

PUBLIC COPY

2018

MID-WESTERN REGIONAL COUNCIL
COUNCIL BUSINESS PAPERS

ORDINARY MEETING
WEDNESDAY 20 JUNE 2018



*A prosperous and progressive community,
we proudly call home*



PO BOX 156
MUDGEES NSW 2850

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

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13 June 2018

Dear Councillor

MEETING NOTICE
Ordinary Meeting
20 JUNE 2018
Open Day at 5:30PM

Council Meeting commencing at conclusion of Open day

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

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

Yours faithfully

A handwritten signature in black ink, appearing to be "BRAD CAM", written over a horizontal line.

BRAD CAM
GENERAL MANAGER

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Item 1: Apologies

Item 2: Disclosure of Interest

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

Item 3: Confirmation of Minutes

3.1 Minutes of Ordinary Meeting held on 16 May 2018

Council Decision:

That the Minutes of the Ordinary Meeting held on 16 May 2018 be taken as read and confirmed.

The Minutes of the Ordinary Meeting are separately attached.

Item 4: Matters in Progress

SUBJECT	RESOLUTION NO. & DATE	RESOLUTION	ACTION
Solar Energy Options	Res. 127/17 Ordinary Meeting 17/05/17	That Council: 2. endorse the strategy of installing solar panels on appropriate Council buildings to reduce ongoing electricity costs and deliver this strategy for at least one further Council building during the 2017/18 financial year.	To be reported to Council at a future meeting.
Update on LEC Matter MA0030/2017	Res. 390/17 Ordinary Meeting 13/12/17	That Council staff review the current road standards for subdivisions and that a report be brought back to Council for considerations.	To be reported to Council at a future meeting.
RV Friendly Town	Res.04/18 Ordinary Meeting 21/02/2018	That Council staff: 1. identify potential sites in Gulgong and Rylstone to enable the status of an 'RV Friendly Town'; and 2. provide costings as to what is required to provide the services required for this to happen.	To be reported at future Council meeting.
Lue and Goolma tips	Res. 49/18 Ordinary Meeting 21/03/18	That Council implement a strategy to improve the efficiency and aesthetics of the Lue and Goolma tips by: 1. installing security cameras in safe and secure locations on the tip sites; 2. planning the sites to make more efficient use of tipping locations and waste categories; and 3. installing some 'sight barriers' to improve the impact upon entry into these villages.	To be reported to Council at a future meeting.
RFT 2017/21 Glen Willow Footbridge - Provision of Handrail Trusses and Piers	Res. 66/18 Ordinary Meeting 21/03/18	That Council: 3. investigate a more economical outcome and bring back a report when the cost of works are known.	To be reported to Council at a future meeting.
Rylstone Lawn Cemetery	Res. 108/18 Ordinary Meeting 16 May 2018	4. That Council staff bring back a report on the costs and any grant opportunities, and that Council consider a lawn cemetery at Rylstone as part of a future budget initiative.	To be reported at a future meeting.

Item 5: Mayoral Minute

Nil

Item 6: Notices of Motion or Rescission

6.1 Crematorium

NOTICE OF MOTION LISTED BY CR PERCY THOMPSON
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, A0100035

MOTION

That Council pursue the possibility of having a crematorium in the region.

Background

I have been approached by a number of people about whether there is any chance of getting a crematorium in the region.

Officer's comments

There are 54 crematoria in New South Wales, of which 8 are owned by local government. If Council were interested in running the crematorium itself, there would need to be resources provided to develop the business case to ensure that it was a viable activity.

Beyond this, and given that a crematorium is generally a private business, it is unclear how Council would determine whether there is a chance of getting a crematorium for the region. The local funeral homes may be in the best position to advise on this; on the demand for cremation services; and whether this would be a viable business opportunity for a private business or for Council.

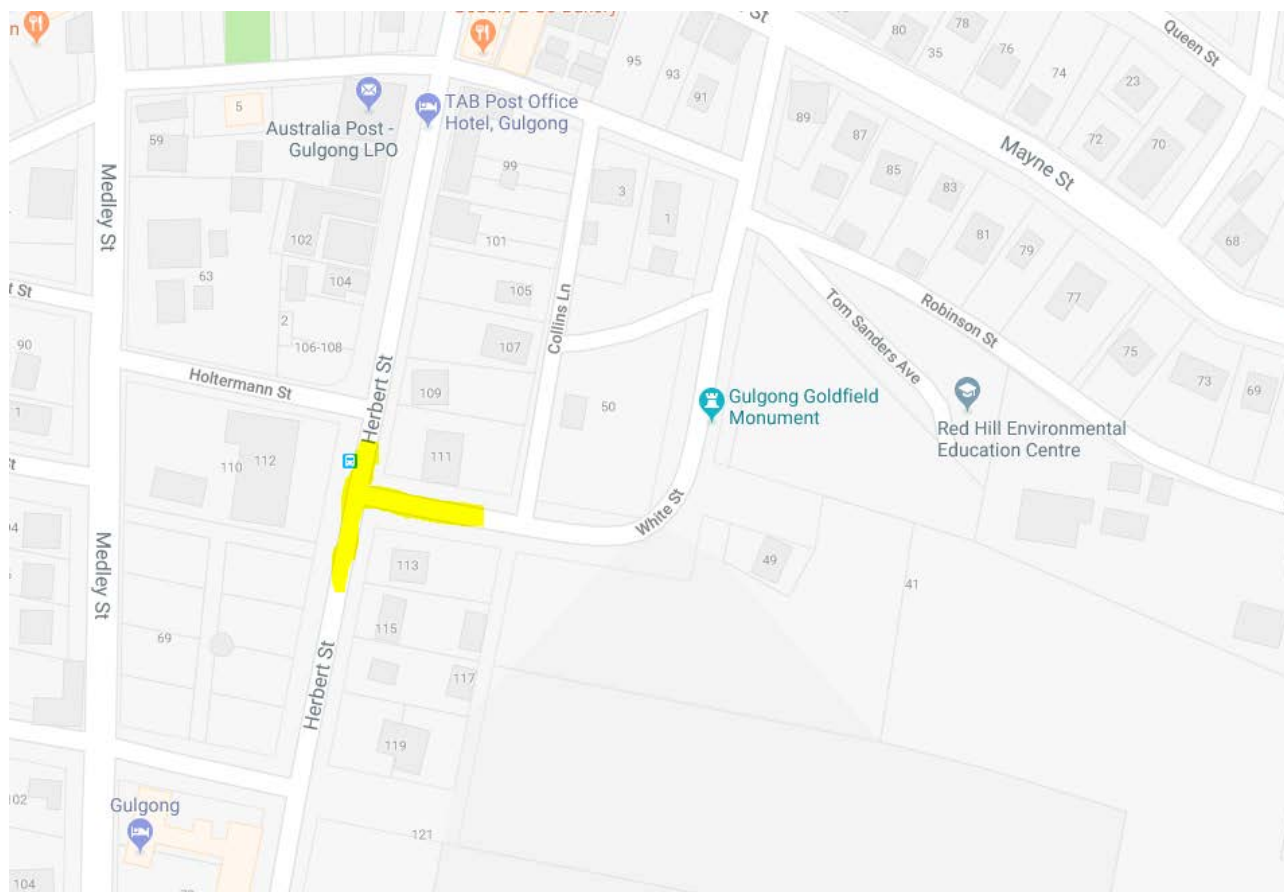
6.2 Bus Access to Red Hill

NOTICE OF MOTION LISTED BY CR PERCY THOMPSON
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, A0100035

MOTION

That Council consider putting a pipe at the White street and Herbert street junction to prevent buses bottoming out on Herbert street on the way to Red Hill.

Background



Officer's comments

Council staff have inspected the intersection and advise that a drainage solution for the intersection is complex and potentially not achievable without extensive drainage and pavement realignment works on Herbert Street. A detailed design is required to determine a solution.

Staff recommend that as an alternative, buses and heavy vehicles be prohibited from using the access from Herbert Street. The access to Red Hill Reserve from Mayne Street provides a much more suitable access for these vehicles.

6.3 Water Modelling

NOTICE OF MOTION LISTED BY CR RUSSELL HOLDEN

TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, A0100035

MOTION

Council engage an independent consultant to provide a peer review of the modelling provided by WaterNSW on Windermere Dam, and provide assumptions on possible Blue Green Algae problems.

Background

At the Customer advisory Group (CAG) meeting in March, WaterNSW and again presented by Water Division of Department of Industry and at a Cudgegong Valley Water meeting 8th May, showed modelling (see attached) based on historical data over 105 years that indicated that if the dam had been operational throughout that period that Windermere Dam would have been below 0% for period of 5 months in 2010, at the high of the Millennium Drought. Many have challenged that and believe that it would have been empty for considerably longer possibly, possibly up to 2 years. Other effects of the dam being operated in this fashion are Blue Green Algae problems & Cold Water pollution in the Cudgegong River.

With the CAG & WaterNSW now pushing heavily for a Bulk Water Transfer (BWT) of 60-80gigaliter from Windermere to Burrendong between November 2018 & January 2019, that would reduce the dam from today's rate of 151gig or 41% to a level of between 90 - 70gig or equivalent to 19% - 24.5%.

Officer's comments

At this point the indications are that the bulk water transfer, if conditions remain the same, is likely to occur in November, rather than the initial indication of January 2019.

Water NSW have also confirmed that the bulk water transfer will drop the level to 70Gigalitres of water, which is 19%.

Council agrees that we should have an independent peer review of the modelling presented by water NSW.

Attachments: 1. 14 March 2018 water allocation statement macquarie-cudgegong.



Water Allocation Statement

14 March 2018

Macquarie and Cudgegong valleys

Water allocation update

Allocations

There is **no allocation increase for general security licence holders in the Macquarie or Cudgegong valleys at this time**. General security allocation remains unchanged at 38 per cent of entitlement for the current 2017/18 water year.

Inflows in excess of 185,000 megalitres (ML) are estimated to be required in March before further allocation can be made. Burrendong Dam has received just 24,300 ML of inflow since July 2017.

If dry conditions persist, general security water users will not receive new allocations, but will need to rely on carryover balances into the 2018/19 water year. Water users are reminded to be precise in their ordering and diversion of water and to maximise their water use efficiency.

The forecast usage in 2018/19, including environmental watering plans, is deliverable based on stored water currently in Burrendong and Windamere Dams. Conditions will be closely monitored and a bulk water transfer from Windamere Dam may be required, commencing in January 2019.

Stock and domestic replenishment flows will be scheduled for delivery in late autumn/winter 2018. The timing of deliveries thereafter in 2019 will depend on rainfall events, dam inflows, and contributions from downstream tributaries, but early notification of details will be provided.

	High Security	General Security	Average Carryover In
Macquarie	100%	38%	73%
Cudgegong	100%	38%	151%

Dam levels (as at 13 March 2018)

- Burrendong Dam is 39 per cent full – falling - holding 489,000 ML
- Windamere Dam is 43 per cent full – steady - holding 159,000 ML

Seasonal rainfall outlook

The Bureau of Meteorology is forecasting likely median rainfall conditions in the Macquarie and Cudgegong valleys during the three months from March to May. Average temperatures are also forecast across both catchments.

The current La Niña event continues its decline, with a return to neutral conditions expected in autumn. In the past, the breakdown of weak La Niña events has seen drier conditions prevail during autumn for eastern NSW.

Further information

The next Macquarie-Cudgegong water allocation statement will be issued in June 2018 or earlier if there is a significant change detected in the water availability outlook.

Information on Available Water Determinations (AWD) and water sharing plans is available on the Department of Industry – Water website - www.water.nsw.gov.au

Media contact: James Muddle – 0407 103 507

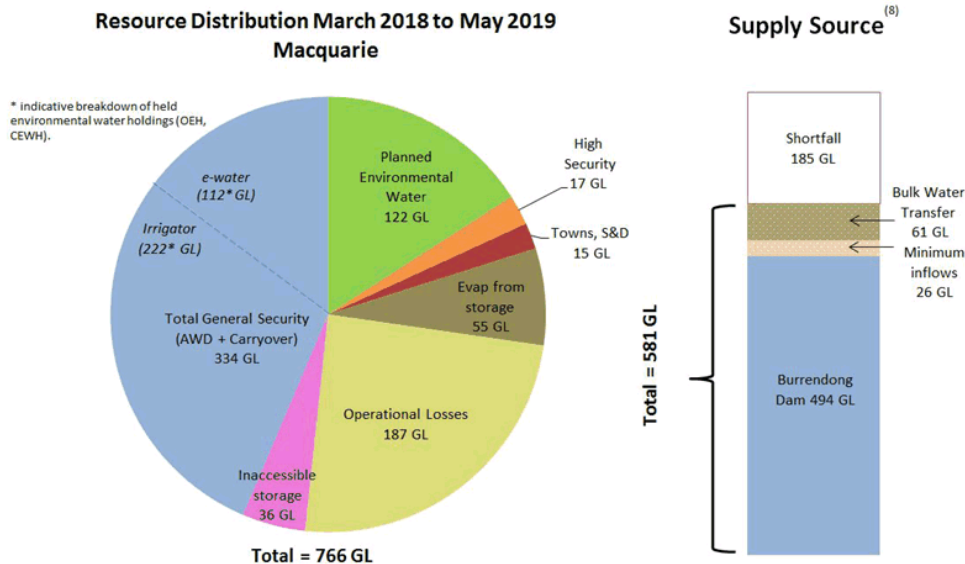
www.water.nsw.gov.au

Water Allocation Statement - INT18/34518

Macquarie-Cudgegong Resource Assessment Data Sheet

Resource Distribution (March 2018 to May 2019)	
	Volume (GL)
Total Available Resource ⁽¹⁾	581
less	
Carryover remaining in accounts ^{(2), (7)}	101
Planned Environmental Water ⁽³⁾	122
Towns, Stock, Domestic ⁽⁴⁾	15 (100%)
Inaccessible storage ⁽⁶⁾	36
High Security ⁽⁴⁾	17 (100%)
General Security 2017/2018 AWD ⁽⁷⁾	233 (38%)
Operational Losses (transmission, operations) ⁽⁵⁾	187
Evaporation from storage	55

See notes below.



Notes:

- (1) Storage volume in Burrendong Dam plus minimum forecast dam inflows plus transfers from Windamere Dam.
- (2) Carryover remaining in accounts: volume remaining in carryover sub-accounts (excludes Cudgegong), discounted for evaporative losses.
- (3) Planned environmental water: water allocated to the Environmental Water Allowance (EWA) under the water sharing plan (WSP) to provide for the Macquarie Marshes and the riverine environment. Excludes 'licence-based' environmental water.
- (4) Towns, Stock, Domestic and High Security: reserves required to meet 100 per cent of entitlement over the assessment horizon. This represents total entitlement below Burrendong Dam.
- (5) Operational Losses: best estimate of the volume required to run the river under dry conditions over the next 15 months to meet all demands. This includes transmission losses, operational loss, and replenishment flows. It is conservatively assumed that forecast inflows correspond to dry conditions. This estimate is regularly refined as the year unfolds.
- (6) Inaccessible storage: Dead storage of 34 GL plus 2 GL to ensure valve operations at very low storage levels.
- (7) Held environmental water (HEW): as a trial, we are reporting held environmental water administered by the environmental water holders, with the associated portions of general security allocation also identified in the above pie chart. This reporting of held environmental water is the total credited to accounts (not usage) and is estimated to be 112GL of GS. These entitlements are held and/or managed either singly or jointly by various environmental holder groups, including the NSW Office of Environment and Heritage (OEH) and the Commonwealth Environmental Water Holder (CEWH).
- (8) Supply source: as a trial, we are providing supply source of total available water. It also indicates any current shortfall in meeting high priority needs through to May 2019.

6.4 Council Representation at Funerals

NOTICE OF MOTION LISTED BY DEPUTY MAYOR PAUL CAVALIER
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, A0100035

MOTION

That Council develops a Policy in relation to Council representation at Funerals.

Background

As part of that policy, Council will make every effort, wherever practicable, and where the funeral occurs within the Mid-Western Regional Council Area, that a representative of Council attends the funerals of former Councillors and Staff Members of the Mid-Western Regional Council, or previous Councils that existed within the region, and any members of the Community who made significant or notable contributions to the various towns and villages within the region.

That Council will ensure, as soon as is reasonably practical, that Councillors are notified in the event that a death of a former Council Staff Member or Councillor, or significant or notable member of the community.

That the Mayor or General Manager be authorised to, at his or her discretion, approve the purchase of flowers and/or greeting cards to express Council's condolences to the families of those concerned.

A section of the policy to include guidelines for acceptable attire and presentation at these events.

Officer's comments

A Policy may not eliminate the problem: Councillors and the General Manager where practicable do attend former staff and Councillor Funerals.

Developing a procedure and a method of scanning funeral notices and then researching and checking if the person is a former councillor or employee will prove difficult.

