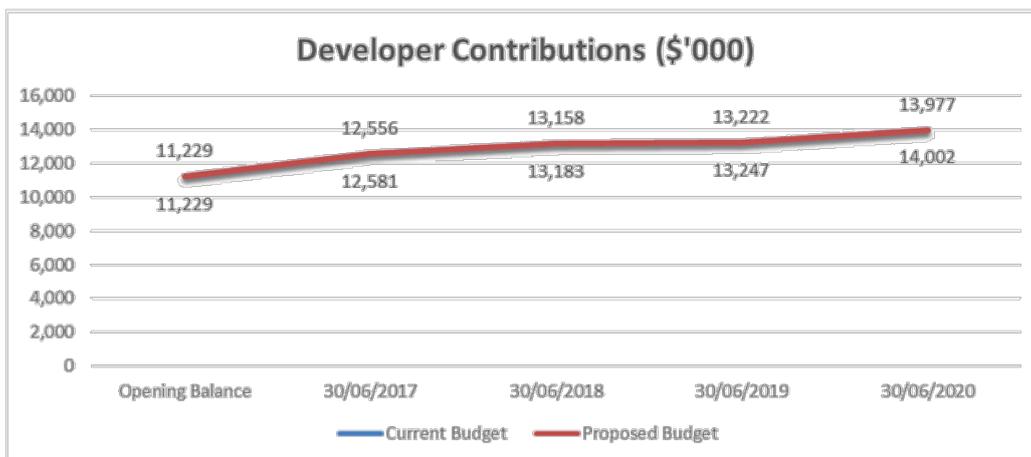
2. Developer Contributions – Section 64, 94 and 93F

Council finished the 2016 financial year with a Developer Contributions balance of \$11.229 million. Council's Original Budget estimated an increase in Developer Contributed reserves of \$1.538 million to \$12.767 million. Council has since adopted the following variations:

VARIATION	AMOUNT (\$'000)	MOVEMENT
Original Budget	1,538	Increase
Revotes	(211)	Decrease
September QBR proposed variations	25	Increase
Estimated movement to 30 June 2017	1,352	Increase
Projected balance at 30 June 2017	12,581	

Budget variations include an increase of \$60,000 to expected Section 64 Sewer contributions income and expenditure of \$35,000 for new Section 94 plan development.

The following chart shows the projected balances over a four year period.



CORPORATE: FINANCE |

Detailed Section 64, 94 & 93F movements and current balances are as follows:

S94/64 Plan Item	opening balance	budget transfers to	budget transfers from	budget closing balance	current balance
TRAFFIC MANAGEMENT	570	146	95	621	515
OPEN SPACE	1,549	491	30	2,010	1,582
COMMUNITY FACILITIES	567	79	11	635	564
ADMINISTRATION	349	72	35	386	320
CIVIC IMPROVEMENTS	(4)	0	0	(4)	(4)
CAR PARKING	245	10	0	255	245
S94A LEVIES	496	73	0	569	496
DRAINAGE – 2A	58	59	58	59	63
TOTAL S94 CONTRIBUTIONS	3,830	930	229	4,531	3,781
S64 SEWER	1,928	341	47	2,222	2,139
S64 WATER	4,256	691	1,000	3,947	4,722
VOLUNTARY PLANNING AGREEMENTS	1,215	966	299	1,882	1,208
TOTAL DEVELOPER CONTRIBUTIONS	11,229	2,928	1,575	12,582	11,850

3. Loan Borrowings

Council's Original 2016/17 Operational Plan includes the proposed borrowing below.

PROJECT	FUND	ORIGINAL BUDGET \$'000	REVISED BUDGET \$'000	PROPOSED VARIATIONS \$'000	PROPOSED BUDGET \$'000	ACTUAL YTD \$'000
Property Development Mortimer	General	4,830	0	(4,830)	0	0
Rylstone Dam Upgrade	Water	4,000	0	(4,000)	0	0
Total		8,830	0	(8,830)	0	0

CORPORATE: FINANCE |

4. Reserves

4.1 Internally Restricted Reserves

Council finished the 2016 financial year with an Internally Restricted Reserve balance of \$9.022 million. Council's Original 2016/17 budget estimated a decrease in Internally Restricted Reserves of \$3,270 to \$9.019 million.

Council has since adopted the following variations:

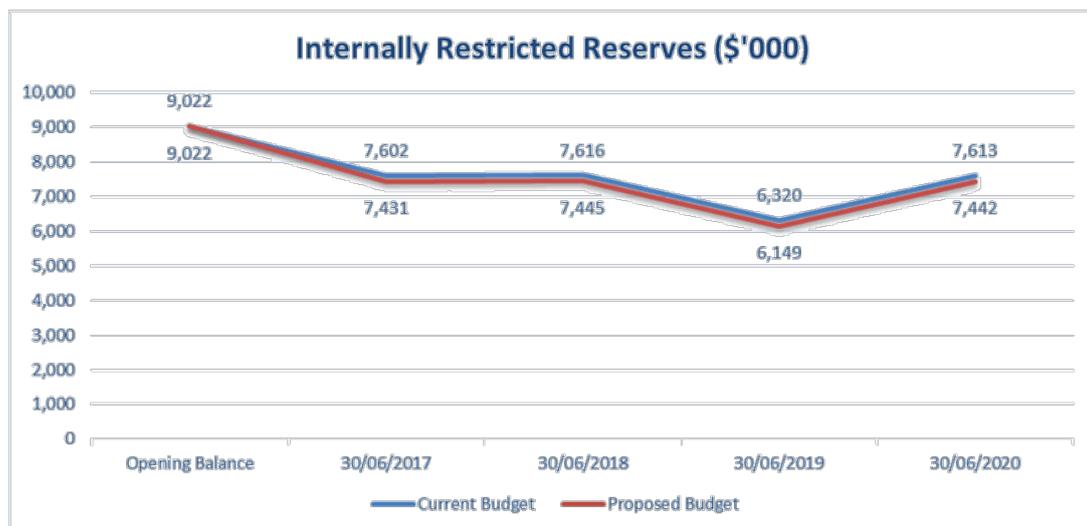
VARIATION	AMOUNT (\$'000)	MOVEMENT
Original Budget	(3)	Decrease
Revotes	(1,437)	Decrease
Council minutes – July to Sep	20	Increase
September QBR Proposed variations	(171)	Decrease
Estimated movement to 30 June 2017	(1,591)	Decrease
Projected balance at 30 June 2017	7,431	

Significant budget variations proposed for internally restricted reserves include:

- Transfer from Asset Replacement Reserve to complete Glen Willow cricket wicket \$50k, and Carmel Croan Building Garage \$35k.
- Transfer \$35k from Capital Program Reserve for a new storage shed at the Mudgee depot for Building Services.

All other variations are listed in section 1 of this report.

The following chart shows the projected balances over a four year period.



4.2 Externally Restricted Reserves

Council finished the 2016 financial year with an Externally Restricted Reserve balance of \$13.204 million. Council's Original 2016/17 budget estimated an increase in Externally Restricted Reserves of \$2.095 million to \$15.299 million.

Council has since adopted the following variations:

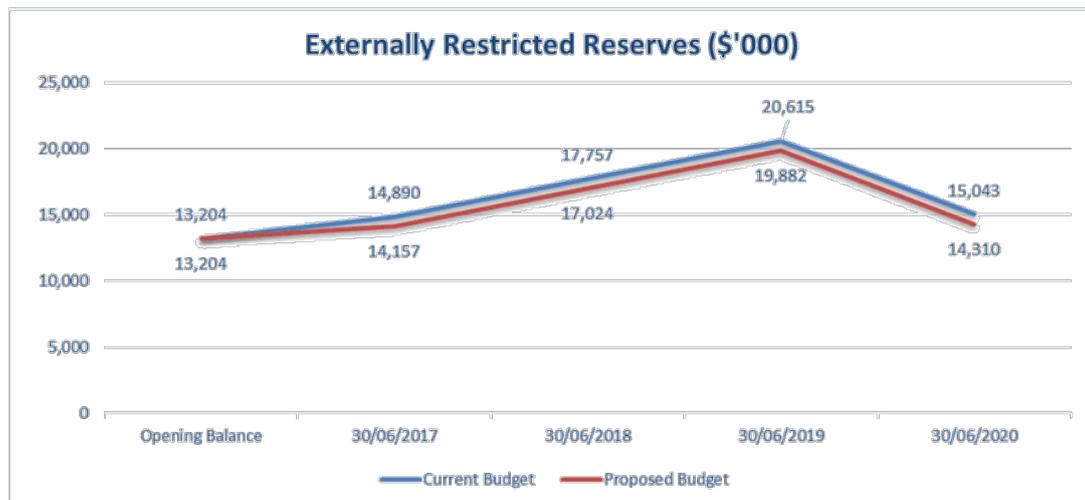
VARIATION	AMOUNT (\$'000)	MOVEMENT
Original Budget	2,095	Increase
Revotes	(409)	Decrease
Council minutes – July to Mar	0	Nil
September QBR Proposed variations	(733)	Decrease
Estimated movement to 30 June 2017	953	Increase
Projected balance at 30 June 2017	14,157	

Significant budget variations proposed for externally restricted reserves include:

- Reduce the transfer to Sewer Reserves by \$1.3 million.
- Reduce the transfer from Water Reserve by \$600k due to deferral of the Rylstone Dam Upgrade project

All other variations are listed in section 1 of this report.

The following chart shows the projected balances over a four year period.



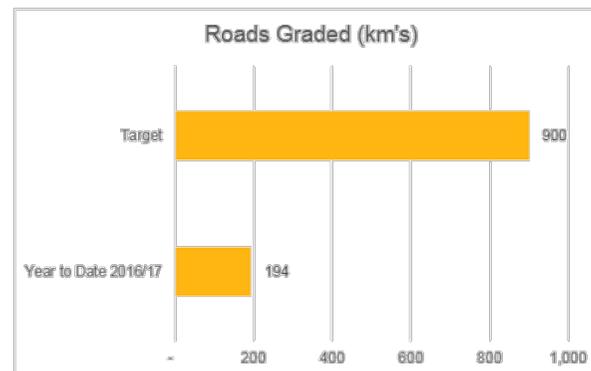
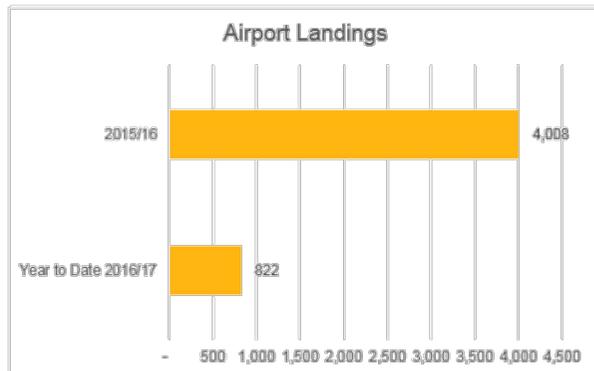
Detailed budgeted reserve movements are included in the following table.

Reserves	opening balance	budget transfers to	budget transfers from	budget closing balance	current balance
EMPLOYEE LEAVE ENTITLEMENTS	2,295,184	0	0	2,295,184	2,295,184
EMERGENCY	200,254	0	0	200,254	200,254
LAND DEVELOPMENT	439,631	0	31,000	408,631	431,820
ELECTION	254,870	61,500	180,000	136,370	270,245
PLANT REPLACEMENT	2,612,805	3,137,845	3,420,000	2,330,650	2,515,293
ASSET REPLACEMENT	1,656,640	1,228,437	1,835,954	1,049,123	1,800,247
CAPITAL PROGRAM	779,515	517,500	1,051,898	245,117	829,354
LIVESTOCK EXCHANGE	44,555	15,000	10,000	49,555	41,150
MUDGEE CERAMIC ART COLLECTION	0	0	0	0	0
STATE ROADS WARRANTY	200,000	0	0	200,000	200,000
RYLSTONE CHILDRENS CREATIVE ARTS	6,060	0	0	6,060	6,060
KANDOS MUSEUM	0	0	0	0	0
COMMUNITY PLAN	32,723	0	32,723	(0)	32,723
FUTURE FUND	500,000	0	0	500,000	500,000
AIRLINE SUPPORT	0	0	0	0	0
MUDGEE BICENTENARY	0	10,000	0	10,000	0
TOTAL INTERNAL RESERVES	9,022,235	4,970,282	6,561,575	7,430,942	9,122,329
EXTERNALLY RESTRICTED RESERVES					
WASTE	2,889,160	1,000,000	546,641	3,342,519	2,876,504
SEWER	6,052,242	1,400,000	1,898,238	5,554,004	5,798,473
WATER	2,523,776	2,300,000	1,995,547	2,828,229	2,523,776
CHILDCARE CENTRE	(0)	0	0	(0)	(0)
COMMUNITY SERVICES	77,382	0	0	77,382	77,382
COMMUNITY TENANCY SCHEME - WALTER & DENISON ST UNITS	95,560	0	0	95,560	95,560
FAMILY DAY CARE	109,477	0	0	109,477	109,477
SECTION 355 COMMITTEES - CROWN RESERVES ONLY	(0)	0	0	(0)	(0)
BEQUEST - SIMPKINS PARK	100,611	0	0	100,611	100,611
BEQUEST - KANDOS MUSEUM	33,537	0	0	33,537	33,537
COMMUNITY TRANSPORT VEHICLE REPLACEMENT	119,297	46,125	46,125	119,297	119,297
ULAN ROAD STRATEGY	1,202,716	693,897	0	1,896,613	1,202,716
TOTAL EXTERNAL RESERVES	13,203,756	5,440,022	4,486,551	14,157,227	12,937,331
TOTAL RESERVES	22,225,992	10,410,304	11,048,126	21,588,170	22,059,660

5. Budget Summary

5.1 Connecting Our Region

Key Performance Indicators



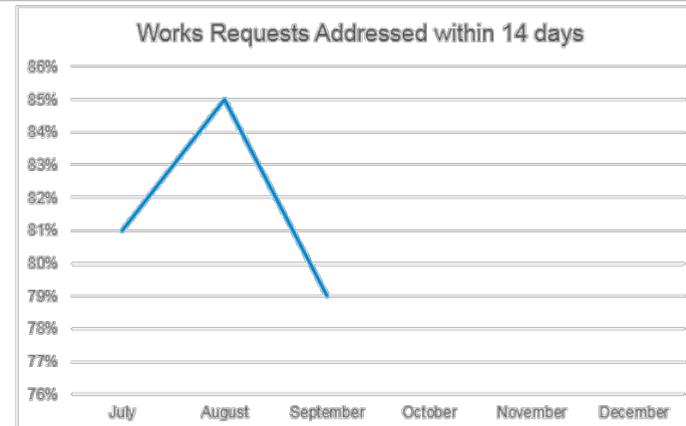
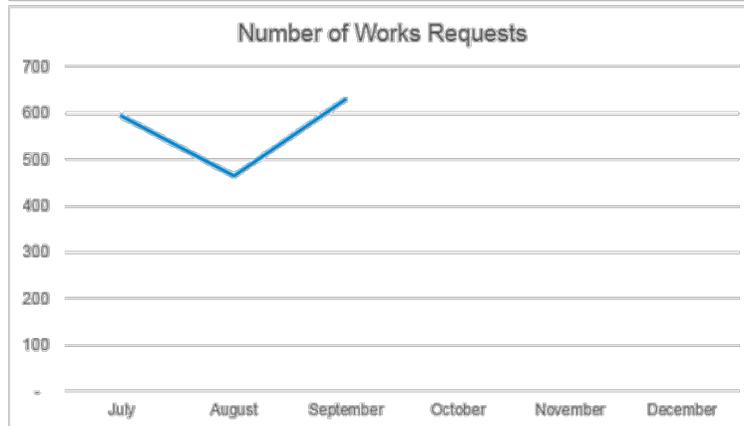
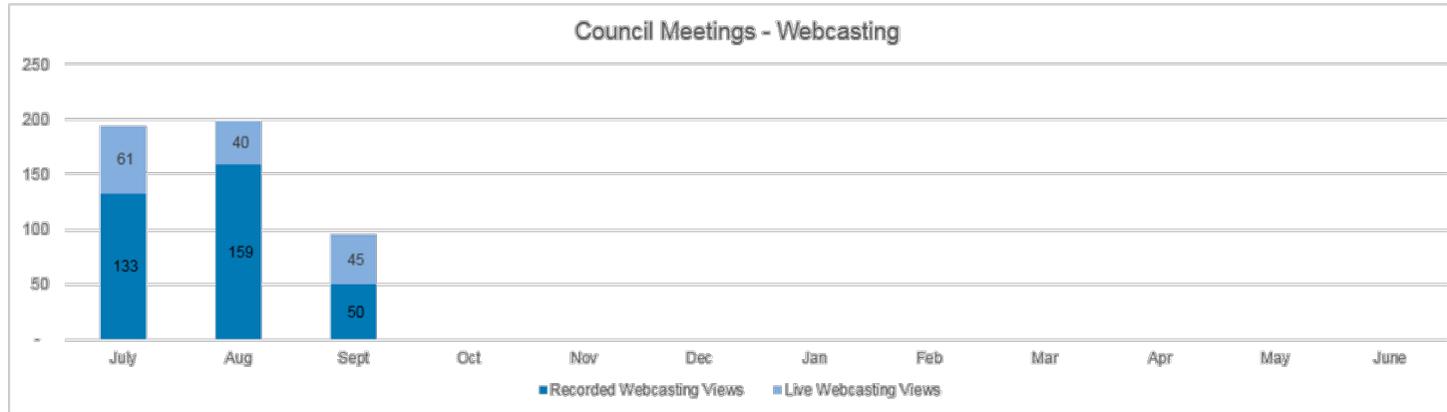
Significant Capital Projects

\$'000	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	COMMITMENTS	COMMENT
Connecting our Region						
REHAB - ANGUS AVE KANDOS	465	(450)	15	3	7	Pavement investigation is complete, awaiting on pavement design. Proposed that the project construction be deferred until 2017/18.
BLACKSPOT HILL END ROAD	1,280	0	1,280	1	16	The environmental assessment has identified Aboriginal Heritage on a section of the widening project. The project has been split into two parts to allow construction to commence while the process for applications for Aboriginal Heritage Impact Permits (AHIP) is undertaken. The process to apply for an AHIP is 4 to 5 months. Drainage works in the sections that are not impacted by Aboriginal Heritage will commence in late October 2016.
REHAB COPE ROAD UPGRADE - MILESTONE 4	230	(46)	184	123	247	Final seals will be completed in November 2016.
REHAB COPE ROAD UPGRADE - MILESTONE 5	1,477	(47)	1,431	262	745	Works are progressing in Rouse Street. The project completion will likely be delayed due to wet weather. The expected completion is February 2017, 2 months later than originally planned.
RESHEETING - BUDGET ONLY	1,369	0	1,369	611	1,479	Works are progressing but the wet weather is disrupting the works.
SEAL EXTENSION - WOLLAR ROAD	8,407	188	8,595	77	241	The environmental assessment has identified Aboriginal Heritage on a section of the widening project. The project has been split into two parts to allow construction to commence while awaiting the Aboriginal Heritage Impact Permits. The tender for the widening of Fitzpatrick Bridge closed in September and will be decided at the October 2016 Ordinary Council Meeting.
ULAN ROAD - CHURCH LN TO OVERTAKING LN 14.5	2,376	0	2,376	396	1,135	Works are progressing but wet weather is disrupting and delaying works.
ULAN ROAD - COPE RD TO UCML MINE ENTRANCE	233	0	233	4	11	Work timetable currently being reviewed on this section.

\$'000	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	COMMITMENTS	COMMENT
ULAN ROAD - WATTLEGROVE LN TO MIDBLOCK 19.999	1,870	0	1,870	40	103	Work timetable currently being reviewed on this section.
ULAN ROAD - WYALDRA LN TO QUARRY ENTRANCE 27.783	1,711	0	1,711	31	81	Works will commence following completion of the Winchester Crescent to Midblock 31.106.
ULAN ROAD - WINCHESTER CRES TO MIDBLOCK 31.106	400	0	400	353	887	Works progressing into the final stages of the project but wet weather is causing disruption and delay.
Total	19,819	(355)	19,464	1,900	4,952	

5.2 Good Government

Key Performance Indicators

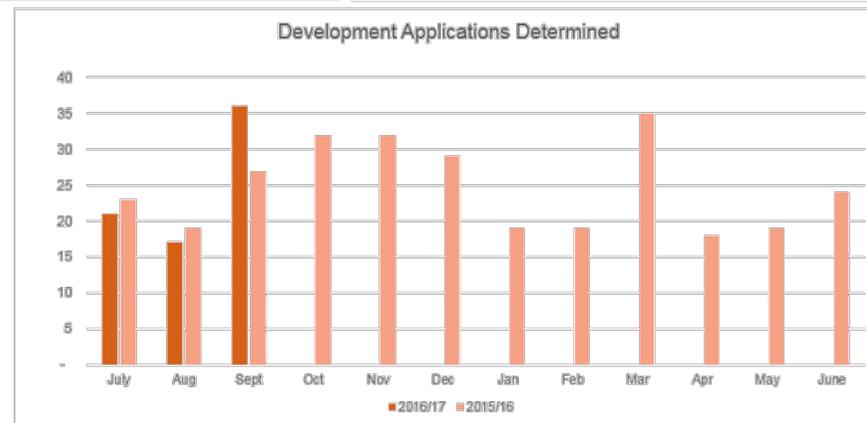
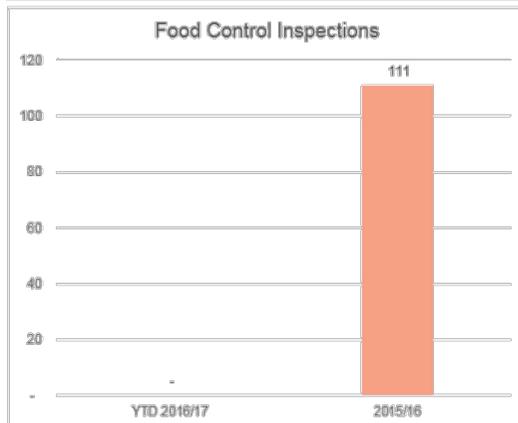
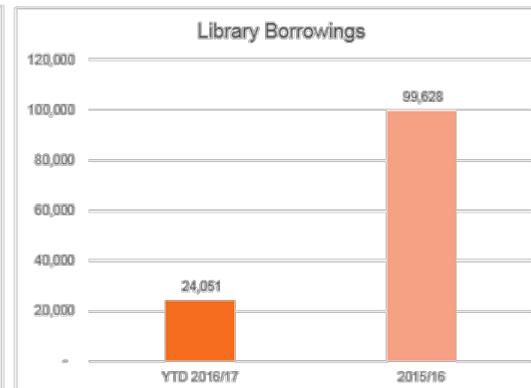
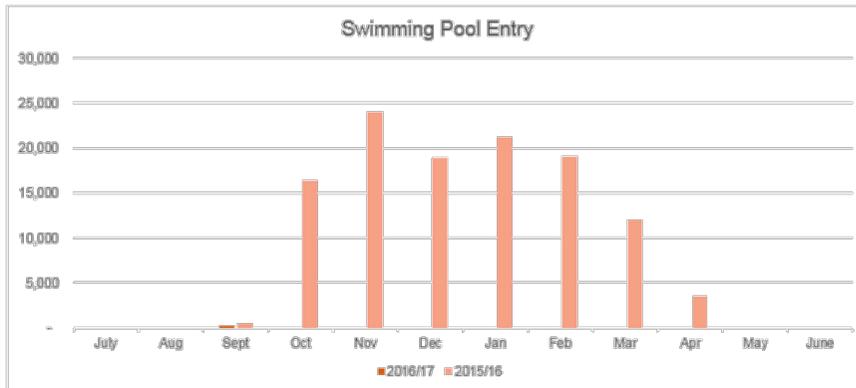