Item 7: Office of the General Manager

Nil

Item 8: Development

8.1 DA0139/2018 - Community Facility and Housing for People with a Disability - 153 Bruce Road, Mudgee

REPORT BY THE SENIOR TOWN PLANNER
 TO 20 JUNE 2018 ORDINARY MEETING
 GOV400066, DA0139/2018

RECOMMENDATION

That Council:

- A. receive the report by the Senior Town Planner on the DA0139/2018 - Community Facility and Housing for People with a Disability - 153 Bruce Road, Mudgee;
- B. decline the request by the applicant to waive Section 64 developer contributions for Stage 1 in accordance with Section 64 of the *Local Government Act 1993*; and
- C. approve DA0139/2018 - Community Facility and Housing for People with a Disability - 153 Bruce Road, Mudgee be approved subject to the following conditions:

CONDITIONS

Stage 1: Community Facility

PARAMETERS OF CONSENT

1. Development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below except as varied by the conditions herein.

Title/Name	Drawing No/ Document Ref	Revision/Issue	Dated	Prepared by
Site Staging Plan	26053-A01	A	22.11.2017	Barnson
Partial Site Plan	26053-A02	-	Undated	Barnson
Floor Plan	26053-A04	A	22.11.2017	Barnson
Elevations	26053-A05	A	22.11.2017	Barnson
Sections	26053-A06	A	22.11.2017	Barnson
Erosion and Sediment Control Plan	26053-A07	A	22.11.2017	Barnson
Landscape	26053-A08	A	22.11.2017	Barnson

Plan				
Proposed Pavement Plan	26053-CD02	A	23.11.2017	Barnson
Proposed Sewer Plan	26053-CD03	A	23.11.2017	Barnson
Proposed Sewer Notes and Longsection	26053-CD04	A	23.11.2017	Barnson
Proposed Stormwater Plan	26053-CD05	A	23.11.2017	Barnson
Proposed Stormwater Details	26053-CD06	A	23.11.2017	Barnson
Proposed Water Reticulation Plan	26053-CD07	A	23.11.2017	Barnson
Figure 3.10: Acacia ausfeldii records in the study area and trees to be retained	-	-	-	Ecoplanning

2. This approval does not provide any indemnity to the owner or applicant under the *Disability Discrimination Act 1992* with respect to the provision of access and facilities for people with disabilities.
3. This development consent does not include approval for any signage for the approved development. A separate Development Consent or Complying Development Certificate may be required for signage, if the signage is not exempt development.
4. This approval includes approval for:
 - a) The erection of a building to be used as a Community Facility.
 - b) The construction of 16 car parking spaces, 1 ambulance parking space and a mini-bus parking space.
 - c) The construction of a 6m ingress/egress driveway.
 - d) Half road construction within Bruce Road.
 - e) Ancillary respite (ie. temporary) care accommodation.
 - f) Connection of water, sewer and stormwater services to the development.

GENERAL

5. All building work is to comply with the requirements of the Access to Premises Standard.
 6. The development shall comply with the relevant General Terms of Approval issued by the NSW Rural Fire Service for this development.
-

7. **Notwithstanding the approved plans, the structure is to be located clear of any easements and/or 1.5 metres from any water and sewer mains in accordance with Council Policy.**
8. **All building work must be carried out in accordance with the provisions of the National Construction Code, the *Environmental Planning & Assessment Act 1979* and Regulations and all relevant Australian Standards.**
9. **A maximum of two (2) respite care rooms is to be provided in the approved Community Facility. The respite care rooms are to be used for temporary short-term accommodation only. For the purpose of this condition, temporary short-term accommodation means a maximum length of stay of 6 weeks.**
10. **Metal roof/wall cladding shall be provided in a non-reflective colour scheme such as “Colorbond” steel sheeting. Zincolume, or similarly glary finishes, are not to be employed in roof or wall finishes.**
11. **All earthworks, filling, building, driveways or other works are to be designed and constructed (including stormwater drainage if necessary) to ensure that at no time any ponding of stormwater occurs on the subject site or adjoining land as a result of this development. Design must also ensure that no diversion of runoff onto other adjacent properties occurs.**
12. **Costs associated with all development works including any necessary alterations, or relocations of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.**
13. **Any damage which is caused to Council’s infrastructure as a result of the proposed development must be repaired immediately to Council’s satisfaction and at no cost to Council.**
14. **The development that is the subject of this consent, is to be used to provide overnight accommodation for only the following:**
 - a) **seniors or people who have a disability;**
 - b) **people who live within the same household with seniors or people who have a disability; and**
 - c) **staff employed to assist in the administration of and provision of services to seniors or people with a disability.**

Note - the terms *seniors* and *people with a disability* are defined in *State Environmental Planning Policy (Housing of Seniors or People with a Disability) 2004*.

Threatened Species Protection

15. **All *Acacia ausfeldii* (Ausfeld’s Wattle) plants located within 10m of the top of the banks of the watercourses traversing the site are to be retained and conserved.**
 16. **All *Acacia ausfeldii* (Ausfeld’s Wattle) plants located within the areas mapped as *Acacia ausfeldii* conservation clumps as shown in *Figure 3.10: Acacia ausfeldii records in the study area and large trees to be retained*, are to be retained and conserved.**
-

17. All large trees as shown in *Figure 3.10: Acacia ausfeldii records in the study area and large trees to be retained*, are to be retained and conserved.
18. A Construction Environmental Management Plan (CEMP) is to be submitted to and approved by Council, prior to the issue of a Construction Certificate. The CEMP is to include the following measures and/or comply with the following requirements:
- a) The CEMP is to be prepared by a suitably qualified person.
 - b) The CEMP is to include an Erosion and Sediment Control Plan for the development prepared in accordance with the LANDCOM guidelines and requirements as outlined in the latest edition of "Soils and Construction – Managing Urban Stormwater".
 - c) The CEMP is to include the means of fencing or similarly marking/delineating:
 - (i) The edge between the construction areas and the bush fire Asset Protection Zone.
 - (ii) The drip line of large trees to be retained in the Asset Protection Zone.
 - (iii) The edge of the riparian buffer zone.
 - (iv) The edge of conservation clumps.
 - (v) Fencing is to be marked by peg and tape, or similar.
- Note - the large trees, riparian buffer zone and conservation clumps are identified in the approved *Figure 3.10: Acacia ausfeldii records in the study area and trees to be retained*.
- d) Construction works are not to occur outside of the construction zone or within areas fenced in accordance with the previous sub-condition.
 - e) Stockpile areas shall be located outside riparian vegetation and at least 10m from native vegetation.
 - f) Wash down machinery and vehicles before entering the site and before leaving the site, to limit weed spread.
 - g) Areas proposed for disturbance where noxious weeds are present shall be managed according to the weed class.
19. A Vegetation Management Plan (VMP) is to be submitted to and approved by Council, prior to the issue of a Construction Certificate. The VMP is to include the following measures and/or comply with the following requirements:
- a) The VMP is to be prepared by a suitably qualified person.
 - b) Relocation of individuals of *Acacia ausfeldii*.
 - (i) Some individuals of *Acacia ausfeldii* removed from the building footprint and bush fire Asset Protection Zone are to be relocated and incorporated into the on-site landscaping for the site. The number of relocated plants is to be nominated in the VMP.
 - (ii) Details about where the relocated plants will be placed.
 - (iii) Relocation should be undertaken by a suitably qualified bush regenerator with previous experience in relocating *Acacia ausfeldii*.
-

- (iv) Details of management and monitoring of these stems are to be included.
 - (v) Some individuals of *Acacia ausfeldii* may be propagated from seed collected on the site.
- c) Collection of *Acacia ausfeldii* (AA) seed.
- (i) The collection of *Acacia ausfeldii* (AA) seed is to be undertaken by a suitably qualified bush regenerator.
 - (ii) The collection of AA seed is to be undertaken prior to clearing to allow for germination of additional AA tube stock in the event of attrition of any relocated individuals or to propagate individuals for use in landscaping on the site.
 - (iii) The bush regeneration company contracted for the seed collection must have the facilities to store the seed and the experience to germinate and grow additional tube stock, as required.
 - (iv) Some of the seed is to be provided to the Botanic Gardens.
 - (v) Appropriate OEH approvals must be obtained prior to collection.
- d) Management of riparian vegetation and conservation clumps.
- (i) Measures to preserve and enhance the vegetation within the riparian areas and conservation clumps are to be provided.
 - (ii) Consideration of the need for burning of the conservation areas and measures to control each burn over the long term. Measures to control each burn are required to stimulate germination of dormant AA seed while minimising damage/attrition rate of existing AA stems. The burning regime is to be determined in consultation with the Office of Environment and Heritage (OEH). It is recommended that any plans for burning areas supporting threatened species be discussed with and approved by OEH prior to each burn being undertaken, as there remains uncertainty regarding the impacts of burning regimes on some species and vegetation communities.
- e) Boundaries of riparian areas and conservation clumps.
- (i) The boundaries of the construction area, riparian zone and conservation clumps are to be clearly marked by fencing or similar.
 - (ii) The dripline of large trees to be retained are to be marked by peg and tape (or similar).
- f) No stockpiles of construction materials are to be placed within 10m of riparian buffers, conservation clumps or large trees to be retained.
- g) Sediment erosion control measures are to be employed to ensure the riparian zones, conservation clumps and large trees are not impacted.
- h) Provide a draft linen plan and draft terms of restriction to protect and manage *Acacia Ausfeldii* (Ausfeld's Wattle) conservation clumps, identified large trees to be retained, riparian vegetation and any transplanted *Acacia Ausfeldii* (Ausfeld's Wattle). The restriction is to be registered on title prior to issue of an Occupation Certificate.

Building

The following conditions must be complied with prior to Council or an accredited Certifier issuing a Construction Certificate for the proposed building.

- 20. Prior to release of the Construction Certificate, approval pursuant to Section 68 of the *Local Government Act 1993* to carry out water supply, stormwater and sewerage works is to be obtained from Council.
- 21. Consent from Council must be obtained for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993*, prior to the issue of a Construction Certificate.

Note: A separate fee is payable for the Section 138 application.

- 22. All building work is to comply with the requirements of the Access to Premises Standard. Details demonstrating full compliance with the Access to Premises Standard, including continuous path of travel from the entrance to the property, are to be submitted and approved as part of any Construction Certificate.

Contributions and Levies

- 23. Long service levy must be paid to the Long Service Payment Corporation, prior to the issue of any Construction Certificate. The amount payable is currently based on 0.35% of the cost of work. This is a State Government Levy and is subject to change.
- 24. Prior to the issue of a Construction Certificate, the developer shall obtain a Certificate of Compliance under the *Water Management Act 2000*. This will require:

- a) Payment of a contribution for water and sewerage headworks at the following rate, subject to adjustment:

Section 64 Contributions			
Stage 1 – Community Facility			
	<i>ET/Unit</i>	<i>Rate (2017-2018)</i>	<i>Contribution Payable</i>
Water Headworks	3.01	\$8,780.00	\$26,427.80
Sewer Headworks	2.935	\$4,008.00	\$11,763.48
Total Headworks			\$38,191.28

- b) The adjustment of existing services or installation of new services and metres, as required, in compliance with *Australian Standard 3500: National Plumbing and Drainage Code*. All costs associated with this work shall be borne by the developer.

Note: Section 64 Developer Contributions are subject to Consumer Price Index increase at 1 July each year. Please contact Council’s Planning and Development Department regarding any adjustments.

Threatened Species Protection

25. A Construction Environmental Management Plan (CEMP) is to be submitted to and approved by Council, in accordance with Condition 18, prior to the issue of a Construction Certificate.
26. A Vegetation Management Plan (VMP) is to be submitted to and approved by Council, in accordance with Condition 19, prior to the issue of a Construction Certificate.

Landscaping

27. Prior to the issue of any Construction Certificate that includes above ground works, a landscape plan shall be submitted to and approved by Council. This landscape plan shall be prepared by an appropriately qualified and experienced professional. The landscaping plan is to show and/or achieve the following:
 - a) A planting schedule (including a range of plant sizes).
 - b) A maintenance schedule.
 - c) Re-planting regime for any plants that are damaged, dead, or removed for any reason.
 - d) Reduce the visual impact of the car park on the streetscape.
 - e) Provision of landscaping adjacent to and between car parking areas to assist in visually breaking up the expanse of the car park.
 - f) Provide landscaping and fencing (if to be provided) within the front boundary landscaped setback that achieves the following:
 - (i) Allows for passive surveillance between the road reserve and the internal car park and entrance to the Community Facility building. This may be achieved by using shrubs that have a maximum height of 0.8m at maturity and trees that have a minimum canopy height of 1.7m at maturity.
 - (ii) Assists the development to blend in with the established streetscape and neighbourhood.
 - g) Utilise endemic species, where practicable, which are appropriate for the site.
 - h) Gardens to be planted with native species characteristic of the vegetation currently on site and using local native provenance as well as the relocated *Acacia ausfeldii*.
 - i) Landscaping to be consistent with the Vegetation Management Plan approved in accordance with the conditions of this development consent.

Earthworks and Retaining Walls

28. All finished surface levels shall be shown on the plans submitted for a Construction Certificate. The finished surface levels shown on the plan are to demonstrate compliance with the following:
 - a) Any retaining walls are to be located a minimum of 0.3m from the property boundary;
 - b) The depth of any fill must not exceed 0.6m; and
 - c) The finished floor level is to be no higher than 1.0m above natural ground level.
 29. Details of all retaining walls shall be shown on the plans submitted for a Construction Certificate.
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Sewer

30. Details of the sewer long-section, showing an adequate depth of cover over the sewer line, are to be submitted to and approved by Council, prior to the issue of a Construction Certificate. These details shall include finished surface levels and bedding details along the entire length of the sewer long-section.

Civil Works, Roads and Stormwater

31. Detailed engineering designs for any civil works, including stormwater drainage, are to be submitted to and approved by Council prior to the issue of a Construction Certificate. The engineering design is to comply with Council's Development Control Plan and the Standards referenced within Appendix B1, B2 and D.

A Construction Certificate is required for, but not limited to, the following civil works:

- a) Sewer main extensions to provide connection to the proposed development.
- b) Stormwater drainage, including detention basins.
- c) Construction of pavement widening, kerb and channel and drainage within the Bruce Road reserve, for the length of property frontage directly in front of the proposed development (ie. all 3 stages).
- d) Drainage work associated with extending the existing road crossing.
- e) Kerb and gutter.
- f) Internal earthworks.
- g) Pavements and car parking areas.

All design must be supported by full and detailed calculations, technical reports, Auspsec and/or other acceptable specifications.

32. A Drainage Report and associated stormwater drainage plan prepared in accordance with the Institution of Engineers publication *Australian Rainfall and Runoff* is to be submitted to and approved by Council, prior to the issue of a Construction Certificate. The Drainage Report and stormwater drainage plan are to comply with the following requirements:
- a) Stormwater drainage design must limit the rate of runoff to Council's drainage system in Bruce Road to existing un-developed levels.
 - b) All other stormwater runoff from roof surfaces is to be directed to a rainwater tank/s with overflow and other surface runoff being dispersed on-site and directed toward a creek line/natural drainage feature toward the rear of the property.
 - c) The stormwater drainage system must include appropriate methods to ensure that runoff carries no pollutants.
 - d) Outfall and soaking areas must include measures to prevent erosion and scouring.
 - e) All stormwater detention details including analysis are to be included in the report.
33. The submission to Council of engineering design plan for any road works shall include pavement and wearing surface investigation and design.

Erosion and Sediment Control

34. An Erosion and Sediment Control Plan for the development is to be prepared and implemented in accordance with the LANDCOM guidelines and requirements as
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outlined in the latest edition of “Soils and Construction – Managing Urban Stormwater”. Points to be considered include, but are not limited to:

- a) Single strip of turf to be laid behind kerb and gutter.
- b) Saving available topsoil for re-use in the revegetation phase of the development.
- c) Using erosion control measures to prevent on-site damage.
- d) Rehabilitating disturbed areas quickly.
- e) Maintenance of erosion and sediment control structures.
- f) The Erosion and Sediment Control Plan is to minimise the impacts of the construction phase of the development on large trees to be conserved, riparian buffer areas and conservation clumps.
- g) The Erosion and Sediment Control Plan will form part of the Construction Environmental Management Plan (CEMP) required by conditions of this consent.

Access and Parking

35. The aisle widths, internal circulation, ramp widths and grades of the car park are to conform to the Roads and Maritime Services (RMS) guidelines and Australian Standard AS 2890.1 – 1993. Details of compliance are to be shown on the relevant plans and specifications.
36. Each access provided must comply with Council’s Access to Properties Policy, AUSTRROADS Part 4/4A and any associated RMS supplements.
37. The access is to have a minimum width of 6m to allow ingress and egress vehicle movements to occur simultaneously.

Trade Waste

38. A Liquid Trade Waste Application is to be submitted to and approved by Council, for the proposed development, prior to the issue of a Section 68 approval for water supply, stormwater and sewerage works.

Public Liability Insurance

39. A copy of the Contractor’s public liability insurance cover for a minimum of \$20,000,000 (twenty million dollars), is to be provided to Council, prior to issue of the Construction Certificate. The insurance cover shall include the following:
 - a) Mid-Western Regional Council is to be indemnified against any works carried out by the contractor.
 - b) Public Liability Insurance is to include Mid-Western Regional Council as an interested party.
 - c) The copy of the Contractor’s public liability insurance cover is to include the Certificate of Currency.

PRIOR TO THE COMMENCEMENT OF WORKS

40. No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:
 - a) the appointment of a Principal Certifier; and
 - b) the date on which work will commence.
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Such notice shall include details of the Principal Certifier and must be submitted to Council at least two (2) days before work commences.

41. The site shall be provided with a waste enclosure (minimum 1800mm X 1800mm X 1200mm) that has a lid or secure covering for the duration of the construction works to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site. Council encourages the separation and recycling of suitable materials.
NOTE: ALL WASTE GENERATED FROM THE CONSTRUCTION PROCESS IS TO BE CONTAINED ON-SITE.