Significant Capital Projects

	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	COMMITMENTS	COMMENT
Good Government						
MUDGE ADMINISTRATION BUILDING UPGRADE	200	0	200	4	17	Consultation with companies are underway for the provision of the solar panels, initial investigation for the installation of the panels on the admin building roof has revealed that the roof life expectancy may be a lot less than that of the solar panels. Council staff have engaged a painting service provider to paint the staff and public toilets in the admin building, forecasted to be completed by the end of October 2016. Air-conditioning system has been investigated. The air-conditioning system has been adjusted, all units are now controlled by the main controller. A review of further scope of works required.
PLANT PURCHASES	4,442	0	4,442	882	2,363	Quotations being sought.
GULGONG DEPOT CAPITAL WORKS	220	0	220	0	0	Consultation is underway for the final position and the size and layout of the washbay.
Total	4,862	0	4,862	886	2,380	

5.3 Looking after Our Community

Key Performance Indicators

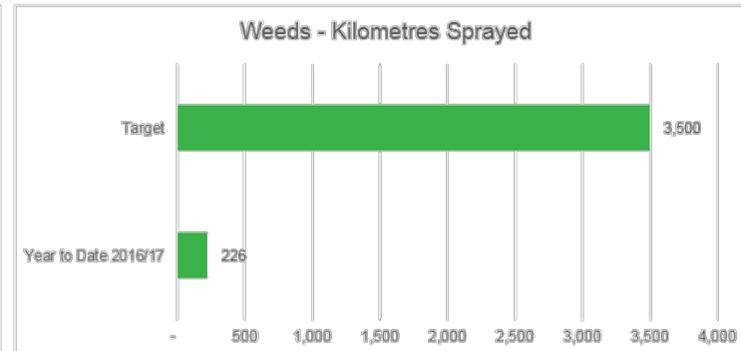
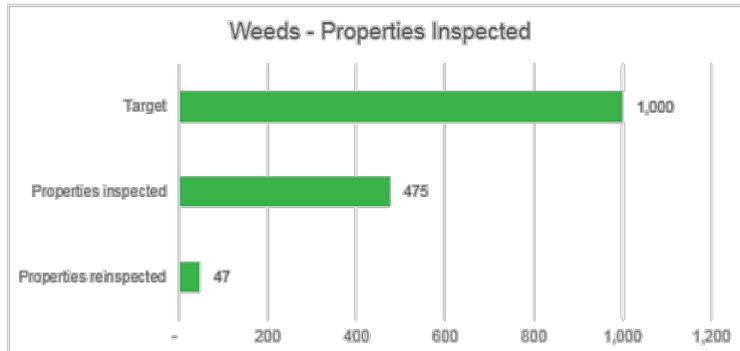
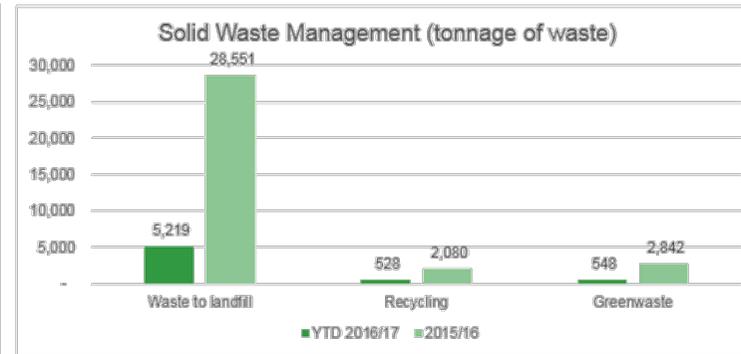
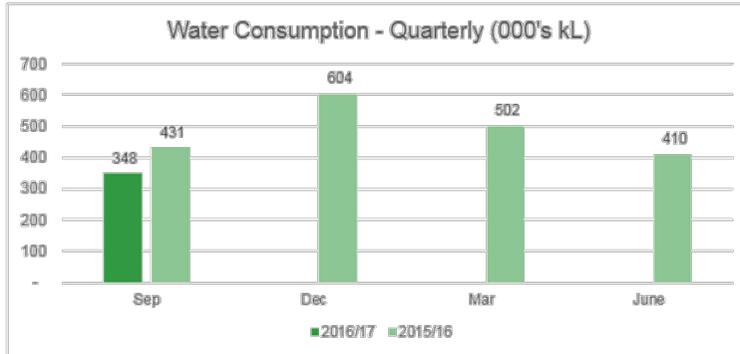


Significant Capital Projects

\$'000	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	COMMITMENTS	COMMENT
Looking after our Community						
CAPITAL UPGRADE - KANDOS HALL	125	0	125	1	2	Plans for the new amenities have been completed and quotations sought for the construction of the new male, female and unisex disabled amenities. The kitchen scope has been completed and quotations are being sought.
GULGONG POOL - DISABLED ACCESS	250	0	250	32	217	Works are underway and are expected to be completed by the end of November 2016.
YOUTH INFRASTRUCTURE	500	0	500	0	0	Budget reliant on grant funding. Awaiting outcome of grant applications.
Total	875	0	875	33	219	

5.4 Protecting our Natural Environment

Key Performance Indicators

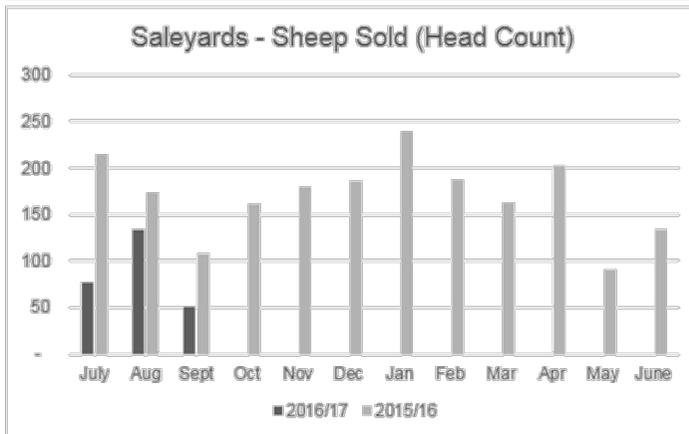
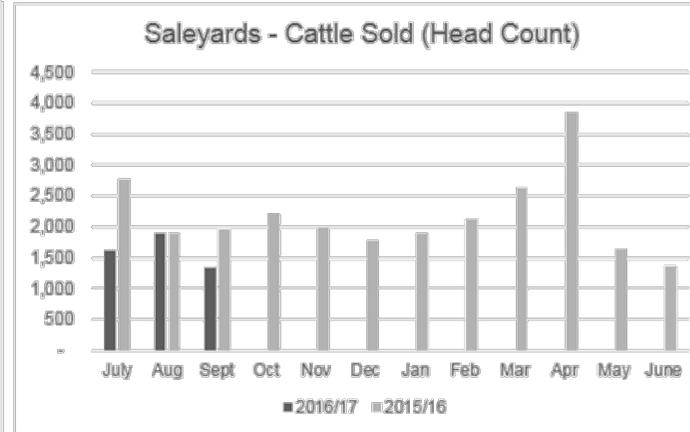
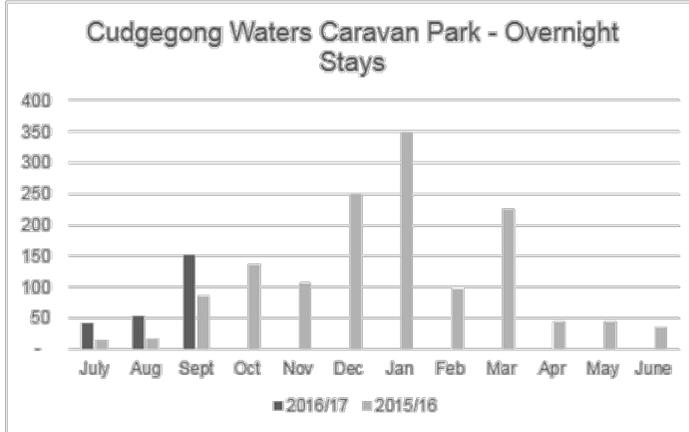


Significant Capital Project

\$'000	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	COMMITMENTS	COMMENT
Protecting our Natural Environment						
DRAINAGE CAPITAL IMPROVEMENTS	272	0	272	2	4	Project scoping complete, land owner consent has been obtained. Procurement to commence November 2016.
WATER AUGMENTATION - ULAN RD EXTENSION	1,600	0	1,600	0	0	Improving accuracy of asset data to feed into hydraulic modelling update, with the aim to calibrate model over the summer period in order to confirm design requirements and proceed to construction in early 2017.
WATER RYLSTONE DAM UPGRADE	6,000	(5,800)	200	0	0	Consultancies for hydrology, dambreak and consequence assessment update and Dam Safety Review currently underway with expected completion at end of 2016. These reviews will form a basis for any further structural upgrade works required.
WATER MAINS - BARNEYS REEF RD GULGONG	194	0	194	1	3	Scheduled for construction in November 2016.
SEWER AUGMENTATION - RYLSTONE & KANDOS	515	0	515	0	0	Land matters yet to be progressed this financial year.
Total	8,581	(5,800)	2,781	3	6	