Environmental

42. Prior to commencement of works, the approved means of fencing/delineating large trees to be conserved, the riparian buffer zone and conservation clumps are to be installed in accordance with the approved Construction Environmental Management Plan (CEMP).

Civil

43. Prior to the commencement of works, erosion and sediment controls are to be installed in accordance with the approved Erosion and Sediment Control Plan for the development.
44. A Traffic Control Plan (TCP) completed by a "Certified Person" for implementation during works is to be submitted to Council prior to any work commencing.

Building

45. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is carried out:
- stating that unauthorised entry to the work site is prohibited;
 - showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours;
 - the name, address and telephone number of the Principal Certifier for the work; and
 - the sign shall be removed when the erection or demolition of the building has been completed.
46. Prior to the commencement of works on site, the applicant shall advise Council's Operations Directorate, in writing, of any existing damage to Council property.
47. If the work involved in the erection/demolition of the building:
- Is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - Involves the enclosure of a public place.

A hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in

connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

DURING CONSTRUCTION

Environmental

48. All works are to be undertaken in accordance with the approved Construction Environmental Management Plan (CEMP).
49. All works/actions relevant to the construction phase of the development are to be undertaken in accordance with the approved Vegetation Management Plan (VMP).

Building and General Works

50. All building, earth and pavement works must be carried out in accordance with the provisions of the National Construction Code, the *Environmental Planning & Assessment Act 1979* and Regulations and all relevant Australian Standards.
 51. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the Plumbing Code of Australia.
 52. The applicant shall, at their own expense, engage a registered surveyor to relocate any survey mark that may be disturbed by the development or any associated work. Any information regarding relocation should be supplied to the Land Titles Office and Council.
 53. All mandatory inspections required by the Environmental Planning & Assessment Act and any other inspections deemed necessary by the Principal Certifier being carried out during the relevant stage of construction.
 54. Construction work noise that is audible at other premises is to be restricted to the following times:
 - Monday to Saturday - 7.00am to 5.00pmNo construction work noise is permitted on Sundays or Public Holidays.
 55. Structural members subject to attack by subterranean termites shall be protected by one of the methods outlined in AS 3660.1 and a durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating:
 - a) the method of protection; and
 - b) the date of installation of the system; and
 - c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
 - d) the need to maintain and inspect the system on a regular basis.
 56. The strength of the concrete used for the reinforced concrete floor slab must be a minimum 25Mpa.
 57. The list of measures contained in the schedule attached to the Construction Certificate are required to be installed in the building or on the land to ensure the safety of persons in the event of fire in accordance with Clause 168 of the *Environmental Planning and Assessment Regulation 2000*.
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58. The development site is to be managed for the entirety of work in the following manner:
- a) Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation;
 - b) Appropriate dust control measures;
 - c) Construction equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained; and
 - d) Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
59. Within three (3) months after the completion of construction all exposed surfaces caused by earthworks must be stabilised using established engineering methods and landscaping/planting to prevent erosion and scouring.
60. All public footways, foot paving, kerbs, gutters and road pavement damaged during the works are to be restored to match existing conditions at the developer's/demolisher's expense.
61. No trees on public property (footpaths, roads, reserves etc) shall be removed or damaged during construction of the approved development, including the erection of any fences or hoardings.

Earthworks

62. In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment and Heritage (OEH) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the OEH.
63. Where it is proposed to import fill, the material shall be certified as free of hazardous materials and contamination and be classified as VENM or ENM under the guidelines of the NSW Environmental Protection Authority by a qualified Geotechnical Engineer. Fill placed in residential or commercial lots shall be compacted in accordance with *AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments*.

Access and Parking

64. Vehicular entrances comprising kerb laybacks (where roll kerb and gutter does not exist) and concrete footway crossings are to be provided in accordance with the approved plans. These should be constructed in accordance with Aus-Spec #1, Council's "Access to Properties" Policy and any approval issued in accordance with Section 138 of the *Roads Act 1993*.

Concrete must not be poured until the excavation, formwork and reinforcing has been inspected by Council. The contractor/owner must arrange an inspection by contacting Council's Operations Directorate between 8.00am and 4.30pm Monday to Friday, giving at least twenty four (24) hours notice.

Failure to have the work inspected may result in the access being removed and reconstructed at the contractors/owners expense.

65. A total of 16 car parking spaces, one (1) ambulance parking space and a mini-bus
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parking space are to be provided within the site of the development and comply with AS 2890.1:2004 and AS2890.6:2009 and the following requirements:

- a) All vehicles must be provided adequate means to exit the lot in a forward direction.
- b) Each car parking space is to have minimum dimensions of 5.4m x 2.6m;
- c) Each disabled car parking space is to be in accordance with the provisions of AS 2890.6:2009;
- d) All car parking spaces, accesses and vehicle manoeuvring areas are to be line-marked and sealed with a hard standing, all weather material and must be maintained in a satisfactory condition at all times;
- e) The aisle widths, internal circulation, ramp widths and grades of the car park are to conform to the Roads and Traffic Authority *Guide to Traffic Generating Developments 1992* and Australian Standard AS2890.1 – 2004.

Civil Works – water, stormwater, sewer and road works

66. The civil works are to be inspected by Council (or an *Accredited Certifier* on behalf of Council) to monitor compliance with the consent and the relevant standards of construction, encompassing the following stages of construction:
 - a) Installation of sediment and erosion control measures
 - b) Water and sewer line installation prior to backfilling
 - c) Acceptance testing of water supply and sewerage infrastructure in accordance with Water Services Association of Australia and Water and Sewerage Codes
 - d) Establishment of line and level for kerb and gutter placement
 - e) Road Pavement construction
 - f) Road Pavement surfacing
 - g) Practical Completion
 67. The developer is to grant Council unrestricted access to the site at all times to enable inspections or testing of the civil works.
 68. Any soil/water retention structures are to be constructed prior to the bulk stripping of topsoil, to ensure sediment from the whole site is captured.
 69. Council does not permit other bodies to insert new junctions into “live” Sewer and water mains. Please contact Council’s Operations Water and Waste Department by calling 02 6378 2850 or by emailing council@midwestern.nsw.gov.au to obtain a quote for the connection of the new sewer extension and water service (Private Works Order).
 70. The developer is to extend and meet the full cost of water reticulations to service the development plus the cost of connecting to existing services. All water supply work is required to be carried out in accordance with the requirements of Mid-Western Regional Council (as the Water Supply Authority under the *Local Government Act 1993*) and in accordance with the National Specification – Water Supply Code of Australia.
 71. The developer is to extend and meet the full cost of sewer reticulations to service the development plus the cost of connecting to existing services. All sewerage work is required to be carried out in accordance with the requirements of Mid-Western Regional Council (as the Water Supply Authority under the *Local Government Act 1993*) and in accordance with the National Specification – Sewerage Code of Australia.
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72. The developer is to upgrade part of Bruce Road, from the existing kerbing in front of the Baptist Church to the eastern boundary of the subject site, such that it has the following characteristics:

Item	Requirement
Half road pavement width	5.5m (1 x 3.5m travel lane with 1 x 2m sealed shoulder)
Nature Strip	1 x 4.5m
Concrete footpaths	Nil
Seal	Two-coat flush seal – 14/7mm (Double/Double) as required)
Kerb & gutter	Roll back concrete kerb & gutter
Subsoil drainage	Behind kerb, if required.
Underground Drainage	Where gutter flows exceeding 2.5m during minor events or adjacent to intersections.

73. All stormwater, water and sewer main infrastructure and road crossings must be installed prior to the addition of the base course and installation of kerb and gutter.
74. All utility crossings are to be perpendicular to the road centreline and pre-formed prior to the addition of the base course.
75. All required earthworks for roads associated with the development must have compaction testing in compliance with EMS Q4 and AUS-SPEC CQS-A.

PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE

The following conditions are to be completed prior to occupation of the building and are provided to ensure that the development is consistent with the provisions of the Building Code of Australia and the relevant development consent.

76. Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the erection of the building.
77. Prior to the issue of an Occupation Certificate, the following works in relation to access, car parking and associated manoeuvring areas are to be completed:
- Internal car parking spaces and associated manoeuvring areas are to be provided with an all-weather sealed surface.
 - The car parking area must be set out and clearly delineated in accordance with the requirements of AS 2890.1:2004 Parking Facilities Part 1: Off-street Car Parking.
 - Physical measures, such as wheel stops, shall be provided to ensure parked vehicles do not overhang and obstruct internal footpaths.
78. Prior to occupation or the issue of the Occupation Certificate the owner of the building must cause the Principal Certifier to be given a fire safety certificate (or interim fire safety certificate in the case of a building or part of a building occupied before completion) in accordance with Clause 153 of the *Environmental Planning and Assessment Regulation 2000* for each measure listed in the schedule. The certificate must only be in the form specified by Clause 174 of the Regulation. A copy of the certificate is to be given to the Commissioner of Fire and Rescue NSW

and a copy is to be prominently displayed in the building.

79. Prior to the issue of the Occupation Certificate, a copy of a document certified by an accredited bushfire consultant, is to be submitted to Council. The document shall certify that all completed works fully comply with the conditions of the Bush Fire Safety Authority, issued pursuant to s100B of the *Rural Fires Act 1997* by NSW Rural Fire Service, for the approved development.
80. Prior to the issue of an Occupation Certificate, for any buildings on site, the building is to be connected to reticulated water supply, stormwater and sewerage in accordance with the relevant section 68 approval/s.
81. All plants shown on the approved landscape plan/s are to be planted and all hard landscaping (eg. rocks, retaining walls, solid garden bed edging) is to be installed prior to occupation of the development and/or commencement of the use.
82. Following completion of the civil works (including water and sewer connections to the property) and prior to the issue of an Occupation Certificate, work-as-executed plans (WAE) are to be provided to Council in the following formats:
- a) PDF
 - b) Dwg format or "Autocad compatible"
 - c) MapInfo Files

To accompany the WAE Drawings, Council also requires the completion of Asset Data Excel Spreadsheets (to be provided by Council) prior to the issue of an Occupation Certificate. All work-as-executed plans shall bear the Consulting Engineer's or Consulting Surveyor's certification stating that all information shown on the plans is accurate

83. Following completion of the civil works and prior to the release of the Occupation Certificate, a defects liability bond of 5% of the construction costs for all civil engineering work (not carried out by Council) or \$2,000, whichever is the greater, shall be lodged with Council to ensure that any defects in such works are remedied by the developer.

The bond may be provided by way of a monetary deposit with the Council or a bank guarantee to the satisfaction of the Council. The bank guarantee must not specify any time limitations on the operation of the guarantee.

84. The developer is to ensure that any defects in the works that become apparent before and within the succeeding twelve (12) months after the issue of the Occupation Certificate, are remedied to Council's satisfaction. If these defects are not satisfactorily remedied, Council may use bond money to carry out rectification works.

Any unspent bond money will be returned to the developer at the end of the twelve (12) month period, less the cost of any rectification works carried out by Council.

85. Prior the issue of any Occupation Certificate, a restriction as to user is to be registered on the title of the property on which development is to be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, limiting the use of any accommodation to which the development consent relates to only the following:
- a) seniors or people who have a disability; and

- b) people who live within the same household with seniors or people who have a disability; and
- c) staff employed to assist in the administration of and provision of services to seniors or people who have a disability.

Note - the terms *seniors* and *people with a disability* are defined in *State Environmental Planning Policy (Housing of Seniors or People with a Disability) 2004*.

86. Prior to the issue of an Occupation Certificate, a restriction as to user is to be registered on the title of the property, in accordance with section 88B (or similar) of the *Conveyancing Act 1919*, in accordance with the following:
- a) A restriction as to user is to be applied requiring preservation and maintenance of the riparian vegetation within 10m of either side of watercourses traversing the site.
 - b) With the exception of the riparian corridor, the whole of the site shall be maintained as an Inner Protection Area of a bush fire Asset Protection Zone, in perpetuity.
 - c) All vegetation is to be protected/managed on site, in accordance with the approved Vegetation Management Plan. The terms of restriction shall be constructed in such a way to ensure the ongoing protection of *Acacia Ausfeldii* (Ausfeld's Wattle) clumps, identified large trees, riparian vegetation and any transplanted *Acacia Ausfeldii*.
 - d) The restriction is to apply to the property and cover all three (3) phases of the development.

GENERAL / OPERATIONAL CONDITIONS

87. For every 12 month period after the issue of the Final Fire Safety Certificate the owner/agent of the building must provide the Council and the Commissioner of Fire and Rescue NSW with a copy of an Annual Fire Safety Statement certifying that each specified fire safety measure is capable of performing to its specification.
88. Where any essential services are installed in the building, a copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of Fire and Rescue NSW and Council. A further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
89. The kitchen is not to be used for commercial purposes without the prior approval of Council.
90. A private transport service, such as a mini-bus, is to be made available to the residents who will occupy the proposed development, in accordance with the following requirements:
- a) The pick up point for the transport service is to be from within the internal driveway, or directly in front of the site on the street;
 - b) The transport service is to provide transport for residents to:
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- (i) Shops, bank service providers and other retail and commercial services that residents may reasonably require; and
 - (ii) Community services and recreation facilities; and
 - (iii) The practice of a general medical practitioner.
 - c) The transport service is to take those residents to a place that is located at a distance of no more than 400 metres from the facilities and services referred to in (b) above; and
 - d) The transport service is to be made available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive).
91. All vehicles are required to enter and leave the site in a forward direction at all times. Signage to this effect is to be appropriately located within the site. Signage identifying the driveway and car park as low speed environments is also to be appropriately located within the site.
92. The pavement surface and wheel stops for the on-site car parking and associated manoeuvring areas are to be maintained in a workable condition at all times. Any damage to the pavement surface is to be repaired as soon as practicable.
93. All line-marking for the on-site car parking spaces and footpath areas are to be maintained in a visible condition, at all times.
94. All loading and unloading in connection with the premises shall be carried out wholly within the site. This condition does not apply to garbage collection.
95. All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property or roadways, in accordance with Australian Standard 4282 "Control of the Obtrusive Effects of Outdoor Lighting".
96. Garbage areas are to be adequately screened from public view with an opaque fence and/or adequate landscaping.
97. The development is to be maintained in a clean and tidy manner, at all times.
98. Landscaping is to be maintained in accordance with the approved landscape plan and approved Vegetation Management Plan.

Stage 2: Group Home and Car Parking

PARAMETERS OF CONSENT

Approved Plans

99. Development is to be carried out generally in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below except as varied by the conditions herein.

Title/Name	Drawing No/ Document Ref	Revision/Issue	Dated	Prepared by
Site Staging	26053-A01	A	22.11.2017	Barnson

Plan				
Erosion and Sediment Control Plan	26053-A07	A	22.11.2017	Barnson

Concept Approval Only

100. This development consent provides approval for the concept of Stage 2 – Group Home and Additional Parking, to be erected on the site only, in accordance with Section 4.22 of the *Environmental Planning and Assessment Act 1979*. This consent does not authorise the carrying out of the development for Stage 2 – Group Home and Additional Parking on the site, unless development consent is subsequently granted to a further development application in respect to Stage 2 – Group Home and Additional Parking.
101. The detailed development application for Stage 2 – Group Home and Additional Parking must be generally consistent with this concept approval for Stage 2 – Group Home and Additional Parking.
102. This concept approval includes approval for:
- a) The erection of a single building to be used as a Group Home/Hostel for seniors or people with a disability.
 - b) The construction of 15 car parkings spaces.
 - c) The construction of a second 6m ingress/egress driveway.
 - d) Connection of water, sewer and stormwater services to the development.

GENERAL

103. A further development application for Stage 2 – Group Home and Additional Parking is to be submitted to and approved by Council, prior to the issue of any further approvals in relation to Stage 2 – Group Home and Additional Parking. Consent must not be granted to any further development application for Stage 2 – Group Home and Additional Parking on the subject site, unless:
- a) The Group Home is located:
 - (i) At least 5m from the side boundaries of the property; and
 - (ii) At least 15.54m from the front boundary of the property; and
 - (iii) Generally in accordance with the location indicated on the approved site plan.
 - b) The Group Home is a maximum of 8.5m in height.
 - c) The Group Home is designed to accommodate a maximum of five (5) clients and one (1) staff member.
 - d) A BASIX certificate, based on the detailed floor plans, elevations and site plan provided in compliance with this condition is submitted with the development application.
 - e) Detailed, scaled and dimensioned floor plans, elevations and a site plan accompany the subsequent development application for the Group Home.
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- f) **The Stage 2 – Group Home and Additional Parking development complies with the relevant requirements of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or current equivalent.**
 - g) **The design of Stage 2 – Group Home and Additional Parking is consistent with the principles of Crime Prevention Through Environmental Design.**
 - h) **The group home and associated driveway and car parking works do not involve the removal of trees or shrubs, identified as being conserved or retained in *Figure 3.10: Acacia ausfeldii records in the study area and trees to be retained.***
 - i) **The plans show the provision of at least 15 additional on-site parking spaces within Stage 2, to bring the total number of parking spaces on the site to 31. Disabled parking spaces are to be provided in accordance with Australian Standard AS2890.6.**
 - j) **Details of existing and proposed site levels, showing the extent of any earthworks for cut and fill accompany the subsequent development application for Stage 2 – Group Home and Additional Parking. Details of proposed methods for stabilisation of all disturbed surfaces are to be provided.**
 - k) **Details of methods of control, storage and disposal of stormwater runoff from all developed surfaces (roof and pavements) accompany the subsequent development application for Stage 2 – Group Home and Additional Parking.**
 - l) **Details are provided to demonstrate that metal roof/wall cladding shall be provided in a non-reflective colour scheme such as “Colorbond” steel sheeting. Zinalume, or similarly glary finishes, are not to be employed in Stage 2 – Group Home and Additional Parking.**
 - m) **A Bushfire Assessment Report accompanies the application and General Terms of Approval have been issued for NSW Rural Fire Service for Stage 2.**
 - n) **Landscaping is provided to the site in accordance with the following requirements:**
 - (i) **All open spaces on the site are to be landscaped.**
 - (ii) **Landscaping enhances the development for acoustic and visual privacy, as well as shade.**
 - (iii) **Landscaping blends the development into the established streetscape and neighbourhood.**
 - (iv) **Landscaping is water efficient.**
 - (v) **Landscaping minimises over-shadowing within the development and neighbouring properties.**
 - (vi) **Landscaping utilises, where practicable, endemic species which are appropriate for the site.**
 - (vii) **Landscaping allows for continued casual surveillance of the internal driveway, car parking areas and street, where practicable, from within the living areas of the units.**
 - (viii) **Landscaping does not provide opportunities for concealment of people.**
 - (ix) **Landscaping is consistent with the approved Vegetation Management Plan approved for Stage 1 of the proposed development.**
 - o) **Measures, such as window location and screen fencing, are provided to ensure**
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the residents of the hostel/group home have sufficient privacy.