5.5 Building a Strong Local Economy

Key Performance Indicators

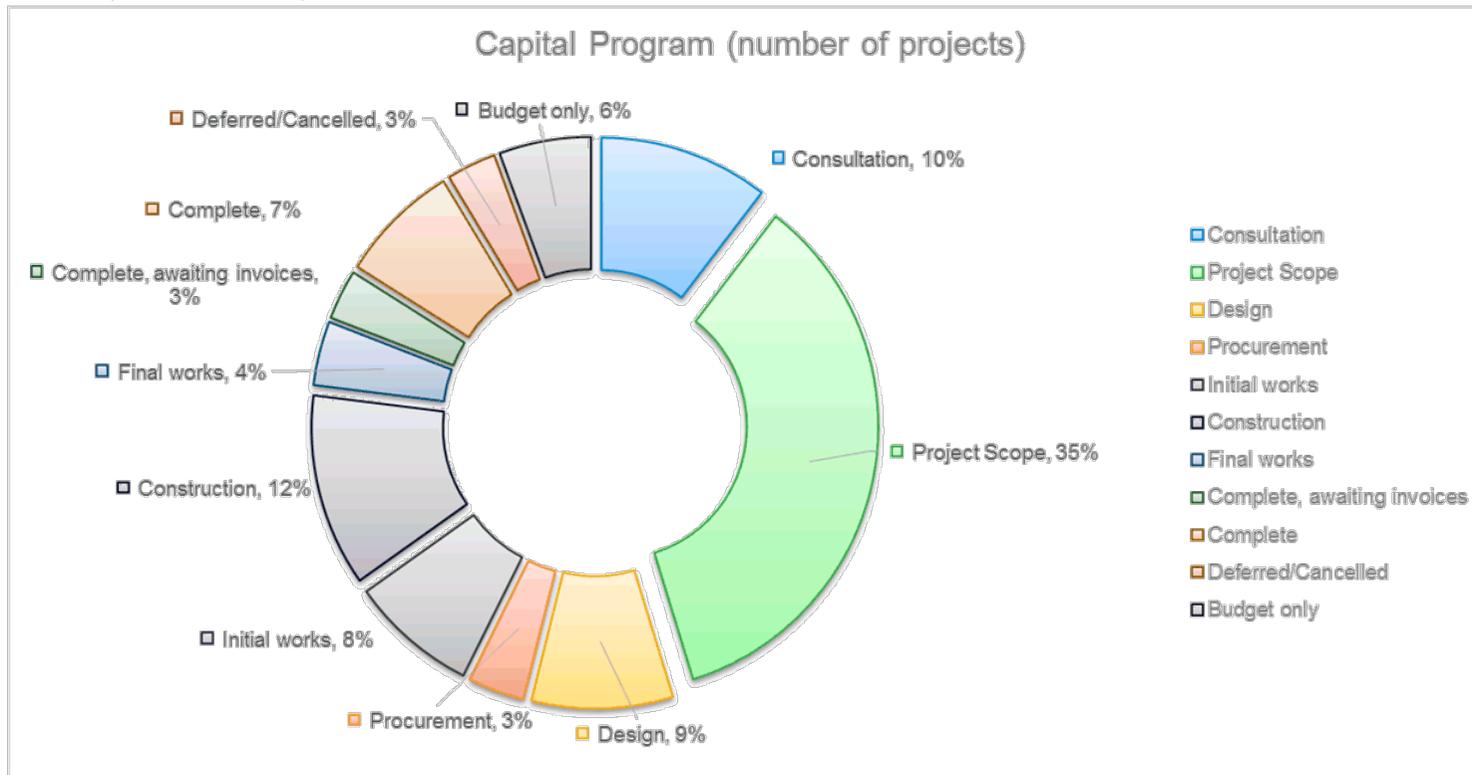


Significant Capital Projects

	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	COMMITMENTS	COMMENT
Building a Strong Local Economy						
PROPERTY - EX SALEYARDS STAGE I	400	0	400	0	15	Awaiting finalisation of road reserves, before any survey work can be undertaken.
PROPERTY - DEVELOPMENT MORTIMER ST	4,830	0	4,830	0	14	The Mortimer St development is still in the initial feasibility stage. A consultant has been engaged to prepare a site analysis and business case feasibility. The decision to proceed is also dependent on securing a tenant. Funding has been changed from loan funding to unrestricted cash to ensure that this investment is cash positive from the beginning which will assist in improving Councils operating performance ratio and own source funding ratio.
Total	5,230	0	5,230	0	29	

6. Capital Works Program

Capital Program Status Summary



KEY

Status	Description
Consultation	Engaging with stakeholders for ideas and to determine viability and direction for the project.
Project Scope	Initial concept, business case and project plan development.
Design	Initial and detailed design.
Procurement	Tendering, sourcing quotes or suppliers.
Initial works	Early stages of project delivery.
Construction	Major project activities are in progress.
Final works	Project is in final stages of completion or awaiting minor items.
Complete, awaiting invoices	Project work is complete. Waiting on invoices from suppliers for financial completion.
Complete	Project work is complete and all costs have been allocated.
Deferred/Cancelled	Project is no longer in current year's program.
Budget Only	Project is for budget purposes only. Now fully allocated out to projects.

Detailed Capital Works

	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
\$'000								
Looking after our Community								
CHILD CARE CENTRE SHORT/DOURO - CAPITAL	10	10	0	10	0	0%	0	Complete
COMM. TRANSPORT- VEHICLE PURCHASE	74	74	0	74	0	0%	0	Consultation
MUDGEES CEMETERY CAP IMPV	95	70	0	70	0	0%	0	Project Scope
GULGONG CEMETERY CAP IMPV	34	15	0	15	0	0%	0	Procurement
GPS CEMETERY SITES	22	22	0	22	0	0%	0	Design
MUDGEES CEMETERY INTERNAL ROADS	0	25	0	25	0	0%	0	Consultation
PUBLIC TOILETS - CAPITAL UPGRADES	87	87	0	87	0	0%	6	Design
PUBLIC TOILETS - GULGONG CEMETERY	5	5	0	5	0	9%	0	Complete, awaiting invoices
DEMOLITION - JACK TINDALE TOILETS	25	25	0	25	0	0%	7	Procurement
LIBRARY BOOKS	67	67	0	67	43	65%	0	Construction
CAPITAL UPGRADE - KANDOS HALL	125	125	0	125	1	1%	6	Design
CAPITAL UPGRADE - KANDOS PRESCHOOL	5	5	0	5	0	0%	0	Design
CAPITAL UPGRADE - RYLSTONE & KANDOS HALLS CHAIRS/TABLES	10	10	0	10	0	0%	0	Consultation
CAPITAL UPGRADE - MUDGEES TOWN HALL STAGE LIGHTING	8	8	0	8	0	0%	0	Consultation
GULGONG POOL - DISABLED ACCESS	150	250	0	250	32	13%	112	Construction
KANDOS POOL TILING	0	50	10	60	9	14%	0	Final works
POOL CLEANER REPLACEMENT	15	15	0	15	14	98%	0	Complete
POOL FILTER REPLACEMENT	20	20	0	20	0	0%	0	Project Scope
GULGONG POOL CLUB ROOM	10	10	0	10	0	1%	3	Project Scope
MUDGEES POOL ROOF RESTORATION	0	0	14	14	0	0%	0	Budget only

	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
\$'000								
MUDGEES SHOWGROUNDS - REDEVELOPMENT	0	19	0	19	12	61%	0	Project Scope
GLEN WILLOW CRICKET WICKET	30	30	50	80	0	0%	0	Budget only
GLEN WILLOW CARPARK	25	35	0	35	2	7%	6	Initial works
CAPITAL UPGRADE - KANDOS SPORTSGROUND CANTEEN	60	60	0	60	0	0%	5	Project Scope
CAPITAL UPGRADE - VICTORIA PARK MUDGEES AMENITIES	5	5	0	5	3	53%	0	Construction
CAPITAL UPGRADE - BILLY DUNN GRANDSTAND	3	3	0	3	0	0%	0	Consultation
CAPITAL UPGRADE - VICTORIA PARK GULGONG AMENITIES	2	2	0	2	0	0%	0	Consultation
BILLY DUNN OVAL - UPGRADES	27	27	0	27	0	0%	0	Consultation
GULGONG TENNIS COURTS	70	70	0	70	0	0%	0	Consultation
CAPITAL UPGRADE - BILLY DUNN CANTEEN	55	55	0	55	0	0%	0	Project Scope
CAPITAL UPGRADE - MUDGEES SHOWGROUND	33	0	0	0	0	0%	0	Complete
PASSIVE PARKS - LANDSCAPING IMPROVEMENTS	5	5	0	5	5	102%	0	Complete
RED HILL RESERVE - TOURISM DEVELOPMENT INVESTIGATION	0	8	0	8	2	30%	0	Construction
ROBERTSON PARK ROTUNDA	0	10	0	10	9	87%	0	Complete
PLAYGROUND EQUIPMENT UPGRADE - MOUFARRIAGE PARK	43	43	0	43	0	0%	34	Initial works
PLAYGROUND EQUIPMENT UPGRADE - INTERACT PARK	13	13	0	13	3	20%	9	Initial works
PLAYGROUND EQUIPMENT UPGRADE - GILBEY PARK	30	30	0	30	0	0%	28	Initial works
SCULPTURES ACROSS THE REGION	30	40	0	40	8	19%	1	Construction
PLAYGROUND SHADING PROGRAM	30	30	0	30	0	0%	29	Consultation
PATH BINS AND BAG DISPENSERS	10	10	0	10	7	68%	0	Construction

\$'000	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
PLAYGROUND RUBBER SOFTFALL PROGRAM	62	62	0	62	0	0%	55	Initial works
YOUTH INFRASTRUCTURE	500	500	0	500	0	0%	0	Consultation
IRRIGATION RENEWAL PROGRAM	30	30	0	30	0	0%	8	Initial works
SHADESAIL CHARBON PLAYGROUND	16	16	(16)	0	0	0%	0	Deferred/Cancelled
MUDGEES DOG OFF LEASH AREA IMPROVEMENTS	10	10	0	10	0	2%	6	Construction
GULGONG DOG OFF LEASH AREA IMPROVEMENTS	10	10	0	10	2	16%	5	Construction
ART GALLERY FACILITY	30	45	0	45	5	10%	0	Consultation
STREETSCAPE - BIN REPLACEMENT PROGRAM	13	13	0	13	0	0%	0	Project Scope
STREETSCAPE - TREE PLANTING RYLSTONE/KANDOS	5	5	0	5	1	11%	0	Initial works
Total	1,907	2,079	58	2,136	158	7%	319	

Protecting our Natural Environment

RURAL WASTE DEPOT UPGRADES	59	59	0	59	0	0%	0	Project Scope
MUDGEES WASTE DEPOT UPGRADES	33	33	0	33	3	9%	12	Design
NEW TIP CONSTRUCTION	150	158	0	158	10	6%	53	Design
REMOTE SECURITY CAMERAS AT WTS	46	46	0	46	0	0%	0	Procurement
WTS - HARGRAVES UPGRADE	50	50	0	50	0	0%	0	Project Scope
WTS - BYLONG UPGRADE	30	30	0	30	0	0%	0	Project Scope
WASTE SITE REHAB - MUDGEES	50	50	0	50	0	0%	0	Budget only
COMMUNITY RECYCLING CENTRE	0	21	0	21	7	32%	1	Construction

	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
\$'000								
SEDIMENT DAM	69	120	0	120	0	0%	37	Initial works
DRAINAGE CAPITAL IMPROVEMENTS	272	272	0	272	2	1%	21	Project Scope
CAUSEWAY IMPROVEMENTS	60	60	0	60	0	1%	0	Project Scope
RIFLE RANGE ROAD CULVERT UPGRADE	0	58	0	58	1	2%	7	Initial works
HORATIO ST DETENTION BASIN	0	139	0	139	47	34%	97	Final works
CAUSEWAY IMPROVEMENT - BARNEY'S REEF ROAD	0	12	0	12	12	100%	0	Complete
CAUSEWAY IMPROVEMENT - CAMBELLS CREEK ROAD	0	43	0	43	4	8%	26	Initial works
WINTER STREET DETENTION BASIN	0	70	0	70	12	17%	59	Complete
ENV - PUTTA BUCCA WETLANDS CAPITAL	15	21	0	21	0	0%	0	Consultation
WATER NEW CONNECTIONS	139	139	0	139	15	11%	0	Construction
WATER AUGMENTATION - WEST MUDGEES EXTENSION	0	39	0	39	4	9%	29	Final works
WATER AUGMENTATION - ULAN RD EXTENSION	1,600	1,600	0	1,600	0	0%	0	Project Scope
WATER RYLSTONE DAM UPGRADE	6,000	6,000	(5,800)	200	0	0%	178	Project Scope
WATER TELEMETRY - BUDGET ONLY	20	20	0	20	0	0%	21	Final works
WATER MAINS - CAPITAL BUDGET ONLY	800	38	(38)	0	0	0%	0	Budget only
WATER MAINS - MAYNE ST GULGONG	0	80	0	80	0	0%	0	Project Scope
WATER MAINS - LYNNE ST GULGONG	0	58	0	58	0	0%	0	Project Scope
WATER MAINS - SALEYARDS LN GULGONG	0	48	0	48	0	0%	0	Project Scope
WATER MAINS - ANDERSON ST GULGONG	0	22	0	22	0	0%	0	Project Scope
WATER MAINS - BARNEYS REEF RD GULGONG	0	194	0	194	1	1%	0	Design
WATER MAINS - HOMER ST GULGONG	0	14	0	14	0	0%	0	Project Scope
WATER MAINS - ROBINSON ST GULGONG	0	22	0	22	0	0%	0	Project Scope
WATER MAINS - DABEE RD KANDOS	0	55	0	55	0	0%	15	Design
WATER MAINS - ANGUS AVE KANDOS	0	55	0	55	0	0%	0	Project Scope

\$'000	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
WATER MAINS - CHURCH ST MUDGEE	0	66	0	66	21	31%	0	Construction
WATER MAINS - SYDNEY RD MUDGEE	0	60	(5)	55	50	92%	0	Complete
WATER MAINS - MADEIRA RD MUDGEE	0	48	0	48	0	0%	0	Project Scope
WATER MAINS - LAWSON ST MUDGEE	0	40	(6)	34	34	99%	0	Complete
WATER MAINS - SHORT ST MUDGEE	0	0	49	49	0	0%	0	Budget only
WATER PUMP STATION - CAPITAL RENEWALS	76	76	0	76	0	0%	0	Budget only
RAW WATER SYSTEMS RENEWALS	16	16	0	16	2	12%	0	Construction
WATER TREATMENT PLANT - RENEWALS	95	95	0	95	0	0%	2	Project Scope
WATER METERS - BULK	150	135	0	135	12	9%	0	Construction
NEW WATER CONNECTIONS SPS	0	15	0	15	0	0%	3	Design
SEWER NEW CONNECTIONS	49	49	0	49	2	4%	0	Construction
SEWER AUGMENTATION - RYLSTONE & KANDOS	515	515	0	515	0	0%	0	Consultation
SEWER AUGMENTATION - MUDGEE	0	4	0	4	0	0%	16	Complete
SEWER TELEMETRY	21	21	0	21	0	0%	17	Construction
SEWER MAINS - CAPITAL BUDGET ONLY	806	774	(655)	119	0	0%	0	Budget only
SEWER MAINS RELINING	0	0	600	600	0	0%	0	Budget only
SEWER MAINS - BELLEVUE TO RIFLE RANGE ROAD	0	47	0	47	0	0%	0	Complete, awaiting invoices
SEWER MAINS - RISING MAIN CAERLEON	0	12	0	12	0	0%	2	Final works
SEWER MAINS - BOMBIRA RISING MAIN	0	5	0	5	2	41%	3	Complete
SEWER MAINS - CCTV EQUIPMENT	0	32	0	32	0	0%	0	Complete, awaiting invoices
SEWER MAINS - HOLYOAK BRIDGE MUDGEE	0	0	55	55	0	0%	34	Construction
SEWER PUMP STATION - CAPITAL RENEWALS	68	68	0	68	0	0%	0	Budget only
SEWER PUMP STATION - FLOW METERING	0	18	0	18	0	0%	0	Design

\$'000	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
SEWER PUMP STATION - CAERLEON	0	275	33	308	248	80%	32	Final works
SEWER TREATMENT WORKS - RENEWALS	45	45	0	45	0	0%	20	Construction
SOLAR PANEL INSTALLATION MUDGEE STP	100	100	0	100	0	0%	0	Project Scope
Total	11,334	12,142	(5,767)	6,375	488	8%	685	

Building a Strong Local Economy

RYLSTONE TOURIST INFO BAY	35	35	0	35	0	0%	0	Consultation
SALEYARDS - POST AND RAIL REPLACEMENT	10	10	0	10	7	68%	0	Construction
PROPERTY - EX SALEYARDS STAGE I	400	400	0	400	0	0%	0	Consultation
PROPERTY - BURRUNDULLA LAND DEVELOPMENT	0	21	0	21	4	18%	0	Consultation
PROPERTY - DEVELOPMENT MORTIMER ST	4,830	4,830	0	4,830	0	0%	61	Project Scope
MINERS COTTAGE RED HILL	5	5	0	5	0	0%	0	Project Scope
Total	5,280	5,301	0	5,301	11	0%	61	

Connecting our Region

URBAN RESEALS - MARKET ST SEG 10	12	12	0	12	0	0%	4	Project Scope
URBAN RESEAL - DABEE RD SEG 30, 40, 50, 60, 70 & 80	38	38	0	38	0	0%	23	Project Scope
URBAN RESEAL - COOPER DR SEG 10, 20 & 30	43	43	0	43	0	0%	0	Project Scope
URBAN RESEAL - MCDONALD ST SEG 10, 20, 30 & 50	25	25	0	25	0	0%	13	Project Scope
URBAN RESEAL - LITTLE BELMORE STREET GULGONG	14	14	(14)	0	0	0%	0	Deferred/Cancelled
URBAN RESEALS - TALLAWANG ST SEG 10	6	6	0	6	0	0%	2	Project Scope

\$'000	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
URBAN RESEALS - GEORGE ST SEG 10, 20 & 30	38	38	0	38	0	0%	25	Project Scope
URBAN RESEALS - MADEIRA RD SEG 20 & 40	26	26	0	26	0	0%	26	Project Scope
URBAN RESEALS - OPORTO RD SEG 10 TO 80	59	59	0	59	0	0%	39	Project Scope
URBAN ROADS KERB & GUTTER CAPITAL	24	24	0	24	1	4%	0	Project Scope
FAIRY DALE LANE UPGRADE	0	235	35	270	237	88%	0	Complete, awaiting invoices
REHAB - KELLET DR MUDGEE	32	32	0	32	0	0%	28	Project Scope
REHAB - CHURCH ST SEG 100	19	19	0	19	1	3%	15	Project Scope
REHAB - CHURCH ST SEG 120	156	156	0	156	0	0%	0	Project Scope
REHAB - MADEIRA RD SEG 20 & 30	125	125	0	125	0	0%	0	Project Scope
REHAB - DABEE ROAD SEG 10 & 20	50	50	0	50	0	0%	0	Project Scope
REHAB - ANGUS AVE KANDOS	465	465	(450)	15	3	20%	3	Deferred/Cancelled
RESHEETING - URBAN ROADS	14	14	0	14	0	0%	0	Project Scope
LEWIS & MORTIMER STREET INTERSECTION	0	9	0	9	0	0%	9	Project Scope
MARKET & LEWIS STREET INTERSECTION	179	179	0	179	4	2%	15	Design
RYLSTONE PUBLIC SCHOOL CROSSING	17	17	0	17	0	0%	0	Consultation
TRAFFIC COUNTER REPLACEMENT	0	0	15	15	0	0%	0	Budget only
FAIRYDALE LANE LAND MATTERS CAPITAL	0	36	0	36	5	13%	0	Final works
URBAN ROADS LAND MATTERS CAPITAL	21	21	0	21	0	0%	0	Initial works
RURAL SEALED ROADS RESEALS BUDGET	775	0	0	0	0	0%	0	Budget only
RURAL RESEAL - YARRABIN RD SEG 20, 30, 40	0	32	(32)	0	0	0%	0	Deferred/Cancelled
RURAL RESEALS - LAHEYS CREEK RD SEG 40, 50	69	69	(69)	0	0	0%	0	Deferred/Cancelled
RURAL RESEALS - CUDGEGONG RD, EVANS CROSSING	1	1	0	1	0	0%	0	Project Scope

	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
\$'000								
RURAL RESEALS - BOCOBLE ROAD SEG 70 - 80	0	58	0	58	0	0%	40	Project Scope
RURAL RESEALS - BONDS ROAD SEG 10	0	4	0	4	0	0%	3	Project Scope
RURAL RESEALS - BOTOBOLAR ROAD SEG 30,40,50	0	75	0	75	0	0%	64	Project Scope
RURAL RESEALS - EURUNDEREE LANE SEG 10,20,30	0	66	0	66	4	5%	57	Project Scope
RURAL RESEALS - FROG ROCK ROAD SEG 10, 20, 30	0	65	0	65	0	0%	56	Project Scope
RURAL RESEALS - KURTZ LANE SEG 10	0	9	0	9	0	0%	5	Project Scope
RURAL RESEALS - WILBETREE ROAD SEG 10, 20, 30, 40	0	146	0	146	0	0%	70	Project Scope
RURAL RESEALS - NARRANGO RD SEG 70 TO 120	206	206	0	206	1	0%	121	Project Scope
RURAL RESEALS - ROCKY WATERHOLE RD SEG 30 - 40	39	39	0	39	6	16%	30	Initial works
RURAL RESEALS - OLD BARNEYS REEF RD SEG 10	22	22	0	22	0	0%	12	Project Scope
RURAL RESEALS - NULLO MOUNTAIN SEG 10 & 110	36	36	0	36	0	0%	19	Project Scope
RURAL RESEALS - KAINS FLAT RD SEG 20 & 40	49	49	0	49	0	0%	37	Project Scope
RURAL RESEALS - SPRING RIDGE RD SEG 130 - 180	162	162	(162)	0	0	0%	109	Deferred/Cancelled
RURAL REHAB - NARRANGO RD SEG 60	265	265	0	265	0	0%	32	Project Scope
RURAL REHAB - OLD BARNEYS REEF RD SEG 20	69	69	0	69	2	3%	13	Project Scope
RURAL REHAB - CUDGEGONG RD SEG 60	320	320	0	320	12	4%	34	Deferred/Cancelled
RURAL REHAB - HENRY LAWSON DR SEG 170	180	180	0	180	0	0%	18	Project Scope
HEAVY PATCHING BUDGET	107	107	0	107	1	1%	0	Project Scope
RURAL REHAB - NARRANGO RD SEG 20	32	32	0	32	2	5%	32	Project Scope
RURAL REHAB - LUE RD PART SEG 190, 180	45	45	0	45	0	1%	46	Project Scope

\$'000	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
BLACKSPOT LUE ROAD	0	102	0	102	52	51%	2	Project Scope
HEAVY PATCHING - HENRY LAWSON DRIVE	0	12	0	12	0	0%	11	Project Scope
HEAVY PATCHING - WINDEYER RD	0	53	0	53	7	13%	10	Project Scope
HEAVY PATCHING - MUD HUT CREEK RD	0	6	0	6	0	0%	5	Project Scope
FUTURE YRS REFS - BUDGET ONLY	6	6	0	6	0	0%	0	Budget only
RURAL SEALED ROAD LAND MATTERS	26	26	0	26	0	1%	0	Initial works
RURAL SEALED REGIONAL ROAD REPAIR PROGRAM	800	800	0	800	1	0%	11	Design
BLACKSPOT HILL END ROAD	0	1,280	0	1,280	1	0%	13	Design
REHAB COPE ROAD UPGRADE - CONFORMING RESEALS	84	84	(84)	0	0	0%	0	Project Scope
REHAB COPE ROAD UPGRADE - MILESTONE 2	47	47	(47)	0	0	0%	0	Complete
REHAB COPE ROAD UPGRADE - MILESTONE 3	(110)	(110)	250	140	0	0%	0	Complete
REHAB COPE ROAD UPGRADE - MILESTONE 4	230	230	(46)	184	123	67%	0	Final works
REHAB COPE ROAD UPGRADE - MILESTONE 5	1,477	1,477	(47)	1,431	262	18%	75	Construction
REG RESEALS - WOLLAR ROAD SEG 1345 - 1350	390	390	0	390	4	1%	51	Project Scope
REG RESEALS - BYLONG VALLEY WAY RESEAL SEG 1095	374	374	0	374	3	1%	28	Project Scope
REG RESEAL - WOLLAR RD SEG 1285	46	46	0	46	0	0%	0	Project Scope
RURAL SEALED REGIONAL ROAD LAND MATTERS CAPITAL	5	5	0	5	0	0%	0	Initial works
TRIAMBLE ROAD ACCESS	0	505	0	505	21	4%	0	Consultation
WIDEN AND SEAL MT VINCENT ROAD HILL	8	8	0	8	0	0%	8	Project Scope
SEAL EXTENSION - PYRAMUL ROAD	62	199	0	199	33	17%	96	Construction
SEAL EXTENSION - BLACK SPRINGS ROAD	44	44	0	44	0	0%	45	Project Scope
SEAL EXTENSION - MT PLEASANT LANE	25	25	0	25	0	0%	0	Project Scope