- p) **Vegetation management is undertaken in accordance with the Vegetation Management Plan approved in accordance with the conditions for Stage 1 of the development.**

104. All building work is to comply with the requirements of the Access to Premises Standard.

105. The development that is the subject of this consent, is to be used to accommodate only the following:

- a) **seniors or people who have a disability; and**
- b) **people who live within the same household with seniors or people who have a disability; and**
- c) **staff employed to assist in the administration of and provision of services to seniors or people who have a disability.**

106. All building work must be carried out in accordance with the provisions of the National Construction Code, the *Environmental Planning and Assessment Act 1979* and Regulations and all relevant Australian Standards.

PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE BUILDING

107. Prior to release of the Construction Certificate, approval pursuant to Section 68 of the *Local Government Act 1993* to carry out water supply, stormwater and sewerage works is to be obtained from Mid-Western Regional Council.

108. Consent from Council must be obtained for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993*, prior to the issue of a Construction Certificate.

109. Long service levy must be paid to the Long Service Payment Corporation, prior to the issue of any Construction Certificate. The amount payable is currently based on 0.35% of the cost of work. This is a State Government Levy and is subject to change.

PRIOR TO THE COMMENCEMENT OF WORKS - BUILDING

110. No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:

- a) **the appointment of a Principal Certifier; and**
- b) **the date on which work will commence.**

Such notice shall include details of the Principal Certifier and must be submitted to Council at least two (2) days before work commences.

111. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is carried out:

- a) **stating that unauthorised entry to the work site is prohibited;**
 - b) **showing the name of the person in charge of the work site and a telephone**
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number at which that person may be contacted outside working hours;

- c) the name, address and telephone number of the Principal Certifier for the work; and
- d) The sign shall be removed when the erection or demolition of the building has been completed.

112. With the exception of work where there is in force an exemption under clause 187 and 188 of the *Environmental Planning and Assessment Act 1979*, all building work that involves residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force.

113. If the work involved in the erection/demolition of the building:

- a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- b) involves the enclosure of a public place,

A hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work, falling into a public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

114. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifier for the development to which the work relates (not being the council) has given the council written notice of the following information:

- a) In the case of work for which a principal contractor is required to be appointed:
 - (i) The name and licence number of the principal contractor; and
 - (ii) The name of the insurer by which the work is insured under Part 6 of that Act;
- b) In the case of work done by an owner-builder:
 - (i) The name of the owner-builder; and
 - (ii) If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

115. If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) protect and support the building, structure or work from possible damage from the excavation, and
 - b) where necessary, underpin the building, structure or work to prevent any such damage.
-

BUILDING CONSTRUCTION

116. In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment and Heritage (OEH) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the OEH.

PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE

117. Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the erection of the building.
118. Prior to the issue of an Occupation Certificate, a report, prepared by a suitably qualified person, providing a schedule demonstrating how the proposed development complies with each of the relevant detailed requirements of “Schedule 3 – Standards concerning the accessibility and useability for hostels and self-contained dwellings” of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* is to be submitted and approved by the Certifier.
119. Prior the issue of any Occupation Certificate, a restriction as to user is to be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, limiting the use of any accommodation to which the development consent relates to only the following:
- a) seniors or people who have a disability; and
 - b) people who live within the same household with seniors or people who have a disability; and
 - c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.

Note - the terms *seniors* and *people with a disability* are defined in *State Environmental Planning Policy (Housing of Seniors or People with a Disability) 2004*.

120. Prior to the issue of an Occupation Certificate, a restriction as to user is to be registered on the title of the property, in accordance with section 88B (or similar) of the *Conveyancing Act 1919*, in accordance with the following:
- a) A restriction as to user is to be applied requiring preservation and maintenance of the riparian vegetation within 10m of either side of watercourses traversing the site.
 - b) With the exception of the riparian corridor, the whole of the site shall be maintained as an Inner Protection Area of a bush fire Asset Protection Zone, in perpetuity.
 - c) All vegetation is to be protected/managed on site, in accordance with the approved Vegetation Management Plan. The terms of restriction shall be constructed in such a way to ensure the ongoing protection of *Acacia Ausfeldii* (Ausfeld’s Wattle) clumps, identified large trees, riparian vegetation and any transplanted *Acacia Ausfeldii*.
 - d) The restriction is to apply to the property and cover all three (3) phases of the development.
-

GENERAL / OPERATIONAL CONDITIONS

121. A private transport service, such as a mini-bus, is to be made available to the residents who will occupy the proposed development, in accordance with the following requirements:
- a) The pick up point for the transport service is to be from within the internal driveway, or directly in front of the site on the street;
 - b) The transport service is to provide transport for residents to:
 - (i) Shops, bank service providers and other retail and commercial services that residents may reasonably require; and
 - (ii) Community services and recreation facilities; and
 - (iii) The practice of a general medical practitioner.
 - c) The transport service is to take those residents to a place that is located at a distance of no more than 400 metres from the facilities and services referred to in (b) above; and
 - d) The transport service is to be made available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive).
122. All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property or roadways, in accordance with Australian Standard 4282 “Control of the Obtrusive Effects of Outdoor Lighting”.
123. The development is to be maintained in a clean and tidy manner, at all times.

Stage 3: Accommodation Units

PARAMETERS OF CONSENT

Approved Plans

124. Development is to be carried out generally in accordance with the following plans endorsed with Council’s Stamp as well as the documentation listed below except as varied by the conditions herein.

Title/Name	Drawing No/ Document Ref	Revision/Issue	Dated	Prepared by
Site Staging Plan	26053-A01	A	22.11.2017	Barnson
Erosion and Sediment Control Plan	26053-A07	A	22.11.2017	Barnson

Concept Approval Only

125. This development consent provides approval for the concept of Stage 3 –
-

Accommodation Units, to be erected on the site only, in accordance with Section 4.22 of the *Environmental Planning and Assessment Act 1979*. This consent does not authorise the carrying out of the development for Stage 3 – Accommodation Units on the site, unless development consent is subsequently granted to a further development application in respect to Stage 3 – Accommodation Units.

126. **The detailed development application for Stage 3 – Accommodation Units must be generally consistent with this concept approval for Stage 3 – Accommodation Units. Minor modifications may be made to address the bush fire constraints of the site.**
127. **This concept approval includes approval for:**
- a) **14 self-contained accommodation units. The 14 units are to be provided as seven (7) individual buildings, with each building comprising 2 accommodation units.**
 - b) **The provision of any necessary additional vehicle access and parking areas to service the accommodation units.**
 - c) **Connection of water, sewer and stormwater services to the development.**

GENERAL

128. **A further development application for Stage 3 – Accommodation Units is to be submitted to and approved by Council, prior to the issue of any further approvals in relation to Stage 3 – Accommodation Units. Consent must not be granted to any further development application for Stage 3 – Accommodation Units on the subject site, unless:**
- a) **The Accommodation Units are located:**
 - (i) **At least 5m from the side boundaries of the property; and**
 - (ii) **Beyond the Asset Protection Zone identified on the approved Site Staging Plan; and**
 - (iii) **Generally in accordance with the location indicated on the approved site plan.**
 - b) **The Accommodation Units are a maximum of 8.5m in height.**
 - c) **BASIX certificates, based on the detailed floor plans, elevations and site plan provided in compliance with this condition are submitted with the development application.**
 - d) **Detailed, scaled and dimensioned floor plans, elevations and a site plan accompany the subsequent development application for the Accommodation Units.**
 - e) **The Stage 3 – Accommodation Units development complies with the relevant requirements of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or current equivalent.**
 - f) **The design of Stage 3 – Accommodation Units is consistent with the principles of Crime Prevention Through Environmental Design.**
 - g) **The Accommodation Units and associated driveway and car parking works do not involve the removal of trees or shrubs identified as being conserved or retained in *Figure 3.10: Acacia ausfeldii records in the study area and trees to***
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be retained.

- h) Details of existing and proposed site levels, showing the extent of any earthworks for cut and fill accompany the subsequent development application for Stage 3 – Accommodation Units. Details of proposed methods for stabilisation of all disturbed surfaces are to be provided.
 - i) Details of methods of control, storage and disposal of stormwater runoff from all developed surfaces (roof and pavements) accompany the subsequent development application for Stage 3 – Accommodation Units.
 - j) Details are provided to demonstrate that metal roof/wall cladding shall be provided in a non-reflective colour scheme such as “Colorbond” steel sheeting. Zinalume, or similarly glary finishes, are not to be employed in Stage 3 – Accommodation Units.
 - k) A Bushfire Assessment Report accompanies the application and General Terms of Approval have been issued by NSW Rural Fire Service for Stage 3.
 - l) Landscaping is provided to the site in accordance with the following requirements:
 - (i) All open spaces on the site are to be landscaped.
 - (ii) Landscaping enhances the development for acoustic and visual privacy, as well as shade.
 - (iii) Landscaping blends the development into the established streetscape and neighbourhood.
 - (iv) Landscaping is water efficient.
 - (v) Landscaping minimises over-shadowing within the development and neighbouring properties.
 - (vi) Landscaping utilises, where practicable, endemic species which are appropriate for the site.
 - (vii) Landscaping allows for continued casual surveillance of the internal driveway, car parking areas and street, where practicable, from within the living areas of the units.
 - (viii) Landscaping does not provide opportunities for concealment of people.
 - (ix) Landscaping is consistent with the approved Vegetation Management Plan (VMP) approved for Stage 1 of the development.
 - m) Measures, such as window location and screen fencing, are provided to ensure the residents of the accommodation units have sufficient privacy.
 - n) Vegetation management is undertaken in accordance with the Vegetation Management Plan approved in accordance with the conditions for Stage 1 of the development.
129. All building work is to comply with the requirements of the Access to Premises Standard.
130. The development that is the subject of this consent, is to be used to accommodate only the following:
- a) seniors or people who have a disability; and
 - b) people who live within the same household with seniors or people who have a disability; and
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- c) staff employed to assist in the administration of and provision of services to seniors or people who have a disability.

Note - the terms *seniors* and *people with a disability* are defined in *State Environmental Planning Policy (Housing of Seniors or People with a Disability) 2004*.

131. Prior to the issue of an Occupation Certificate, a restriction as to user is to be registered on the title of the property, in accordance with section 88B (or similar) of the *Conveyancing Act 1919*, in accordance with the following:
- a) A restriction as to user is to be applied requiring preservation and maintenance of the riparian vegetation within 10m of either side of watercourses traversing the site.
 - b) With the exception of the riparian corridor, the whole of the site shall be maintained as an Inner Protection Area of a bush fire Asset Protection Zone, in perpetuity.
 - c) All vegetation is to be protected/managed on site, in accordance with the approved Vegetation Management Plan. The terms of restriction shall be constructed in such a way to ensure the ongoing protection of *Acacia Ausfeldii* (Ausfeld's Wattle) clumps, identified large trees, riparian vegetation and any transplanted *Acacia Ausfeldii*.
 - d) The restriction is to apply to the property and cover all three (3) phases of the development.
132. All building work must be carried out in accordance with the provisions of the National Construction Code, the *Environmental Planning and Assessment Act 1979* and Regulations and all relevant Australian Standards.

PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE BUILDING

133. Prior to release of the Construction Certificate, approval pursuant to Section 68 of the *Local Government Act 1993* to carry out water supply, stormwater and sewerage works is to be obtained from Mid-Western Regional Council.
134. Long service levy must be paid to the Long Service Payment Corporation, prior to the issue of any Construction Certificate. The amount payable is currently based on 0.35% of the cost of work. This is a State Government Levy and is subject to change.

PRIOR TO THE COMMENCEMENT OF WORKS - BUILDING

135. No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:
- a) the appointment of a Principal Certifier; and
 - b) the date on which work will commence.

Such notice shall include details of the Principal Certifier and must be submitted to Council at least two (2) days before work commences.

136. A sign must be erected in a prominent position on any work site on which the erection or demolition of a building is carried out:
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- a) stating that unauthorised entry to the work site is prohibited;
- b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours;
- c) the name, address and telephone number of the Principal Certifier for the work; and
- d) The sign shall be removed when the erection or demolition of the building has been completed.

137. With the exception of work where there is in force an exemption under clause 187 and 188 of the *Environmental Planning and Assessment Act 1979*, all building work that involves residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, such a contract of insurance is to be in force.

138. If the work involved in the erection/demolition of the building:

- a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- b) building involves the enclosure of a public place,

A hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work, falling into a public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

139. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the Principal Certifier for the development to which the work relates (not being the council) has given the council written notice of the following information:

- a) In the case of work for which a principal contractor is required to be appointed:
 - (i) The name and licence number of the principal contractor; and
 - (ii) The name of the insurer by which the work is insured under Part 6 of that Act;
- b) In the case of work done by an owner-builder:
 - (i) The name of the owner-builder; and
 - (ii) If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

140. If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) protect and support the building, structure or work from possible damage from the excavation, and
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- b) where necessary, underpin the building, structure or work to prevent any such damage.

BUILDING CONSTRUCTION

- 141. In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment and Heritage (OEH) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the OEH.

PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE

- 142. Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the erection of the building.
- 143. Prior to the issue of an Occupation Certificate, a report, prepared by a suitably qualified person, providing a schedule demonstrating how the proposed development complies with each of the relevant detailed requirements of “Schedule 3 – Standards concerning the accessibility and useability for hostels and self-contained dwellings” of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* is to be submitted and approved by the Certifier.
- 144. Prior the issue of any Occupation Certificate, a restriction as to user is to be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, limiting the use of any accommodation to which the development consent relates to only the following:
 - a) seniors or people who have a disability; and
 - b) people who live within the same household with seniors or people who have a disability; and
 - c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.

Note - the terms *seniors* and *people with a disability* are defined in *State Environmental Planning Policy (Housing of Seniors or People with a Disability) 2004*.

GENERAL / OPERATIONAL CONDITIONS

- 145. A private transport service, such as a mini-bus, is to be made available to the residents who will occupy the proposed development, in accordance with the following requirements:
 - a) The pick-up point for the transport service is to be from within the internal driveway, or directly in front of the site on the street;
 - b) The transport service is to provide transport for residents to:
 - (i) Shops, bank service providers and other retail and commercial services that residents may reasonably require; and
 - (ii) Community services and recreation facilities; and
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(iii) The practice of a general medical practitioner.

- c) The transport service is to take those residents to a place that is located at a distance of no more than 400 metres from the facilities and services referred to in (b) above; and
- d) The transport service is to be made available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive).

146. All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property or roadways, in accordance with Australian Standard 4282 "Control of the Obtrusive Effects of Outdoor Lighting".

147. The development is to be maintained in a clean and tidy manner, at all times.

OTHER APPROVALS

GENERAL TERMS OF APPROVAL – NSW RURAL FIRE SERVICE

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones', except for the 10 metre planned vegetation buffer either side of the creeks (riparian corridors) on the site.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

3. The proposed internal road network of the property shall comply with the following requirements:
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- Internal roads shall provide unobstructed vehicle access to all aspects of the building;
- Vertical clearance to a height of 4 metres shall be provided from any overhanging vegetation.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

4. A Bush Fire Emergency Management and Evacuation Plan shall be prepared consistent with 'Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014' and Australian Standard AS3745 2010 'Planning for Emergencies in Facilities'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

5. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

Landscaping

6. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

- To ensure the proposed development can comply with the required setbacks as per Table A2.6 of 'Planning for Bush Fire Protection 2006', the building should be setback from the 20 metre wide riparian corridor on the site and the land to the east for a minimum distance of 50 metres.
- It is noted that the submitted plans indicate future development on land between the proposed group home and the riparian corridor. A preliminary NSW RFS assessment indicates that the indicative development shown may not be able to comply with 'Planning for Bush Fire Protection 2006' and would not therefore be supported by the NSW RFS.

ADVISORY NOTES

- 1 The removal of trees within any road reserve requires the separate approval of Council in accordance with the policy "Tree Removal and Pruning – Public Places".
 - 2 The land upon which the subject building is to be constructed may be affected by restrictive covenants. This approval is issued without enquiry by Council as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this approval. Persons to whom this approval is issued must rely on their own enquiries as to whether or not the building
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breaches any such covenant.