	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
\$'000								
SEAL EXTENSION - TINJA LANE	80	80	0	80	40	50%	0	Construction
RESHEETING - BUDGET ONLY	1,397	1,369	0	1,369	611	45%	8	Construction
RESHEETING - R2R DOUGHERTYS JUNCTION ROAD	0	28	0	28	0	0%	0	Initial works
BISHOPS VIEW ROAD HARGRAVES	0	40	0	40	0	0%	0	Project Scope
REALIGNMENT MALONEYS ROAD	5	5	0	5	0	0%	0	Consultation
UNSEALED ROADS LAND MATTERS CAPITAL	15	15	0	15	0	0%	0	Initial works
RURAL UNSEALED REGIONAL ROAD RESHEETING	0	0	22	22	21	100%	0	Complete
SEAL EXTENSION - WOLLAR ROAD	8,407	8,407	188	8,595	77	1%	347	Design
GREEN GULLY BRIDGE	0	160	0	160	29	18%	0	Complete, awaiting invoices
BUTTER FACTORY BRIDGE	0	32	0	32	1	4%	0	Final works
HENRY LAWSON DRIVE BRIDGE	1,028	1,028	0	1,028	24	2%	19	Consultation
REGIONAL ROAD BRIDGE CAPITAL	54	54	0	54	0	0%	0	Project Scope
ULAN ROAD - MIDBLOCK 19.999 TO 22.215	2	2	0	2	0	13%	0	Complete
ULAN ROAD - MT PLEASANT LN TO BUCKAROO LN	47	47	0	47	0	0%	0	Complete
ULAN ROAD - CHURCH LN TO OVERTAKING LN 14.5	2,376	2,376	0	2,376	396	17%	2	Construction
ULAN ROAD - COPE RD TO UCML MINE ENTRANCE	233	233	0	233	4	2%	0	Design
ULAN ROAD - WATTLEGROVE LN TO MIDBLOCK 19.999	1,870	1,870	0	1,870	40	2%	0	Design
ULAN ROAD - WYALDRA LN TO QUARRY ENTRANCE 27.783	1,711	1,711	0	1,711	31	2%	0	Design
ULAN ROAD - WINCHESTER CRES TO MIDBLOCK 31.106	400	400	0	400	353	88%	70	Construction
FOOTWAYS - CAPITAL BUDGET ONLY	115	115	0	115	20	17%	3	Initial works
PEDESTRIAN - GLEN WILLOW WALKWAY	50	50	0	50	0	0%	0	Consultation

\$'000	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
GULGONG WALKWAY	80	80	0	80	0	0%	0	Procurement
ROBERTSON ROAD - GOLF COURSE FENCE	0	6	0	6	0	0%	0	Procurement
CYCLEWAY LINK LAWSON PARK TO PITTS LANE	300	300	0	300	12	4%	17	Consultation
AIRPORT - RELOCATION OF GEORGE CAMPBELL DRIVE	0	150	0	150	0	0%	0	Design
AIRPORT - RELOCATION OF FENCING	0	50	0	50	0	0%	0	Design
AIRPORT - TAXIWAY EXTENSION	0	200	0	200	0	0%	0	Design
AIRPORT - TERMINAL BUILDING FITOUT	0	50	0	50	0	0%	23	Procurement
AIRPORT - EXTENSION OF WATER & SEWER SERVICES	0	365	0	365	2	0%	0	Project Scope
Total	25,427	28,536	(442)	28,094	2,447	9%	1,844	

Good Government

MUDGEES ADMINISTRATION BUILDING UPGRADE	200	200	0	200	4	2%	35	Initial works
OLD POLICE STATION UPGRADE	10	10	0	10	0	0%	0	Construction
KANDOS LIBRARY	84	84	0	84	0	0%	0	Project Scope
CARMEL CROAN GARAGE	20	20	35	55	0	0%	0	Project Scope
RYLSTONE COUNCIL BUILDING	20	20	0	20	0	0%	7	Project Scope
MUDGEES COTTAGE AERODROME	15	15	0	15	0	0%	15	Procurement
CAPITAL UPGRADE - MWRC DEPOT	100	100	0	100	0	0%	0	Project Scope
MUDGEES TOWN HALL	12	12	0	12	0	0%	5	Project Scope
MUDGEES STORES BUILDING	20	0	0	0	0	0%	0	Complete
TELEPHONE SYSTEM - VOIP	0	90	0	90	25	28%	6	Complete, awaiting invoices
STORES CAPITAL WORKS	0	0	15	15	0	0%	0	Budget only
IT SPECIAL PROJECTS	44	44	0	44	0	1%	2	Project Scope

\$'000	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET	COMMITMENTS	COMMENT
IT NETWORK UPGRADES	26	83	0	83	2	2%	0	Construction
IT CORPORATE SOFTWARE	60	60	0	60	0	0%	33	Construction
ASSET MANAGEMENT SYSTEM UPGRADES	15	15	0	15	0	0%	0	Consultation
PLANT PURCHASES	3,428	4,442	0	4,442	882	20%	754	Procurement
MUDGEES DEPOT CAPITAL WORKS	0	10	35	45	6	13%	0	Complete, awaiting invoices
GULGONG DEPOT CAPITAL WORKS	220	220	0	220	0	0%	0	Consultation
Total	4,274	5,424	85	5,509	919	17%	856	

Total Capital Works Program

48,222 53,482 (6,067) 47,415 4,023 8% 3,766

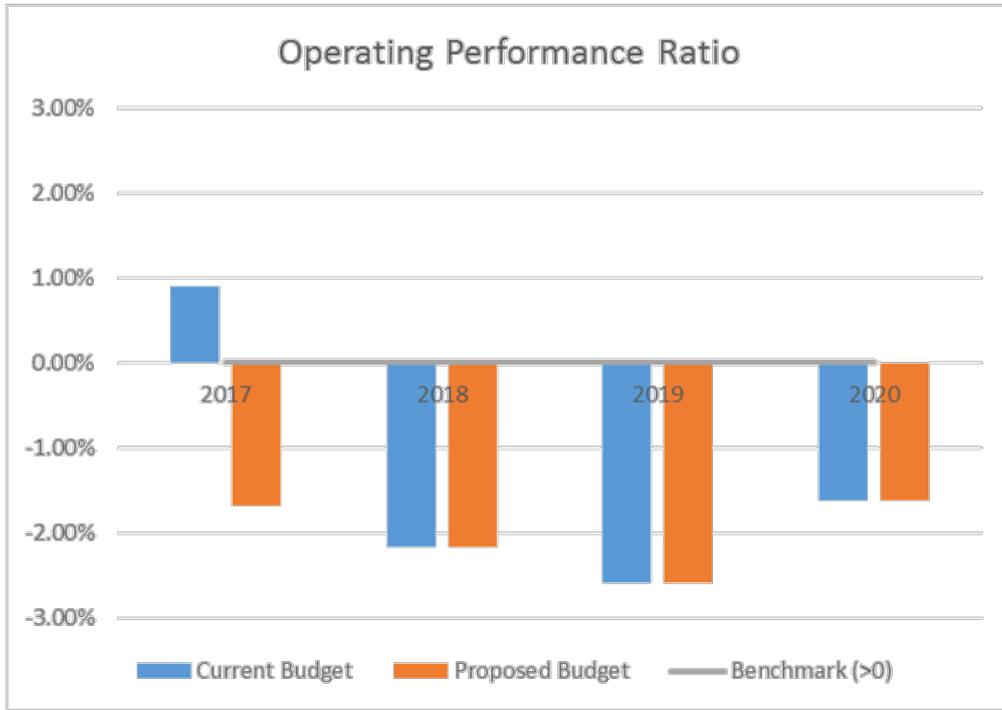
	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	PROPOSED VARIATIONS	PROPOSED ANNUAL BUDGET	ACTUAL YTD	ACTUAL YTD/ PROPOSED ANNUAL BUDGET
Capital Funding (\$ '000)						
Capital Grants & Contributions	(22,462)	(25,295)	1,865	(23,430)	(1,704)	7%
Loans	(8,830)	(8,830)	8,830	0	0	0%
External Restrictions						
S94 Developer Contributions - General	(31)	(195)	0	(195)	(80)	41%
S64 Developer Contributions - Water Fund	(1,000)	(1,000)	0	(1,000)	0	0%
S64 Developer Contributions - Sewer Fund	0	(47)	0	(47)	0	0%
S93F Developer Contributions	(162)	(162)	0	(162)	(2)	1%
Specific Purpose Unexpended Grants	0	(125)	(214)	(339)	(72)	21%
Reserves - Water	(2,557)	(2,596)	600	(1,996)	0	0%
Reserves - Sewerage Services	(1,555)	(1,865)	(33)	(1,898)	(254)	13%
Reserves - Domestic Waste Management	(487)	(547)	0	(547)	(13)	2%
Other - Water	(139)	(139)	0	(139)	(15)	11%
Other - Sewerage Services	(49)	(49)	0	(49)	(2)	4%
Other - Waste Management	0	0	0	0	0	0%
Internal Restrictions						
Reserves - Plant & Vehicle Replacement	(2,406)	(3,420)	0	(3,420)	(882)	26%
Reserves - Asset Replacement	(1,331)	(1,597)	(136)	(1,733)	(141)	8%
Reserves - Capital Program	(855)	(977)	(35)	(1,012)	(76)	8%
Reserves - Land Development	(10)	(31)	0	(31)	(8)	26%
Reserves - Saleyards	(10)	(10)	0	(10)	(7)	70%
Income from Sale of Assets						
General Purpose Revenue	(6,338)	(6,597)	(4,811)	(11,407)	(767)	7%
Total Capital Funding	(48,222)	(53,482)	6,067	(47,415)	(4,023)	8%

7. Consolidated Income Statement and Balance Sheet

\$'000	ORIGINAL ANNUAL BUDGET	APPROVED VARIATIONS	REVISED ANNUAL BUDGET	ACTUAL YTD	% REVISED BUDGET	PROPOSED VARIATIONS	PROJECTED ANNUAL BUDGET	% PROJECTED ANNUAL BUDGET
Income Statement - CONSOLIDATED								
INCOME								
Rates & Annual Charges	(27,764)	0	(27,764)	(27,776)	100%	0	(27,764)	100%
User Charges & Fees	(11,441)	37	(11,404)	(883)	8%	0	(11,404)	8%
Interest & Investment Revenue	(1,641)	0	(1,641)	(420)	26%	0	(1,641)	26%
Other Revenues	(2,992)	0	(2,992)	(635)	21%	(3)	(2,995)	21%
Grants & Contributions Operating	(15,884)	(67)	(15,951)	(2,989)	19%	907	(15,044)	20%
Grants & Contributions Capital	(21,506)	(2,753)	(24,259)	(2,708)	11%	1,147	(23,112)	12%
Total Income	(81,228)	(2,783)	(84,011)	(35,411)	42%	2,051	(81,960)	43%
EXPENDITURE								
Employee Benefits & Oncosts	22,707	(15)	22,692	5,653	25%	105	22,797	25%
Borrowing Costs	1,352	0	1,352	287	21%	0	1,352	21%
Materials & Contracts	9,863	702	10,565	2,203	21%	121	10,686	21%
Depreciation & Amortisation	16,568	0	16,568	4,809	29%	0	16,568	29%
Other Expenses	6,264	56	6,320	2,594	41%	57	6,377	41%
Loss on Disposal of Assets	663	0	663	10	0%	0	663	
Total Expenditure	57,417	743	58,160	15,556	27%	283	58,443	27%
Net Result	(23,811)	(2,040)	(25,851)	(19,855)		2,334	(23,517)	
Net Result before Capital Items	(2,305)	713	(1,592)	(17,147)		1,187	(405)	