- 3 Sections 8.2, 8.3, 8.4 and 8.5 of the *Environmental Planning and Assessment Act 1979* gives you the ability to seek a review of the determination. This request is made to Council and must be made within 6 months after the date on which you receive this notice. The request must be made in writing and lodged with the required fee; please contact Council's Planning and Development Department for more information or advice.
- 4 If you are dissatisfied with this decision Sections 8.7 and 8.10 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.
- 5 To ascertain the date upon which the consent becomes effective, refer to Sections 4.20 and 8.13 of the *Environmental Planning and Assessment Act 1979*.
- 6 To ascertain the extent to which the consent is liable to lapse, refer to Section 4.53 of the *Environmental Planning and Assessment Act 1979*.
- 7 The development is to operate so as to not emit offensive noise, as defined in the *Protection of the Environment Operations Act 1997*.

Executive summary

OWNER/S	Baptist Churches of NSW Property Trust
APPLICANT:	Mudgee Disabilities Support Services Inc
PROPERTY DESCRIPTION	153 Bruce Road, Mudgee (Lot 2 DP567459)
PROPOSED DEVELOPMENT	Community Facility and Housing for People with a Disability
ESTIMATED COST OF DEVELOPMENT:	\$2,150,000
REASON FOR REPORTING TO COUNCIL:	Applicant is requesting a waiver of developer contributions
PUBLIC SUBMISSIONS:	Nil

Council is in receipt of a development application that seeks approval to erect a community facility and housing for people with a disability at 153 Bruce Road, Mudgee (Lot 2 DP567459).

The proposed development will be constructed in three (3) stages, as follows:

- Stage 1 – Community Facility including administration building, life skills program building, respite care building and associated car parking.
- Stage 2 – Group Home and associated car parking.
- Stage 3 – 14 self-contained accommodation units.

The proposed development is seeking development consent for Stage 1 of the development and concept approval for Stages 2 and 3.

Some vegetation removal will be required to accommodate the proposed works and associated bush fire asset protection zone. Some of the vegetation has been identified as a threatened species. The application includes an Ecological Report which recommended measures to conserve as much of the threatened species as possible and ensure its ongoing protection on the site.

The application has been placed on public exhibition in accordance with Council policy. The exhibition period ended on 22 December 2017 and no submissions were received.

The applicant is seeking a waiver of developer contributions, on the basis that they are a not-for-profit organisation providing a community service to the disabled people within the Mid-Western Regional Local Government Area.

As the application is seeking a waiver of developer contributions – Council is required to determine the application.

The development application is recommended for approval.

Disclosure of Interest

Nil.

Detailed report

PROPOSED DEVELOPMENT

Council has received a development application for a community facility and housing for people with a disability at 153 Bruce Road, Mudgee. The site is zoned R2 – Low Density Residential and the proposed use is permissible with the consent of Council.

The subject site is on the same land as the Baptist Church on Bruce Road. The site is vegetated with a mixture of trees, shrubs and grasses. One of the tree species is identified as a threatened species. There are two (2) watercourses traversing the site. The site is bush fire prone land. That part of Bruce Road directly in front of the site half constructed and completion of the road and kerb and guttering will be required directly in front of the proposed development area.



Figure 1: Subject site

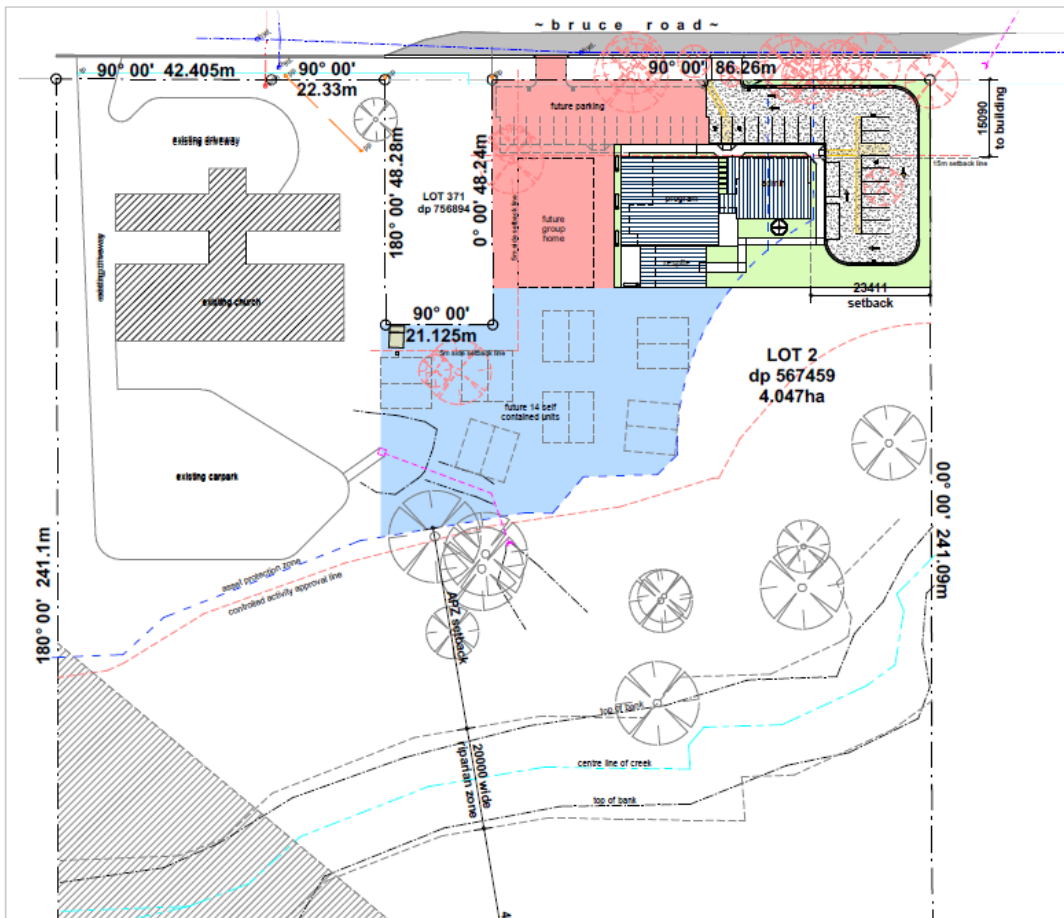


Figure 2: Proposed development in 3 stages

The application seeks approval for a community facility and housing for people with a disability. The proposed development is to be constructed in 3 stages. The application provided details of Stage 1 and is seeking concept approval for Stages 2 and 3.

The Statement of Environmental Effects provides the following detailed description of the proposed development:

Mudgee Disability Support Services (MDSS) currently operates a number of facilities throughout Mudgee. The proposed development will consolidate these services in one location. The proposed development is seeking a concept approval for the entire development with detailed plans provided for Stage 1 of the development. Stages 2 and 3 will be undertaken at a later stage and in accordance with the concept approval...:

- *Stage 1 of the development will include an administration building, life skills building (program building), respite care building and associated car parking. Specifically, it will include:*
 - *Administration building: three (3) offices, a meeting room, a staff room, a therapy/coordinators room and reception area. This building will provide the administrative office space for the operation of the MDSS facility. Three (3) full time employees would be accommodated in the administration building, with two (2) additional staff who work in the program building and respite area but have a desk in the administration area.*
 - *Life skills (program) building: including three (3) program rooms, a kitchen (for teaching life skills – not a commercial kitchen), a sensory room, laundry and*

external drying court and outdoor area. This facility is used for the provision of life skills for MDSS clients. The program area would include activities such as life skills, arts and crafts, and group activities like dancing and bingo. This area would accommodate a maximum of 60 clients if all three rooms are operating. In the first stage, it is likely that only one of the rooms would be operating on site. Staffing levels depend on the level of needs, with low needs requiring a ratio of 1:10, moderate needs of 1:5 and high needs of 1:3. The high needs would not operate in large groups; instead either one or two being interspersed into a lower needs group or in a very small group.

- *Respite care building: includes two (2) respite care rooms and a caretaker's room, associated amenities and outdoor area. A maximum of two (2) occupants will be there at any one time plus one (1) staff member.*
- *A car park containing 16 car parking spaces, plus a mini bus parking space and an ambulance parking space will be provided as part of Stage 1. One (1) combined driveway from Bruce Road will be provided.*
- *Stage 2 of the development will encompass a group home. It will have a maximum capacity of five (5) clients and one (1) staff member. Additional parking will be provided as part of the Stage 2 component for the balance of the development, providing a total car park of 31 spaces.*
- *Stage 3 of the development will comprise 14 self-contained units. The units will be provided as seven (7) attached buildings, with two self-contained units in each building.*

Some vegetation removal is required to establish the required bushfire Asset Protection Zones around the development.

The proposal does not involve a variation to the requirements prescribed within *Mid-Western Regional Development Control Plan 2013*.

LEGISLATIVE REQUIREMENTS

Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)

Under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), approval by the Commonwealth Minister for the Environment is required for any action that may have a significant impact on the matters of national environmental significance.

The Flora and Fauna Report submitted with the application states the following:

Desktop assessment identified the Plant Community Type (PCT) Rough-barked Apple – Red Gum – Yellow Box Woodland (RBARGYB) within the study area...Depending on the plant structure and composition at a given site, this PCT can sometimes correspond to the Critically Endangered Ecological Community (CEEC) – White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)...

*The RBARGYB community on site has **not been considered characteristic of the Box Gum Woodland CEEC** under the EPBC Act... (p1-2, Flora and Fauna Assessment, EcoPlanning, 21 November 2017)*

The above indicates that there are no flora species or Endangered Ecological Communities (EEC) triggering the need for a controlled action approval from the Minister of Environment.

The following Matters of National Environmental Significance (MNES) may be impacted by the proposal:

- *Threatened species*
 - ...*Regent Honeyeater – critically endangered*
 - ...*Grey-headed Flying Fox – vulnerable*

Assessment of threatened species against the relevant components of the Significant Impact Guidelines Commonwealth Department of the Environment (DoE)(2013) concluded that a referral is not required. (p35, Flora and Fauna Assessment, EcoPlanning, 21 November 2017)

No threatened fauna species listed under the EPBC Act ... were identified in the study area during field assessment... (p37, Flora and Fauna Assessment, EcoPlanning, 21 November 2017)

In conclusion, the proposed development is not predicted to significantly impact on any migratory species, threatened species, or ecological communities listed under the EPBC Act. Therefore, referral to and the approval of the Commonwealth Minister for the Environment is not required for the proposed development.

Biodiversity Conservation Act 2016 (BC Act)

The *Biodiversity Conservation Act 2016* lists threatened species, populations, ecological communities and key threatening processes to be considered under Section 5A of the *Environmental Planning and Assessment Act 1979*.

The Flora and Fauna Report submitted with the application states the following:

The following threatened species listed under the BC Act may be impacted by the proposal:

- *Acacia ausfeldii (Ausfeld's Wattle) – vulnerable*
- *Climacterin picumnus victoriae (Brown Treecreeper – eastern subspecies) – vulnerable*
- *Glossopsitta pusilla (Little Lorikeet) – vulnerable*
- *Pteropus poliocephalus (Grey-headed Flying Fox) – vulnerable*
- *Anthochaera Phrygia (Regent Honeyeater) – critically endangered.*

Impact assessments in accordance with s5A EP&A Act (ie Assessment of Significance) and the associated guidelines (DECC 2007) have been undertaken. These assessments found that subject to avoidance and mitigation measures outlined in Section 4.1 and 4.4, it is unlikely that the proposal would have a significant impact on any of the aforementioned threatened species. (p35, Flora and Fauna Assessment, EcoPlanning, 21 November 2017)

The only threatened plant species identified on the site is *Acacia ausfeldii*. The avoidance and mitigation measures mentioned in sections 4.1 and 4.4 of the Flora and Fauna Assessment report are principally aimed at protecting *acacia ausfeldii*.

The impacts to other species are considered small as many are highly mobile, the site is primarily foraging habitat and in the case of the Brown Treecreeper, the site represents only marginal habitat. (p36, Flora and Fauna Assessment, EcoPlanning, 21 November 2017).

A Species Impact Statement is not required for the proposed development.

Biodiversity Conservation (Savings and Transitional) Regulation 2017

The *Biodiversity Conservation Act 2016* (BC Act) commenced on 25 August 2017.

From 25 February 2018, any new application for development consent or modification to an approved development under Part 4 of the *Environmental Planning and Assessment Act 1979* will be subject to the biodiversity assessment requirements of the BC Act. However, any *pending or interim planning applications* (refer to cl.27(1)(c.) of the Regulation), as defined in the Regulation, are not subject to the biodiversity assessment requirements of Part 7 of the BC Act, unless agreed to in writing between the applicant and Council. In this case, the application was submitted prior to 25 February 2018, no written agreement has been entered into and the former planning provisions in relation to biodiversity continue to apply.

There is no obligation for Council to impose a requirement for offsetting biodiversity impacts for this application.

Environmental Planning and Assessment Act 1979 (EP&A Act)

Designated Development

Not applicable.

The proposed development is not identified as designated development, in accordance with Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

Integrated Development

The proposed development triggers integrated development, in accordance with section 4.46 of the *Environmental Planning and Assessment Act 1979*, as follows:

- A Bush Fire Safety Authority in accordance with s100B of the *Rural Fires Act 1997*.

The proposed development includes seniors housing within the meaning of *SEPP (Housing for Seniors or People with a Disability) 2004*, which is included in the definition of a Special Fire Protection Purpose.

In order to approve the application, General Terms of Approval are required from NSW Rural Fire Service. These General Terms of Approval have been received and are included as part of the recommendation.

- No other forms of integrated development are triggered.

It is noted that the proposed development involved only the removal of vegetation within 40m of watercourses traversing the site. Consequently, the proposed development is exempt from the need to obtain a controlled activity approval under the *Water Management Act 2000* and a referral to Department of Industry – Water is not required.

Concept Development Applications

Sections 4.21 to 4.24 of the *Environmental Planning and Assessment Act 1979* provide the requirements for considering concept development applications. The application and subsequent development consent will comply with these requirements, as follows:

- A detailed proposal has been submitted for Stage 1 of the proposed development.

- A concept proposal has been submitted for Stages 2 and 3 of the proposed development. Conditions will be imposed requiring the submission of a further detailed development application for Stages 2 and 3 of the development.
- The applicant has specifically requested that Stages 2 and 3 be treated as a concept development application, as required.
- In the assessment of this application, Stage 1 needs to be considered in full detail.
- A fully detailed assessment of the impacts of Stages 2 and 3 are not required at this stage. Only those matters on a concept level need to be considered and assessed. Stages 2 and 3 will be considered and conditioned in full detail in subsequent development applications.
- Any approval for the detailed development applications for Stages 2 and 3 will need to be consistent with the concept approval for Stages 2 and 3. This requirement will be reflected in conditions.
- Any approval of this application must provide a lapse date of 5 years and no less.

SECTION 4.15(1) – MATTERS FOR CONSIDERATION - GENERAL

The application has been assessed in accordance with Section 4.15(1) of the *Environmental Planning & Assessment Act 1979*. The main issues are addressed below as follows.

REQUIREMENTS OF REGULATIONS AND POLICIES

State Environmental Planning Policy No 55 – Remediation of Land

A review of Council's records and site inspection did not reveal any evidence of a potentially contaminating activity. Accordingly, no further consideration is necessary.

State Environmental Planning Policy (Infrastructure) 2007

- (a) Clause 45 – Development likely to affect electricity transmission network.

Not applicable.

There is a Transgrid overhead power line traversing the south-western corner of the site. The whole of the proposed development is located over 150m away from this powerline.

- (b) Clause 100 & 101 – Classified Roads

Not applicable.

Sydney Road is the closest classified road to the site and is located approximately 2km to the east of the site.

- (c) Clause 104 – Traffic Generating Development

Not applicable.

The proposed development does not involve 200 or more motor vehicles and is not considered to be traffic generating development.

State Environmental Planning Policy No 44 – Koala Habitat Protection

SEPP 44 applies to the proposal as Mudgee Shire Council is listed within Schedule 1 of the SEPP and the area of land associated with the proposal in the same ownership is greater than 1 hectare in size.

The Flora and Fauna Assessment report submitted with the application did not identify the site as being potential Koala habitat. The proposal involves the removal of a number of trees for the

proposed development, including bushfire Asset Protection Zones. However, these tree species are not listed within Schedule 2 of the SEPP and therefore no further consideration is warranted.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Not applicable.

This SEPP does not apply to the removal of a vegetation that is ancillary to the development for which development consent is required under Part 4 of the *Environmental Planning and Assessment Act 1979*.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Stage 1 of the proposed development does not involve BASIX affected development. Consequently, no BASIX certificate has been submitted for this application. It is noted that while the two (2) respite accommodation rooms do provide overnight accommodation, they are not classified as dwellings and BASIX does not apply.

Stages 2 and 3 do constitute BASIX affected development. However, this application is seeking concept approval only for these follow on stages. A BASIX certificate will need to be submitted with follow-on applications for the detailed applications for Stages 2 and 3. A condition to this effect is included in the recommendation.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The following clauses of the SEPP have been assessed as being relevant and are matters for consideration in the assessment of the Development Application.

2. Aims of Policy

The proposed development is consistent with the aims of the policy, being:

- (1) *This Policy aims to encourage the provision of housing (including residential care facilities) that will:*
 - (a) *increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and*
 - (b) *make efficient use of existing infrastructure and services, and*
 - (c) *be of good design.*

10. Seniors Housing and 18. Restrictions on occupation of seniors housing allowed under the SEPP

The SEPP uses the following definition for the proposed use:

In this Policy, **seniors housing** is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:

- (a) a residential care facility, or
- (b) a hostel, or
- (c) a group of self-contained dwellings, or
- (d) a combination of these, but does not include a hospital.

Note. The concept of seniors housing is intended to be a shorthand phrase encompassing both housing for seniors and for people with a disability. This Policy deals with both kinds of housing.

Accommodation provided by seniors housing does not have to be limited to seniors or people with a disability. Clause 18 provides that seniors housing may be used for the accommodation of the following:

- (a) seniors or people who have a disability,

- (b) people who live within the same household with seniors or people who have a disability,
- (c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.

The proposed development is consistent with the definition of seniors housing, which includes housing for people with a disability. Conditions are included in the recommendation to ensure the proposed development is used for the provision of housing for seniors or people with a disability, including a requirement to register a restriction on title.

26. Location and access to facilities

This clause requires a transport service be provided to give the residents access to shops, banks, commercial services, community services, recreation facilities and general medical practitioners. The application includes the provision of a centre-based minibus to transport residents to these facilities. A condition will be included in the recommendation to ensure the bus service is provided.

27. Bushfire prone land

The subject site is bushfire prone land. A Bushfire Assessment Report has been submitted with the application, addressing the requirements of this clause. The Bushfire Assessment Report was referred to NSW Rural Fire Service for assessment, who have provided General Terms of Approval for the development.

28. Water and sewer

The proposed development will be connected to reticulated water and sewer infrastructure within the vicinity of the site. Conditions are included in the recommendations to ensure the necessary connections to sewer and water services are provided.

29. Site compatibility criteria

It is considered that the proposed development is compatible with the surrounding land uses, in accordance with the requirements of this clause, for the following reasons:

- While the proposed development will have some impact on a threatened species, this impact will not have a significant impact on the survivability of the *Acacia Ausfeldii*.
- The proposed development will have no significant impact on the natural environment.
- The site is not affected by flooding.
- The site is bushfire prone. However, the provision of an Asset Protection Zone will control the risk associated with bushfire.
- The site is located within an existing residential neighbourhood.
- Physical services such as water, electricity, sewerage etc are available to the site.
- The site is located within reasonable distance of the Mudgee Town Centre for access to commercial and medical facilities. A condition will be applied for a private transport service to be provided to residents to ensure compliance with clause 26.
- The proposed development will not have a significant impact by way of bulk, scale, built form and character on the neighbourhood. The proposed development is single storey slab on ground construction. Building forms are broken into a number of masses. The proposed buildings are in keeping with the church and dwellings located in the neighbourhood.

30. Site analysis

A Site Analysis Plan and accompanying written statement, were submitted with the application in accordance with the requirements of this clause.

32-39. Design of residential development

The proposed development generally complies with the design principles for residential development, as indicated in the following dot points. In relation to the concept development

applications for Stages 2 and 3, the details of these stages may be re-examined in the subsequent detailed development applications, to ensure compliance with this clause.

- The proposed development will maintain neighbourhood amenity and residential character by adopting adequate setbacks, providing a single storey building form, retaining larger trees on the site and providing sufficient separation to existing residences.
- The proposed development is unlikely to have adverse impacts on the visual and acoustic privacy of the residences on the opposite site of Bruce Road.
- The development will not impact on the solar access of neighbours.
- The development has been designed to take advantage of solar access and natural ventilation.
- Stormwater will be managed on site to ensure quality and quantity is maintained to pre-development levels.
- Roof water will be diverted to rainwater tanks.
- Proposed Stormwater Plan shows a detention basin in the north-eastern section of the carpark. Conditions may be applied requiring submission and approval of water quality measures to be included in a detailed stormwater design.
- The Stage 1 Office/Program building has windows on all 4 sides to allow causal surveillance of semi-public areas.
- The application states that the development will be provided with accessible paths of travel from other parts of the development and the carpark. Condition to ensure compliance.
- For Stage 1 - Bin storage area provided centrally on site (within drying court), with provision for adequate dark green, yellow, blue and light green bins.

40. Development standards – minimum sizes and building height

The proposed development complies with these minimum requirements as follows:

- Site area of 1.047 ha exceeds the 1000m² requirement.
- Part of site frontage directly in front of the development is 86m, exceeding the 20m minimum width required.
- Height of buildings is less than 8m.
- Proposed building is single storey, less than the 2 storeys allowed.

41 and Schedule 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings.

The standards referred to in Clause 41 and Schedule 3 relate to highly detailed requirements for a number of matters. For example, the number of power outlets within a room and slip-resistant floor surfaces in bathrooms. Conditions are included in the recommendation to ensure these highly detailed requirements are met for the group home and self –contained accommodation components of the development.

49 and 50 – Development standards that cannot be used to refuse consent.

These requirements relate to Stage 2 – Group Home and Stage 3 – Accommodation Units of the proposed development. The concept application for Stages 2 and 3 comply with the relevant requirements. Compliance with these clauses will be re-examined in the subsequent detailed development applications for Stages 2 and 3.

Mid Western Regional Local Environmental Plan 2012 (MWRLEP 2012)

The following clauses of the MWRLEP 2012 have been assessed as being relevant and matters for consideration in the assessment of the Development Application.

PART 1

1.4 Definitions

The proposal is defined as a *Community* facility and *Seniors housing*.

PART 2

Part 2.3 Zone objectives and Land Use Table

The land is zoned R2 – Low Density Residential pursuant to MWRLEP 2012. The proposed *Community* facility and *Seniors housing* is permissible with the consent of Council in the zone.

The proposal is consistent with the objective of the zone related to providing for the housing needs of the community and to provide facilities or services to meet the day to day needs of residents.

PART 4

4.3 Height of buildings

The maximum building height allowed on the site is 8.5m. The proposed buildings have a maximum height of 5.4m.

4.6 Exceptions to development standards

No development standards contained within the MWRLEP 2012 are proposed to be varied.

PART 6

6.3 Earthworks

Cut and fill with a depth/height of approximately 1m will be required for the proposed building and car park. The proposed earthworks will not be significant in terms of the matters for consideration identified in this clause. Conditions have been applied to ensure compliance with the requirements of this clause. Matters to be addressed by conditions would include sediment erosion controls and the quality of fill imported to the site.

6.4 Groundwater Vulnerability

The proposed use is unlikely to result in significant pollution. Consequently, the proposed development is unlikely to lead to groundwater contamination, will not have adverse impacts on groundwater dependent ecosystems, and is unlikely to have any significant cumulative impact on groundwater.

6.9 Essential Services

All essential services that are relevant to the proposal are available or will be available as a result of the proposed development, as follows:

- The proposed development may connect to the reticulated water supply available to the lot. A water line is located adjacent to the front boundary of the property.
- A fire hydrant is located near the front boundary and the whole development is within 120m of this fire hydrant. In this regard, secondary hydrants will not be required within the proposed development.
- The proposed development may be connected to existing electricity infrastructure servicing the site.
- The proposed development may connect to the existing sewer service located on the opposite side of Bruce Road.
- Stormwater will be managed to ensure post-development flows do not exceed pre-development flows. Stormwater will be discharged to the existing stormwater system in Bruce Road or on-site to the south of the proposed building works.

- A six (6) metre wide vehicle access will be provided in Stage 1 of the development.
- A second six (6) metre wide vehicle access will be provided in Stage 2 of the development.

Conditions are recommended to ensure sufficient details and the necessary follow-on approvals are obtained in relation to the above matters.

Mid Western Regional Development Control Plan 2013 (DCP)

4.1 Multi Dwelling Housing

There are no specific requirements in the DCP that are applicable to housing for seniors or people with a disability in Council's DCP. The provisions of *SEPP (Housing for Seniors and People with a Disability) 2004* will override the DCP requirement, to the extent of any inconsistency. Assessment against Section 4.1 of the DCP has been undertaken as a comparison of requirements for the most similar form of development, being multi dwelling housing.

The proposed development was found to generally comply with these requirements in terms of property size, setbacks, building height, amount of site coverage and landscaped area, solar access to adjoining properties and privacy.

4.4 Signs

Not applicable.

The application states the proposed signage will be exempt development in accordance with *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and will not require Council approval. The elevations submitted with the application show a single sign above the main entrance into the building. A condition is recommended confirming that signage is not included in the approval.

5.1 Car Parking

There is no specific car parking rate for housing for seniors or people with a disability in Council's DCP. The application includes a merit assessment demonstrating that the proposed number of parking spaces is sufficient to meet the needs of the proposed development. Conditions are recommended to ensure the proposed number of parking spaces are provided, for each stage of the development.

5.3 Stormwater Management

A Stormwater Concept Plan has been provided with the application. Rainwater tanks are proposed to collect roof water from the buildings in Stage 1. Stormwater collected from the carpark will be directed to the stormwater system in Bruce Road. The application demonstrates that stormwater may be appropriately managed, in accordance with the requirements of this section of the DCP. Conditions have been imposed requiring further details of the stormwater system to be submitted to and approved by council officers.

5.4 Environmental Controls

An Aboriginal Heritage Information Management System (AHIMS) search indicated that there are no known Aboriginal sites in the near vicinity of the proposed development.

The site is identified as bush fire prone land. A Bush Fire Assessment Report was submitted with the application and referred to NSW Rural Fire Service for assessment. NSW Rural Fire Service has provided General Terms of Approval for the proposed development.

The waterways traversing the site have been identified in the application. The application proposes a 10m wide buffer along the waterways, within which riparian vegetation will be preserved.

Normal business waste management measures will be employed. A condition is recommended requiring trade waste approval for the proposed kitchen.

A flora and fauna report submitted with the application demonstrates that there is no significant impact on threatened species, subject to the implementation of avoidance and mitigation measures. Conditions are recommended to ensure the avoidance and mitigation measures are undertaken.

Provisions of any Planning Agreement or Draft Planning Agreement

No planning agreement applicable.

Regulations

Conditions prescribed by the Regulations are applied, where applicable. These conditions include requirements for compliance with the Building Code of Australia, signage for construction sites and excavation near property boundaries.

IMPACT OF DEVELOPMENT

Context and Setting

The proposed development will share a site with the existing Baptist Church. The surrounding neighbourhood has a suburban residential character. The proposed development comprises a main building that will have facades well-articulated with panels of various external finishes and the residential components of the development will be contained within a number of smaller buildings.

The proposed development will sit comfortably with the on-site church in its natural setting and the surrounding residential development.

Access, Transport and Traffic

Traffic Generation

The total traffic generation from Stage 1 of the development is estimated to be 46 vehicles per day (vpd), spread throughout the day.

The total traffic generated from the whole development (Stages 1, 2 and 3) is estimated to be 128 vpd, spread throughout the day.

The traffic generated by the development is not expected to adversely impact the capacity of the local road network. The peak hour traffic generation of the development is to be spread throughout the day. It is unlikely that the program traffic will have the same peak hour as the office staff. Traffic generated from group housing, respite and self-contained dwellings are likely to be scattered throughout the middle of the day. Traffic generation from the development is not expected to have an adverse impact on peak hour traffic or the functioning, capacity and safety of intersections in the local road network.

Access

A 6m wide 2-way access will be provided with Stage 1 of the development. The gradient of the access will comply with AS2890.1.

A second access will be provided at Stage 2 of the development. This access will also be a 6m wide 2-way access.

The proposed accesses can comply with AS2890.1. A **condition** will be applied to ensure compliance.

Only half of Bruce Road in front of the property is sealed. It is proposed to seal the remaining half of the road in front of the property and provide concrete kerb and gutter. The application has not stated when it is proposed to undertake the half-road construction. It is considered that half road construction will need to be constructed as part of Stage 1, as it will service the access to Stage 1 of the development. A **condition** will be applied to ensure compliance.

Car Parking

Based on the merit assessment presented in the Statement of Environmental Effects, Stage 1 of the proposed development will generate the need for 16 car parking spaces, 1 mini-bus space and 1 ambulance space. These parking spaces are shown on the site plan submitted with the application. Should overflow parking be required during pick up and drop off periods, open space areas on the site may be used as informal parking spaces.

The whole development is estimated to generate a demand for 31 car parking spaces, 1 mini-bus space and 1 ambulance space. These spaces are shown on the concept site plan. It is considered that the estimate is based on reasonable assumptions. This aspect of the development may be assessed in further detail in the subsequent development applications for Stages 2 and 3 of the development. This approach has the benefit of testing actual traffic and parking performance of Stage 1 prior to final determination of Stages 2 and 3.

Public Domain

Not applicable.

Utilities

The proposed development is to be constructed in a built-up area and will have access to water, reticulated sewerage, electricity and stormwater infrastructure available to the site.

Heritage

The subject site is not effected by any items of European or Aboriginal heritage.

Other Land Resources

The approved development will not impact on other land resources.

Water

The proposed development includes rainwater tanks. The proposal is not expected to create any water pollution issues, subject to a condition for sediment erosion controls during construction.

Soils

The proposed development will not have any negative impacts on soils, subject to a condition for sediment erosion controls during construction. The site is not mapped as being affected by saline soils. Despite this, a condition will be applied to ensure that the concrete used in the floor slab is Class 25 MPa concrete, to resist saline damage. The site is not considered to be effected by unstable soils or contaminants.

Air and Microclimate

The proposed development is expected to generate dust during the construction phase only. A condition is recommended to ensure adequate dust controls are in place during construction.

Flora & Fauna

A number of *Acacia Ausfeldii* (AA) trees will need to be removed from the site to accommodate the building footprint and bushfire APZ's for the development. The design of the development includes measures to minimise the impact on this species by retaining clumps of the AA within the APZ and preserving riparian vegetation along the creeks traversing the site.

A Flora and Fauna Assessment Report submitted with the application demonstrates that the development is not expected to have any significant impact on any threatened flora or fauna

species, their habitats or ecological communities. No significant impacts were deemed likely under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) nor the *Environmental Planning and Assessment Act 1979* (EP&A Act) based on significance assessments. Therefore, neither an EPBC Referral nor Species Impact Statement are considered necessary.

Conditions will be imposed to reflect the recommended mitigation measures contained in Section 4.4 of the Flora and Fauna report, which include:

- Preparation of a Construction Environmental Management Plan, prior to the commencement of any works.
- Relocating *Acacia Ausfeldii* from areas that they were removed.
- Preparation of a Vegetation Management Plan (including a burning regime to encourage germination).
- Demarcating the boundaries of the development and APZ.

Waste

Construction waste will be addressed by conditions. Effluent will be disposed of via the reticulated sewer system. Bins will be provided on site for office and kitchen waste collection. Bins will be wheeled to the kerb for collection.

Energy

The proposed development will not use significantly more energy than any like development. The building utilises north facing windows to maximise passive thermal gain.

Noise & Vibration

The proposal is not a use that will generate significant noise, except for a limited duration over the construction phase.

Natural Hazards

The site is not identified as being effected by geological/soil instability or flooding.

The site is bushfire prone. The application was referred to NSW Rural Fire Service who have provided General Terms of Approval (GTA's) for the development. The GTA's will be included in any development consent issued by Council.

Technological Hazards

Not applicable.

Safety, Security and Crime Prevention

The design of the proposed development provides for suitable access control and generally conforms to the principles of Crime Prevention Through Environmental Design (CPTED).

Social Impact in the Locality

The proposed community facility and housing will contribute to addressing the needs of the disabled community of the Mid-Western Region.

Economic Impact in the Locality

The proposed development will provide employment opportunities during construction, and on an ongoing basis.

Construction

The impacts of construction activities may be regulated by conditions.

Cumulative Impacts

The proposed development is not expected to contribute to cumulative impacts.

SUITABILITY OF SITE FOR DEVELOPMENT

Does the proposal fit in the locality

The proposed development fits into the residential context within which it sits. Utility services have the capacity to service the development.

Are the site attributes conducive to development

Yes. The proposed development is designed to respond to the bush fire prone site. No adjoining land uses will have an adverse impact on the proposed Community Facility and Housing for People with Disabilities development. The site has adequate area to accommodate the indoor and outdoor space requirements of the use and provide for sufficient off street parking. Conditions are recommended to ensure the impact on the threatened species Ausfeld's Wattle (*Acacia Ausfeldii*) will not be significant.

SUBMISSIONS MADE IN ACCORDANCE WITH ACT OR REGULATIONS

Public Submissions

The application was advertised and notified in accordance with the provisions of MWRDCP 2012, Section 1.12 Community Consultation. No submissions were received in response to public notification of the proposed development.

Submissions from public authorities

NSW Rural Fire Service

General Terms of Approval (GTA's) were received from NSW Rural Fire Service on 12 January 2018. These GTA's are incorporated into the recommendation.

Office of Environment and Heritage

The application was referred to the Office of Environmental and Heritage (OEH) for comment. The OEH do not have a concurrence role in this application.

The OEH provided the following recommendations:

1. *It should be noted the Vegetation SEPP does not apply to this project.*
2. *An offset package be prepared that adequately offsets the impacts to:*
 - a. *2.5 hectares of Rough-barked Apple – Red Gum – Yellow Box Woodland (PCT 281) and;*
 - b. *215 Acacia ausfeldii*
3. *A Biodiversity Offset Management Plan be developed to ensure the offsets are appropriately managed and funded. Management activities including in the management plan should result in an improvement to the offset area over time.*
4. *The offset be secured in perpetuity under an appropriate legal mechanism such as a Biodiversity Stewardship Agreement.*
5. *The Proponent should remain diligent with regards to their responsibilities when undertaking work as is required under the National Parks and Wildlife Act 1974 Part 6.*

Recommendations 2 to 4 above require offsets for the proposed removal of some of the *Acacia ausfeldii* on the site. It is noted that these recommendations reflect the current legislative requirements in relation to biodiversity offsets. However, the development application was lodged prior to the biodiversity reforms coming into effect. In this regard, the advice provided by OEH is advisory only, and Council can only impose requirements for biodiversity offsets with the written consent of the applicant.