Balance Sheet		
\$'000	ACTUAL YTD	ACTUAL 30 JUNE 2016
ASSETS		
<i>Current Assets</i>		
Cash & Cash Equivalents	1,160	1,543
Investments	55,800	53,300
Receivables	21,630	7,079
Inventories	1,066	1,080
Other	0	11
Total Current Assets	79,656	63,013
<i>Non-Current Assets</i>		
Investments	0	-
Receivables	0	-
Inventories	0	-
Infrastructure, Property, Plant & Equipment	850,929	851,750
Intangible Assets	291	323
Other	0	-
Total Non-Current Assets	851,220	852,073
TOTAL ASSETS	930,876	915,086
LIABILITIES		
<i>Current Liabilities</i>		
Payables	2,896	6,967
Borrowings	1,503	1,503
Provisions	6,323	6,323
Total Current Liabilities	10,722	14,793
<i>Non-Current Liabilities</i>		
Borrowings	16,257	16,257
Provisions	1,458	1,455
Total Non-Current Liabilities	17,715	17,712
Total LIABILITIES	28,437	32,505
Net Assets	902,439	882,581
EQUITY		
Retained Earnings	381,402	357,662
Revaluation Reserves	521,037	524,919
Total Equity	902,439	882,581

8. Key Financial Indicators

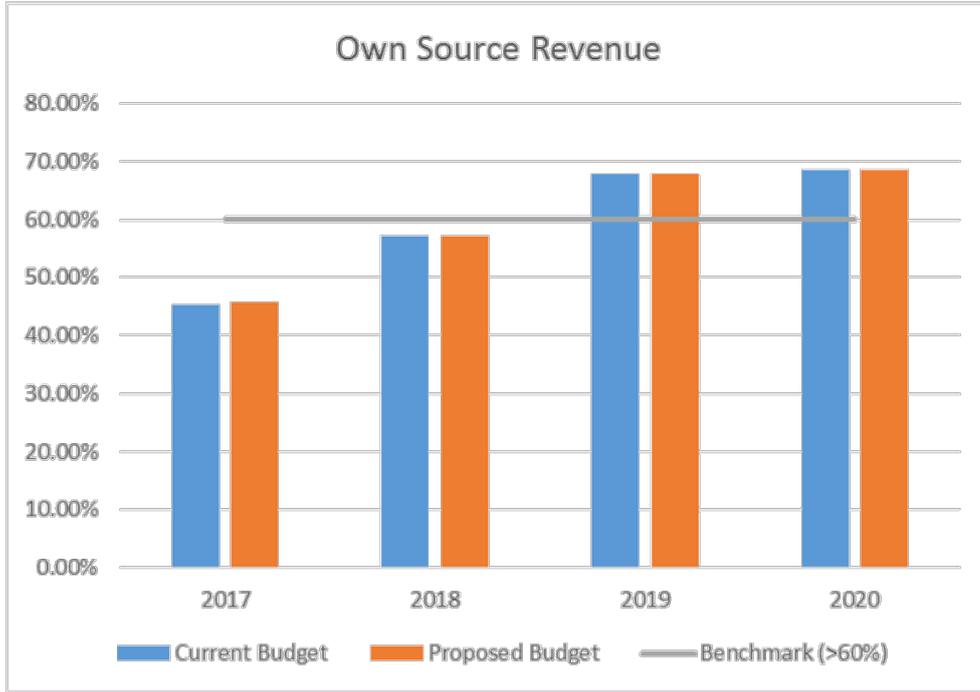


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Note: Excludes Water & Sewer Fund

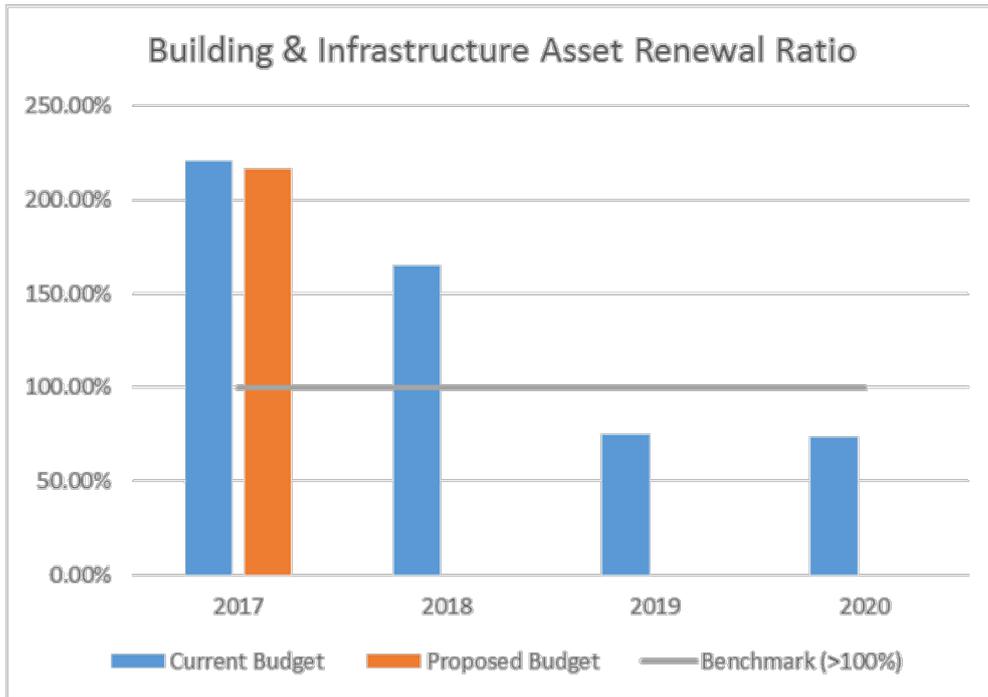
Measures Council's ability to keep operating expenses, including depreciation, within its continuing revenue.

The reduction in the proposed budget operating performance ratio is the result of a reduction in operating grant income (\$907k) which includes \$657k Roads to Recovery deferrals, \$167k reduced Financial Assistance Grants income, and \$139k reduced BLOCK grant income. Also impacting this ratio is an increase in operational expenditure of \$283k.



Note: Excludes Water & Sewer Fund

Measures Council's degree of reliance on external funding.



Note: Excludes Water & Sewer Fund

The rate at which assets are being renewed against the rate of depreciation.

9. Contract, Legal Expenses & Consultancies

CONTRACTS > \$50,000

The following contracts with a value greater than \$50,000 were entered into during the period 1 July 2016 to 30 September 2016 and have yet to be fully performed.

Note that individual Panel Tender appointments are not included in the table below. For example, provision of general contractor services. Council creates panels of preferred suppliers from the tender responses received. Purchases are then made from the preferred supplier lists, and purchase decisions may vary for particular works depending upon availability and location.

CONTRACTOR	PURPOSE	VALUE (\$)	START DATE	DURATION MONTHS	BUDGETED
CRS	Playground upgrades at Moufarrriage, Interact and Gilbey Parks	64,594	31/10/2016	1	Y
CRS	Rubber Sofffall at Moufarrriage, Interact and Victoria Park Mudgee	55,056	31/10/2016	1	Y

LEGAL EXPENSES

This financial year to date, Council has incurred \$52,361 of legal expenses. The primary areas of expenditure are:

- Debt recovery
- Corporate governance

CONSULTANCIES

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally, it is the advisory nature of the work that differentiates a consultant from other contractors.

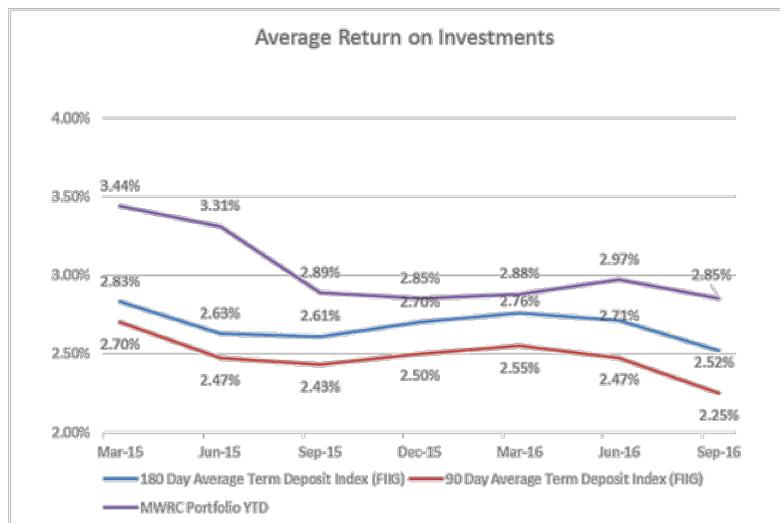
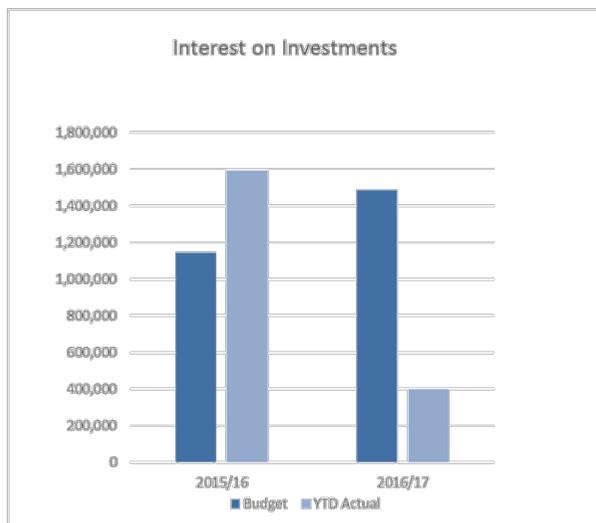
This financial year to date, Council has incurred \$147,145 of consultancy expenses. The primary areas of expenditure are:

- Road Design
- Rylstone Dam assessment

10. Investment Portfolio Commentary

For the quarter ended 30 September 2016, Council's return on investment portfolio of 2.85% exceeded the benchmark rates of 2.52% (180 Day Term Deposit Index) and 2.25% (90 Day Term Deposit Index). Deposits are currently being targeted at the 180 day and 1 year terms, which at present are offering the best interest rates whilst meeting Councils continual cash commitments.

The two graphs presented below demonstrate the performance of Council's portfolio for the last twelve months against the benchmarks of budgeted interest income and the 90 – 180 Day Average Term Deposit Index.



The Reserve Bank of Australia (RBA) decided to lower the cash rate by 25 basis points to 1.5% at its August 2016 Board meeting. In relation to considerations for the monetary policy decision the RBA Board noted “that prospects for sustainable growth in the economy, with inflation returning to target over time, would be improved by easing monetary policy” (Reserve Bank of Australia, 2016). In September the board judged that market data was consistent with forecasts and judged that the current cash rate remain unchanged.

In the NSW TCorp Economic Commentary September 2016 they note that policy rates of the US Federal Reserve and European Central Bank remain unchanged, with comments from both central bank meetings suggesting economic performance is strengthening and the next rate move is likely to be an increase. In Australia the “economy grew by 0.5% in the June quarter and by 3.3% over the past year”, with rising exports and government spending the main factors driving growth (TCorp Local Government Services, 2016). In NSW population growth has increased to meet the Australian average for the first time since 2001. This is a positive indicator for economic activity, such as housing, consumption and investment.

The cash rate is forecast to decrease to 1% in the medium term (1-2 years).