This matter was subsequently discussed with the author of the OEH response, who confirmed that Council is not obligated to require the offsets, as suggested.

Recommendation 5 above refers to the Aboriginal artefacts that may be found during construction of the development. A condition is included in the recommended to cover this possibility.

THE PUBLIC INTEREST

Federal, State and local government interests and community interests

There are no matters other than those discussed in the assessment of the Development Application above that would be considered to be contrary to the public interest.

CONSULTATIONS

Health & Building

Council's Health and Building section have recommended conditions to address the detailed building matters. These conditions are incorporated in the recommendation.

Development Engineer

Council's Development Engineer has provided conditions to address the detailed engineering matters. These conditions are incorporated in the recommendation.

Environmental Co-ordinator

Council's Environmental Co-ordinator has reviewed and adjusted the conditions within the recommendation.

Access Committee

The Access Committee advised that they were satisfied with the application and saw no need to lodge a submission.

Water and Sewer Engineer (Trade Waste)

Council's Senior Water and Sewer Engineer has stated that the proposed development requires an approval for discharging trade waste. A condition has been imposed requiring approval of a Trade Waste application.

DEVELOPER CONTRIBUTIONS

The application includes a request to waive developer contributions normally applicable to the development, on the basis that they are a non-for-profit organisation. A copy of the request is attached.

The proposed development is located on the same property as the Baptist Church. Developer contributions were waived for the Baptist Church development application and it is considered appropriate that the same consideration be given to Mudgee Disabilities.

Notwithstanding the request, in relation to Stage 1 of the proposed development it is considered that *Council's Section 94A Development Contributions Plan 2005-2021*, is not applicable as the *community facility* is not development for the purposes to which the plan applies, that is:

- a) commercial or retail development;
- b) industrial development;
- c) residential development that has the potential to increase the population. It is noted that Stage 1 includes 2 respite care rooms together with a caretaker's room. Respite care is temporary accommodation, which does not have the potential to increase the population.
- d) tourism development.

Accordingly S94A contributions cannot be levied for Stage 1.

Developer Contributions may be applicable to Stages 2 and 3 of the proposed development, under Section 7.12 of the *Environmental Planning and Assessment Act 1979* and Council's *Section 94A Development Contributions Plan 2005-2021*. These Stages involve residential development, which has the potential to increase the population, and are located within Catchment 2 (Mudgee). Consideration for exemptions to Stages 2 and 3 can be made during assessment of the subsequent development applications.

Section 64 Contributions

The proposed development is for a Community Facility, Hostel (Group Home) and Self-contained Dwellings. Section 64 developer contributions total \$38,191.28 (being \$26,427.80 for water headworks and \$11,763.48 for sewer headworks).

Section 5.5 – DC Waiver of the *Development Servicing Plan for Mid Western Regional Council Water Supply* (DSP Water) states:

Mid Western Regional Council may waive DC ordinarily attributable to subdivision and development, where the proponent demonstrates to Mid Western Regional Council's satisfaction, that it is a non-profit and charitable organisation, which by virtue of carrying out such development, is considered by the Mid Western Regional to be making a significant and positive contribution to the community.

The proponent, Mudgee Disabilities, is a non-profit organisation that provides housing and training for disabled people. The Baptist Church on the same property had their developer contributions waived in their development application.

Despite the above, Council utilises Section 64 developer contributions to maintain and operate its water and sewer infrastructure and assets, therefore, it is recommended that Council decline to waive water and sewer headwork contributions for the proposed development.

CONCLUSION

The proposed Community Facility and Housing for People with a Disability has been assessed against the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and has been found to be compliant with the applicable planning requirements.

The main issues raised during the assessment of the application include:

- (i) Threatened species – conditions will be imposed to minimise the immediate impacts and ensure the ongoing protection of the threatened species plant, Ausfeld's Wattle (*Acacia ausfeldii*) on the site.
- (ii) Concept approvals – the recommendation provides development consent for Stage 1 and concept development consent for Stages 2 and 3. A new development application will need to be submitted to and approved by Council, before Stages 2 and 3 can proceed.
- (iii) Waiver of Section 64 developer contributions – this application includes a request to waive developer contributions on the basis the applicant is a not-for-profit organisation providing a community service and housing for people with a disability. The request to waive contributions is to be considered and determined by Council.

Community Plan implications

Theme	Protecting Our Natural Environment
Goal	Protect and enhance our natural environment
Strategy	Ensure land use planning and management enhances and protects biodiversity and natural heritage

Strategic implications

Council Strategies

Mid-Western Regional Local Environmental Plan 2012
Mid-Western Regional Development Control Plan 2013
Mid-Western Regional Development Contributions Plan 2005-2021
Mid-Western Regional Development Servicing Plan

Council Policies

Access to Properties Policy

Legislation

Environmental Planning and Assessment Act 1979

Financial implications

Should Council agree to waive Section 64 contributions for Stage 1 of the development, an amount of \$38,191.28 would not be collected.

Associated Risks

Not applicable.

ILIJA SUSNJA
SENIOR TOWN PLANNER

LINDSAY DUNSTAN
MANAGER, STATUTORY PLANNING

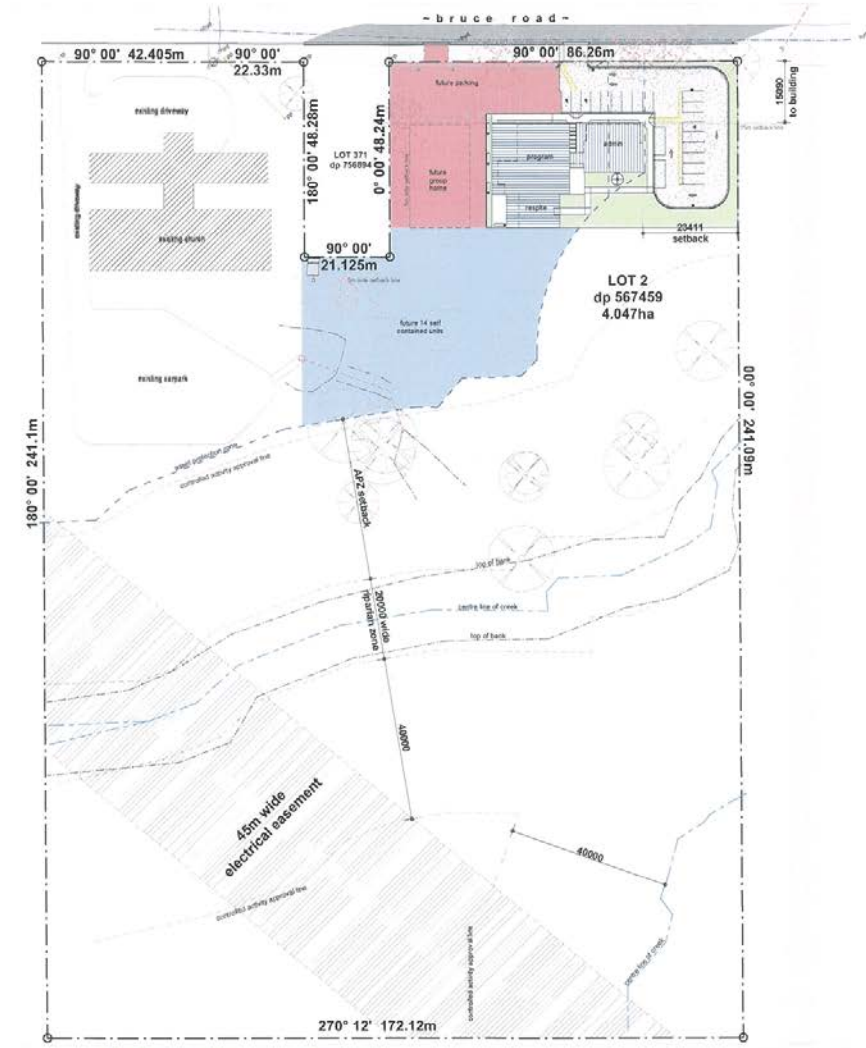
JULIE ROBERTSON
DIRECTOR DEVELOPMENT

4 June 2018

Attachments: 1. DA0139-2018 Plans Subset.
2. DA0139-2018 Plan Tree Conservation.
3. DA0139-2018 Applicants request to waive contributions.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



legend:

- existing sewer and man hole
- existing water and hydrant
- existing overhead power and pole
- existing stormwater and head wall
- existing underground telecomms
- existing creek centre line
- top of bank
- asset protection zone
- controlled activity approval line
- boundary
- contour major - 1000mm increments
- contour minor - 250mm increments
- existing tree to remain
- existing tree to be removed
- existing building/item
- extent of proposed landscaping
- extent of stage 2 works
- extent of stage 3 works

SCHEDULE OF SITE AREAS

office	166.36m ²
program	270.48m ²
respite	80.37m ²
total	619.21m²
program outdoor	43.8m ²
respite outdoor	83.8m ²
carpark (stage 1)	910.0m ²
landscaping	542.56m ²



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 Dubbo NSW 2830

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 W www.barnson.com.au

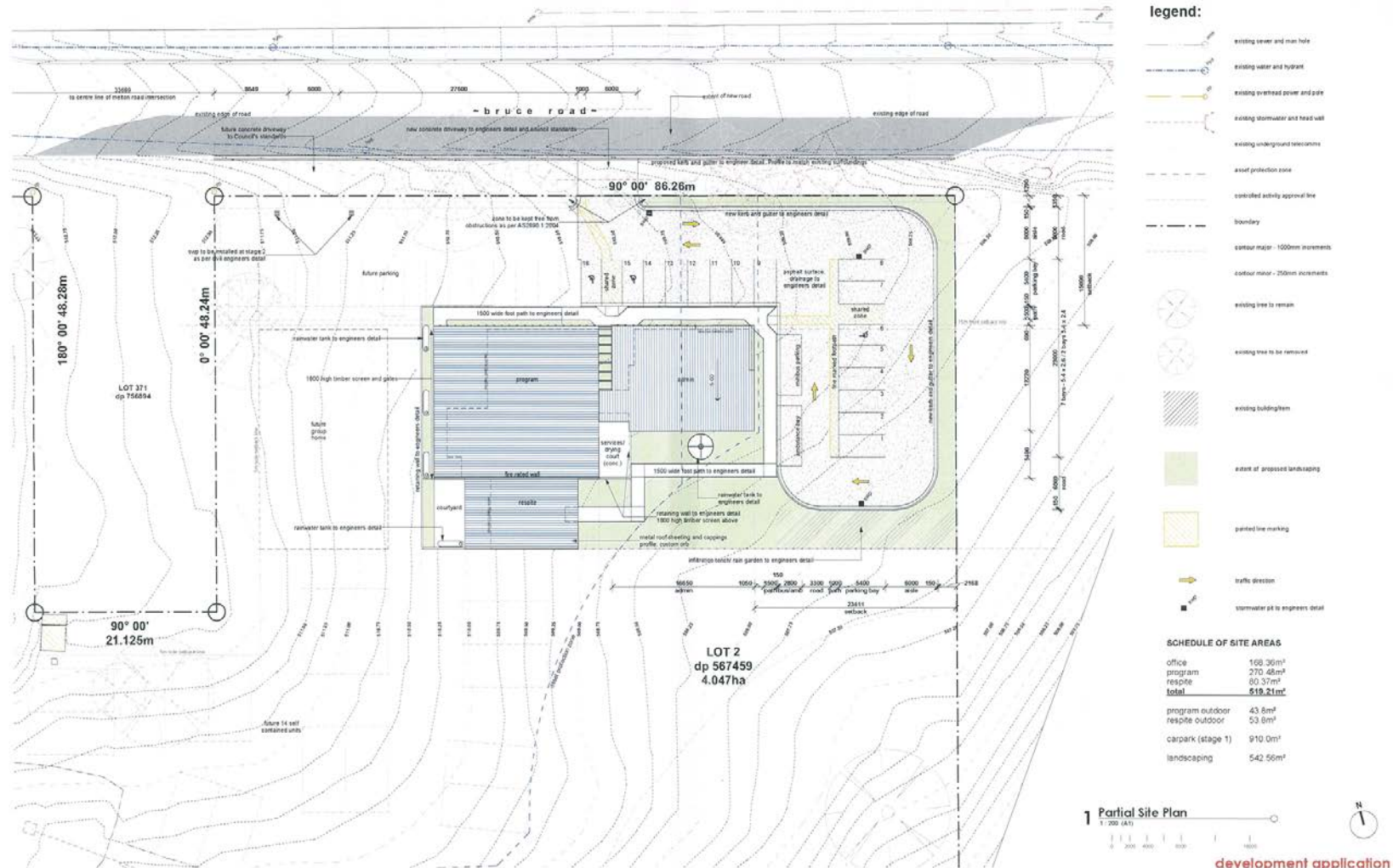
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Client: **MUDGEES DISABILITY SUPPORT SERVICES**
 Project: **NEW OFFICE & RESPITE ACCOMMODATION CENTRE AT BRUCE ROAD MUDGEES**
 Drawing Title: **SITE STAGING PLAN**

Rev. Date. Amendment
A 22.11.2017 ISSUED FOR DA

development application

Design	Drawn	Check
MJ	MJ	KG
Sheet 03 of 09		
Drawing Number		Revised
26053-A01		A



BARNSON PTY LTD
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Client: **MUDGEE DISABILITY SUPPORT SERVICES**
 Project: **NEW OFFICE & RESPITE ACCOMMODATION CENTRE AT BRUCE ROAD MUDGEE**
 Drawing Title: **PARTIAL SITE PLAN**

Rev. Date Amendment

development application

Design	MJ	Check	KG
Drawn	MJ		
Sheet	03 of 09		
Drawing Number		Revision	
	26053- A02		



1 Floor Plan
1:100 (A1)



BARNSON P13 137
Level 1/36 Daring Street
Dunedin 9054 2030

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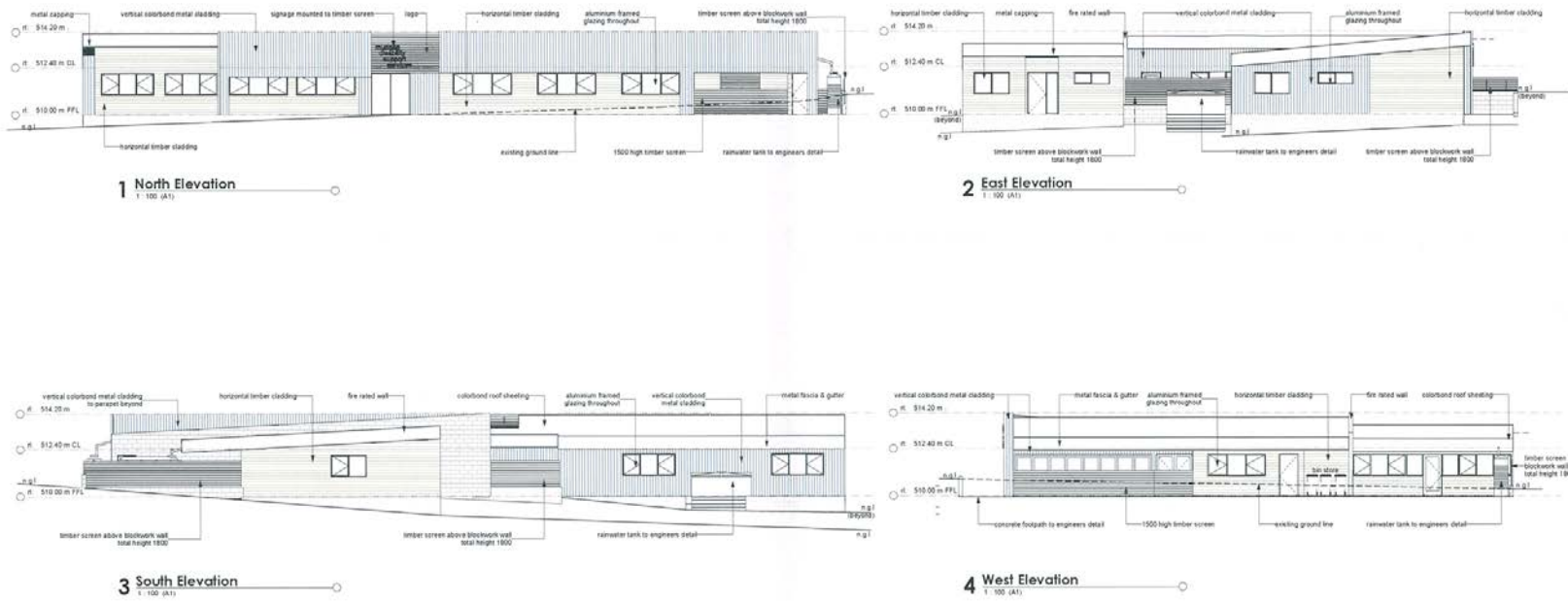
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Client: MUDGE DISABILITY SUPPORT SERVICES
Project: NEW OFFICE & RESPITE ACCOMMODATION CENTRE AT BRUCE ROAD MUDGE
Drawing Title: FLOOR PLAN