In view of this, the investment strategy is to continue targeting the majority of maturities at around a 6 month term, while maintaining capital security and sufficient cash flow to fund the large capital works program proposed in the Delivery Program. In order to reduce interest rate risk some investments are being targeted at the 1 year term. A review of the investment policy is currently being undertaken, and longer term deposit options are being considered.

Reference List:

Reserve Bank of Australia, 2016. *Statement by Glenn Stevens, Governor: Monetary policy Decision 2 August 2016.*

Reserve Bank of Australia, 2016. *Minutes of the Monetary Policy Meeting of the Reserve Bank Board, 6 September 2016.*

National Australia Bank, 2016. *Australian Markets Weekly – 10 October 2016.*

TCorp Local Government Services, 2016. *Economic Commentary September 2016.*

11. Investment Portfolio Balances as at 30 September 2016

For the month ended: 30-Sep-16

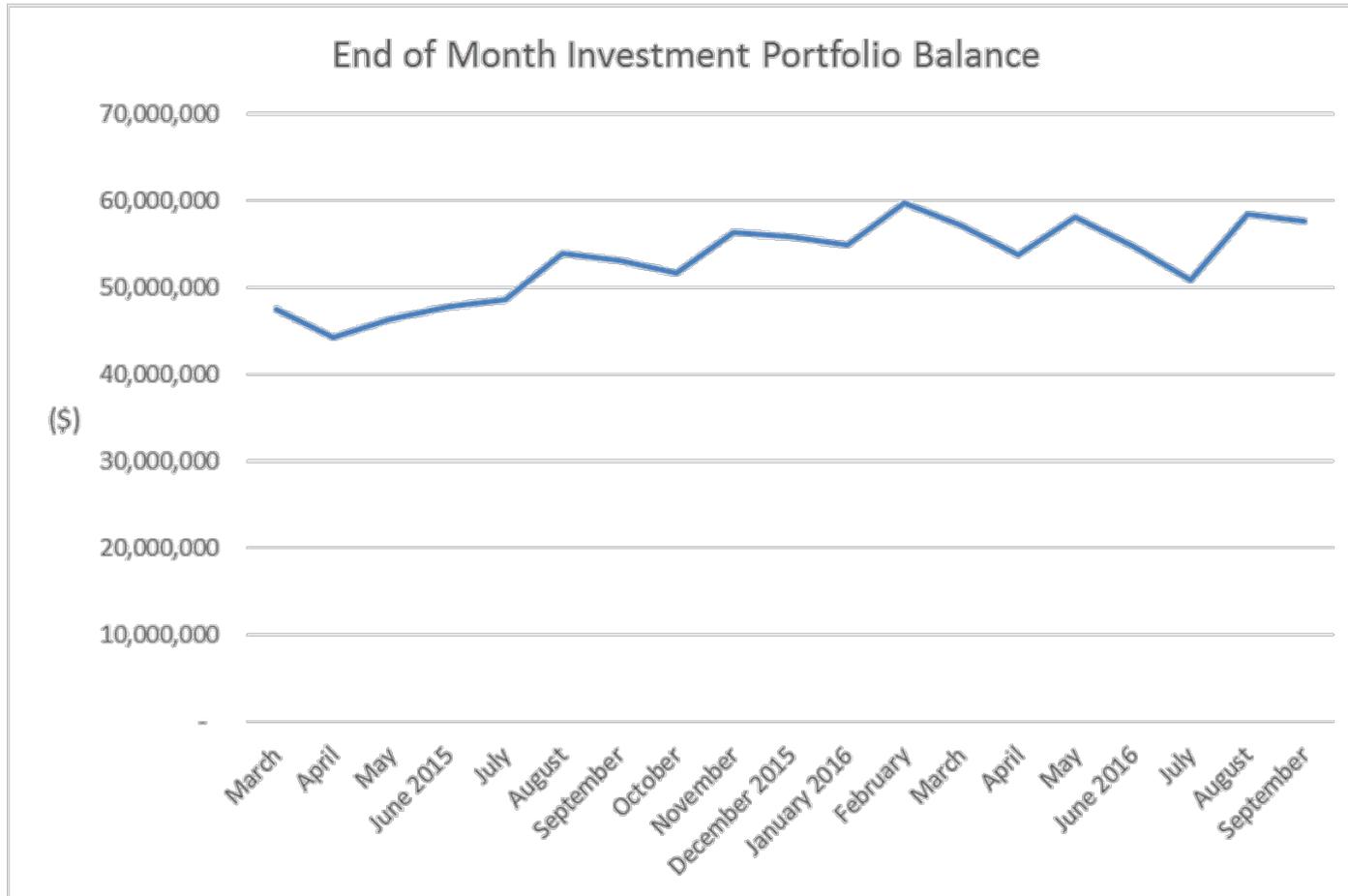
Bank Account	Opening Balance	Receipts	Payments	Closing Balance	Overdraft Limit
National Australia Bank (Corporate Cheque Account)	\$ 240,546	\$10,506,727	\$ 10,744,979	\$ 2,294	\$ 700,000

The bank balances have been reconciled to the General Ledger as at 30/09/2016

Financial Claims Scheme

- 1 Guaranteed to \$250,000
- 2 Not Covered

Investments	Type	Amount \$'000	Yield %	Maturity Date	Term	Long Term Rating	Short Term Rating	Financial Claims Scheme
National Australia Bank	At Call	1,809	1.80%	NA	At Call	AA	A-1+	1
National Australia Bank	Term Deposit	1,000	3.00%	15/02/2017	364	AA	A-1+	2
National Australia Bank	Term Deposit	2,000	3.00%	5/10/2016	217	AA	A-1+	2
National Australia Bank	Term Deposit	1,000	3.15%	26/10/2016	210	AA	A-1+	2
National Australia Bank	Term Deposit	1,000	3.15%	16/11/2016	210	AA	A-1+	2
National Australia Bank	Term Deposit	2,000	3.00%	23/11/2016	203	AA	A-1+	2
National Australia Bank	Term Deposit	1,500	3.03%	21/12/2016	217	AA	A-1+	2
National Australia Bank	Term Deposit	1,600	2.92%	5/07/2017	364	AA	A-1+	2
St George Bank	Term Deposit	1,000	2.95%	12/10/2016	217	AA	A-1+	1
St George Bank	Term Deposit	500	2.90%	19/10/2016	217	AA	A-1+	2
St George Bank	Term Deposit	1,000	3.05%	26/10/2016	210	AA	A-1+	2
St George Bank	Term Deposit	1,300	3.12%	9/11/2016	217	AA	A-1+	2
St George Bank	Term Deposit	2,000	3.00%	30/11/2016	210	AA	A-1+	2
St George Bank	Term Deposit	1,500	2.85%	25/01/2017	231	AA	A-1+	2
St George Bank	Term Deposit	1,000	2.75%	12/04/2017	224	AA	A-1+	2
St George Bank	Term Deposit	500	2.75%	12/04/2017	224	AA	A-1+	2
St George Bank	Term Deposit	2,000	2.80%	19/04/2017	224	AA	A-1+	2
St George Bank	Term Deposit	500	2.80%	19/04/2017	224	AA	A-1+	2
St George Bank	Term Deposit	1,500	2.75%	10/05/2017	224	AA	A-1+	2
Bankwest	Term Deposit	2,000	2.70%	14/12/2016	210	AA	A-1+	1
Bankwest	Term Deposit	1,500	2.54%	29/03/2017	217	AA	A-1+	2
Bankwest	Term Deposit	1,000	2.53%	26/04/2017	245	AA	A-1+	2
Bankwest	Term Deposit	1,500	2.52%	17/05/2017	238	AA	A-1+	2
AMP	Term Deposit	1,000	2.90%	4/01/2017	189	A+	A-1	1
AMP	Term Deposit	2,000	2.85%	8/02/2017	189	A+	A-1	2
AMP	Term Deposit	1,000	2.95%	15/03/2017	210	A+	A-1	2
AMP	Term Deposit	1,000	2.95%	5/04/2017	217	A+	A-1	2
Suncorp Metway	Term Deposit	2,000	2.50%	8/03/2017	208	A+	A-1	1
Suncorp Metway	Term Deposit	1,500	2.55%	22/03/2017	210	A+	A-1	2
Suncorp Metway	Term Deposit	1,000	2.55%	3/05/2017	231	A+	A-1	2
Bank of Queensland	Term Deposit	1,300	3.10%	19/10/2016	224	A-	A-2	1
Bank of Queensland	Term Deposit	800	3.00%	4/01/2017	224	A-	A-2	2
Bank of Queensland	Term Deposit	2,000	3.00%	1/02/2017	224	A-	A-2	2
Bank of Queensland	Term Deposit	800	2.75%	22/02/2017	203	A-	A-2	2
Bendigo & Adelaide Bank	Term Deposit	1,500	2.85%	2/11/2016	364	A-	A-2	1
ING Bank	Term Deposit	1,500	3.10%	1/03/2017	364	A-	A-2	1
Members Equity Bank	Term Deposit	2,000	2.68%	26/04/2017	231	BBB+	A-2	1
Beyond Bank	Term Deposit	1,500	3.00%	11/01/2017	224	BBB+	A-2	1
Beyond Bank	Term Deposit	1,500	3.00%	18/01/2017	231	BBB+	A-2	2
Newcastle Permanent	Term Deposit	1,500	2.80%	22/02/2017	196	BBB+	A-2	1
Peoples Choice C/Union	Term Deposit	1,500	2.91%	7/12/2016	203	BBB+	A-2	1
MyState Bank	Term Deposit	1,000	2.70%	29/03/2017	217	BBB	A-2	1
Family First Credit Union	Term Deposit	500	3.00%	25/01/2017	224	Unrated	Unrated	1
Total Investments		57,609						



12. Councillor Fees Paid & Expenses Paid or Reimbursed as at 30 September 2016

Councillor Fees Paid & Expenses Paid or Reimbursed as at 30 September 2016															
	General Operations	Cr Cavalier	Cr Holden	Cr Karavas	Cr Kennedy	Cr Martens	Cr O'Neill	Cr Paine	Cr Shelley	Cr Thompson	Cr Walker	Cr Weatherley	Cr Webb	Cr White	TOTAL
Councillor Fees	-	2,195.27	-	-	2,195.27	2,195.27	-	-	2,195.27	2,195.27	2,195.27	2,195.27	2,195.27	2,195.27	\$ 19,757.43
Mayoral Fees	-	-	-	-	4,789.18	-	-	-	-	-	-	-	-	-	\$ 4,789.18
Council Meeting Expenses (inc. accommodation, travel & meals)	2,536.64	-	-	-	-	279.54	-	-	-	-	-	-	-	-	\$ 2,816.18
Councillor Conferences, Seminars and Representational/Lobbying Expenses (inc. accommodation, travel, meals & out-of-pocket)	-	-	-	-	908.18	-	-	-	-	-	-	-	-	-	\$ 908.18
Provision of Vehicle	1,420.00	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 1,420.00
Memberships & Subscriptions	46,808.36	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ 46,808.36
Miscellaneous expenses (meals, sundries, stationery, etc) but not associated with Conferences, Seminars & Training	48.18	-	1,499.09	-	-	-	-	-	-	-	-	-	-	-	\$ 1,547.27
Provision of office equipment, such as laptop computers, mobile telephones, landline telephones and facsimile machines installed in Councillors homes (including equipment and line rental costs and internet access costs but not including call costs)	160.77	80.58	-	-	318.27	-	-	-	163.96	-	310.71	116.40	62.66	235.00	\$ 1,448.35
Totals	\$ 50,973.95	\$ 2,275.85	\$ 1,499.09	\$ -	\$ 8,210.90	\$ 2,474.81	\$ -	\$ -	\$ 2,359.23	\$ 2,195.27	\$ 2,595.98	\$ 2,311.67	\$ 2,257.93	\$ 2,430.27	\$ 79,494.95