Rev. Date Amendment
A 22.11.2017 ISSUED FOR DA

development application

Design	Drawn	Check
MJ	MJ	KG
Sheet	05 of 09	Revision
Drawing Number	26053-A-04	A



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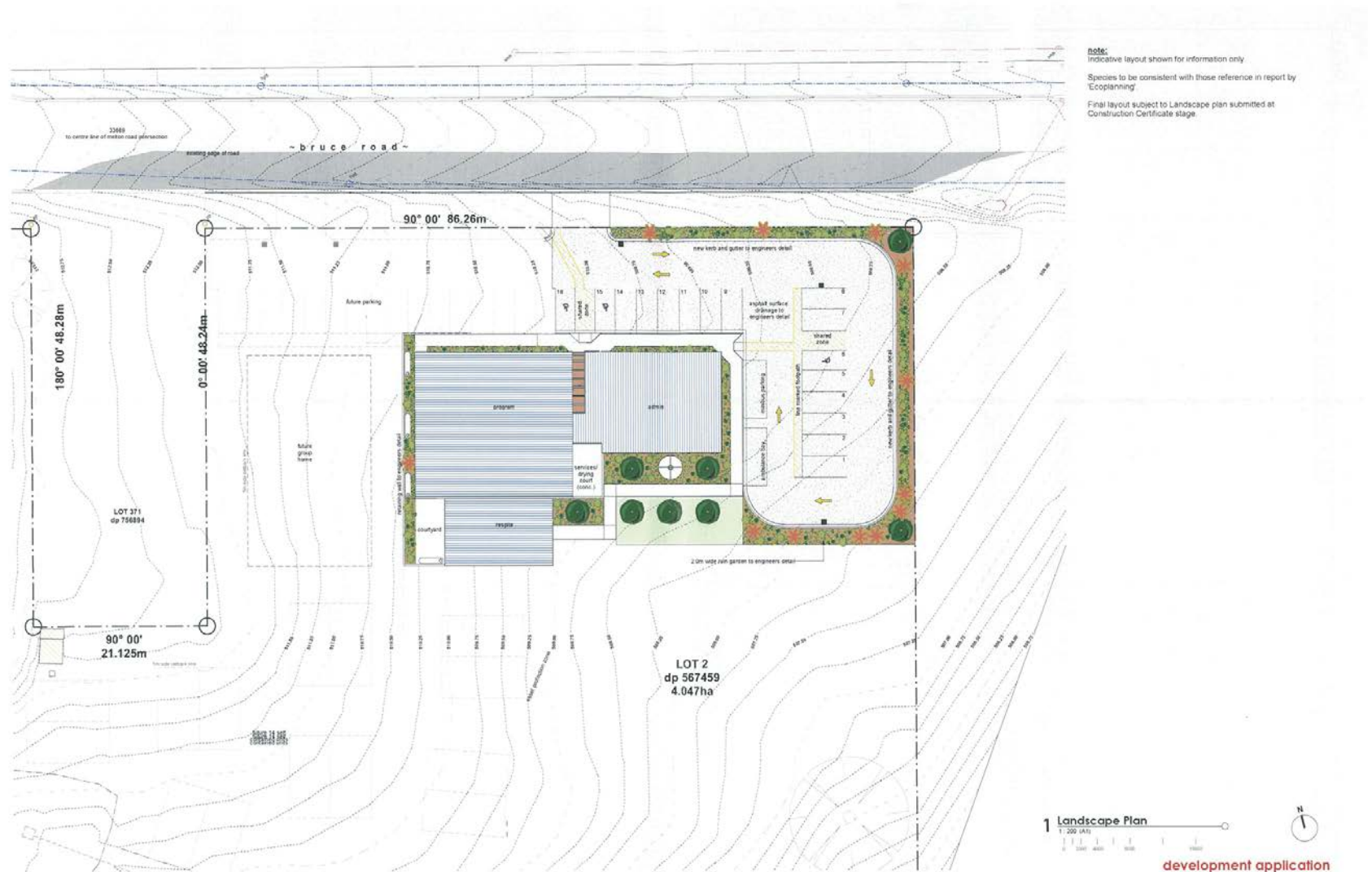
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Client: MUDGE DISABILITY SUPPORT SERVICES
 Project: NEW OFFICE & RESPIRE ACCOMMODATION CENTRE AT BRUCE ROAD MUDGE
 Drawing Title: ELEVATIONS

Rev. Date. Amendment
 A. 23.11.2017. ISSUED FOR DA

development application

Design	Drawn	Check
MJ	MJ	KG
Sheet	06 of 09	
Drawing Number		Revision
26053- A05		A



note:
 Indicative layout shown for information only
 Species to be consistent with those reference in report by
 'Ecoplanning'
 Final layout subject to Landscape plan submitted at
 Construction Certificate stage.

1 Landscape Plan
 1:200 (A1)
 development application



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Client: **MUDGE DISABILITY SUPPORT SERVICES**
 Project: **NW OFFICE & RESPIRE ACCOMMODATION CENTRE AT BRUCE ROAD MUDGE**
 Drawing Title: **LANDSCAPE PLAN**

Rev. Date. Amendment
 A. 22.11.2017. ISSUED FOR DA.

Design	Drawn	Check
MJ	MJ	KG
Sheet 09 of 09		
Drawing number		Revision
26053- A08		A

Flora and Fauna Assessment
 Lot 2 // DP 567459, Bruce Road, Mudgee, NSW

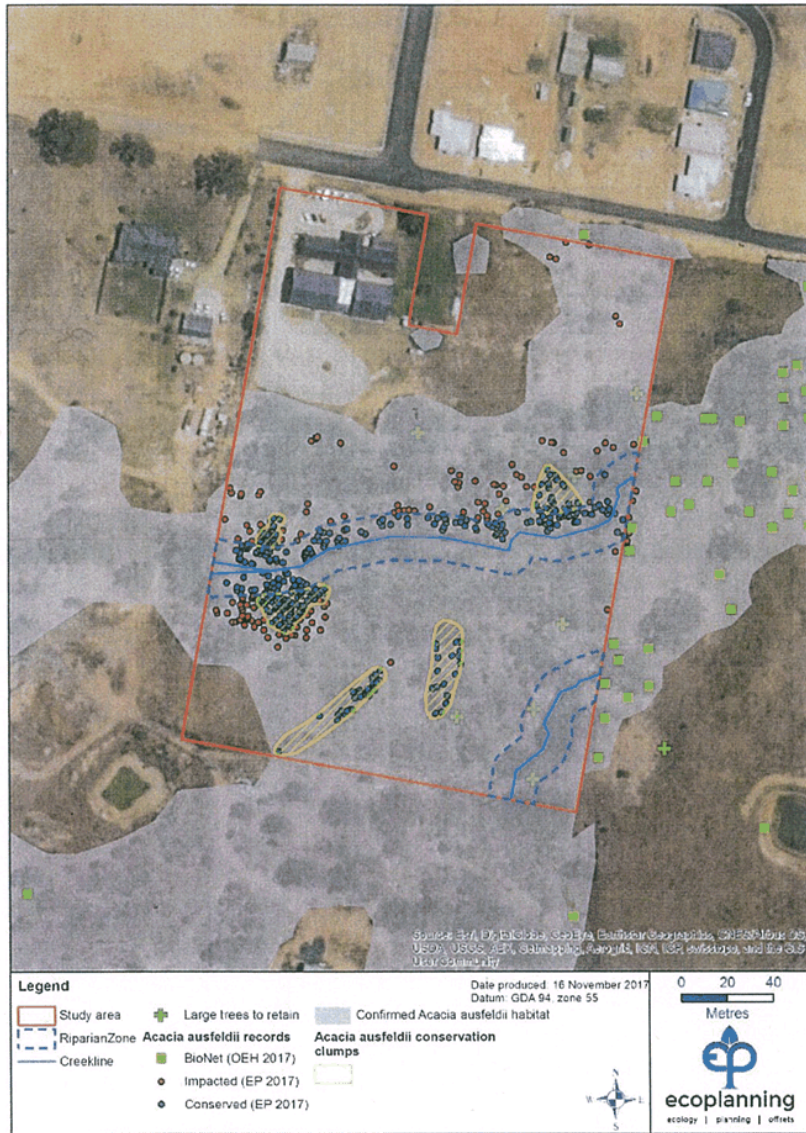


Figure 3.10: *Acacia ausfeldii* records in the study area and large trees to be retained



a 2 Littlebourne Street
Bathurst NSW 2795
t 1300 BARNSON (1300 227 676)
e generalenquiry@barnson.com.au
w www.barnson.com.au

date

24.05.2018

reference

26053-PL01_A

receiver

Mid-Western
Regional Council
Attn: Ilija Susnja
PO Box 156
Mudgee NSW 2850

Dear Sir,

DA0139/2018 Mudgee Disability Support Services (MDSS) Development - 153 Bruce Road, Mudgee

We are writing on behalf of our client, Mudgee Disability Support Service Inc., to request an exemption for the payment of Section 94A and Section 64 Contributions that would ordinarily be levied on new developments.

Section 5.0 of the Mid-Western Regional Council's *Section 94A Development Contributions Plan 2005 – 2021* (s.94 Plan) enables council to consider exemptions from levying developments based on the merits of the development and whether the development will impact on infrastructure. Mudgee Disability Support Service Inc. is a registered charity as recognised by the Australian Charities and Not-for-profits Commission (See **Attachment 1**). It will provide for much needed residential accommodation for persons with a disability and associated administration and life skills centre for their clients. Given that the development is a not-for-profit organisation and will provide important services for the local and wide community, it is considered that the development has sufficient merit to have the section 94A contributions waived. We therefore request that the contributions under the s.94A Plan be waived for this development.

Section 5.5 of the *Development Servicing Plan for Mid-Western Regional Council Sewerage* and *Development Servicing Plan for Mid-Western Regional Council Water Supply* enables Council to waive developer charges applicable to new development where the proponent can demonstrate that it is a non-profit and charitable organisation. Mudgee Disability Support Service Inc. is a registered charity as recognised by the Australian Charities and Not-for-profits Commission (See **Attachment 1**). We here by request that the developer charges under the two DSPs be waived for this development.



If you have any further enquiries regarding this matter, please contact the undersigned.

Yours faithfully

BARNSON PTY LTD

A handwritten signature in black ink, appearing to read "E Dawson".

Erika Dawson

B. Urb. Reg. Plan. (Hons), BPAD Level 3 Accredited Practitioner, RPIA, MFPA
Senior Town Planner



Attachment 1 – Not-for-profit Certificate



Australian
Charities and
Not-for-profits
Commission



THIS CERTIFIES THAT

Mudgee Disability Support Service Inc

ABN:35 956 852 902

IS A REGISTERED CHARITY
AND HAS BEEN TRANSFERRED FROM THE

Australian Taxation Office

TO THE

Australian Charities and Not-for-profits Commission

ON THE DATE OF
3 December 2012

CERTIFIED BY

A handwritten signature in black ink, appearing to read "D. A. Locke".

David Locke
Acting Commissioner

Australian Charities and Not-for-profits Commission

Copy only. Original available on request



8.2 MA0020/2017 (DA0214/2014) - Modification to Subdivision and Industrial Development - 36B Sydney Road, Mudgee

REPORT BY THE SENIOR TOWN PLANNER AND MANAGER, STATUTORY PLANNING
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, DA0214/2014

RECOMMENDATION

That Council:

- A. receive the report by the Senior Town Planner and Manager, Statutory Planning on the MA0020/2017 (DA0214/2014) - Modification to Subdivision and Industrial Development - 36B Sydney Road, Mudgee;
- B. approve MA0020/2017 (DA0214/2014) - Modification to Subdivision and Industrial Development - 36B Sydney Road, Mudgee to do the following:
 - I. Amend the approved plans, principally changing the road layout and drainage concept.
 - II. Amend Condition 29, so that asphalt hot mix is only required in the cul-de-sac head, and the remainder of the Depot Road extension being a two (2) coat seal.
 - III. Add a condition to provide kerbing around landscape areas, in order to deter vehicles driving over them.
 - IV. Add conditions in relation to landscaping of the development.
 - V. Add or amend various conditions in response to the modified proposal.

Subject to the following conditions:

CONDITIONS

PARAMETERS OF CONSENT

Approved Plans

1. ~~Development is to be carried out generally in accordance with stamped plans 3312-A01 to 3312-A09 and BK041.dwg Pages 1 to 4 and the Application received by Council on 16 December 2013 except as varied by the conditions listed herein. Any minor modification to the approved plans will require the lodgement and consideration by Council of amended plans. Major modifications will require the lodgement of a new development application.~~
(DELETED MA0020/2017)
 - 1A. The development is to be carried out in accordance with the following plans endorsed with Council's stamp as well as the documentation listed below, except as varied by the conditions listed herein and/or any plan notations.
-

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date:	Prepared by:
Site Plan (Lot 6)	3312-A01	A	April 2013	Giselle Denley Drafting Services
Ground Floor Plan (Lot 6)	3312-A02	B	Nov 2017	Giselle Denley Drafting Services
Elevations (Lot 6)	3312-A03	B	Nov 2017	Giselle Denley Drafting Services
Site Plan (Lots 1-4)	3312-A04	C	Nov 2017	Giselle Denley Drafting Services
Ground Floor Plan, South East Elevation and South West Elevation (Lot 1)	3312-A05	B	Nov 2017	Giselle Denley Drafting Services
Ground Floor Plan & South East Elevation (Lots 2 and 3)	3312-A06	B	Nov 2017	Giselle Denley Drafting Services
Ground Floor Plan & South East Elevation (Lot 4)	3312-A07	B	Nov 2017	Giselle Denley Drafting Services
Master Plan	3312-A08	A	April 2013	Giselle Denley Drafting Services
Storage Shed Typical Floor Plan & Storage Shed Front Elevation	3312-A09	A	April 2013	Giselle Denley Drafting Services
Proposed subdivision Showing Existing Improvements	BK041.dwg Sheet 1 of 4	-	14/10/2013	Jabek Pty Ltd
Layout Industrial Development Lots 1-6 (Stage 2)	BK041.dwg Sheet 2 of 4	-	14/10/2013	Jabek Pty Ltd
Service Layout	BK041.dwg Sheet 3 of 4	-	14/10/2013	Jabek Pty Ltd
Detail Lot 7	BK041.dwg Sheet 4 of 4	-	14/10/2013	Jabek Pty Ltd

The following plans/drawings supersede the above listed plans/drawings in relation to the road layout, stormwater drainage concept, proposed lot boundaries, boundary setbacks, car parking layout and landscaping.

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date:	Prepared by:
Concept Stormwater Plan	MX-10284.01-C2.0	B	17/11/17	Triaxial Consulting
Concept Stormwater Plan Basin Details	MX-10284.01-C2.1	B	17/11/17	Triaxial Consulting
Turning Circle Plan Sheet 1 of 2	MX-10284.01-C3.0	B	17/11/17	Triaxial Consulting
Turning Circle Plan Sheet 2 of 2	MX-10284.01-C3.1	B	17/11/17	Triaxial Consulting
Landscaping Plan	MX-10284.01-C4.0	C	23/03/18	Triaxial Consulting

(ADDED MA0020/2017)

2. Notwithstanding the approved plans the structure is to be located clear of any easements and/or any water and sewer mains in accordance with Council Policy.

2A. The following limits apply to the proportion of the building on proposed Lot 6 that may be used for industrial premises or warehouse purposes:

- a) A maximum of 2,000m² of the building on proposed Lot 6 may be used as industrial premises, with the remainder able to be used for warehouse/storage purposes; or
- b) Any amount of the building less than the cumulative total of 2,000m² may be used as industrial premises, with the remainder able to be used for warehouse/storage purposes; or
- c) The total floor area of the building on proposed Lot 6 may be used for warehouse/storage purposes.

Note – this condition is applied to ensure that the use of the building matches the number of car parking spaces shown on the approved plans.

(ADDED MA0020/2017)

2C. Landscaping is to be provided in all areas identified as landscaping within the following plan:

Landscaping Plan	MX-10284.01-C4.0	C	23/03/18	Triaxial Consulting
------------------	------------------	---	----------	---------------------

(ADDED MA0020/2017)

AMENDMENTS TO APPROVED PLANS

3. The maximum fill permitted to be placed on proposed Lot 1 is limited to 500mm above the existing natural ground level as shown on Plan No.BK041.dwg, Sheet 3 of 4.
 4. No roller-doors are to be constructed in the north–western wall of the proposed workshop on Lot 1 in the subdivision of Lot 210 DP775001.
 5. A 1.8 metre high lapped and capped timber fence is to be provided along the western and southern boundaries (Golf Club land and adjoining industrial development to the south) of the development prior to the commencement of any works on the site.
- 5A. All lots in the approved subdivision shall have a minimum lot size of 2,000m².

Note – proposed Lot 5 on the approved plans has a lot size of 1,870m². Lot 5 may be readily increased to 2,000m² by adjusting the boundary between Lots 4 and 5. Amended plans demonstrating compliance shall be provided prior to the issue of a Subdivision Certificate involving Lot 5.

(ADDED MA0020/2017)

- 5B. Amended plans are to be submitted to and approved by Council, indicating that a minimum of 16 parking spaces are provided on proposed Lot 4. Such plans are to be approved by Council prior to the issue of a Construction Certificate for any development on proposed Lot 4.**

(ADDED MA0020/2017)

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE - CIVIL

- 6. The submission to Council of engineering design plans for any road works shall include pavement and wearing surface investigation and design, sedimentation and erosion control plans, and a detailed construction plan. These plans are to be approved by the Council prior to the issue of a Construction Certificate.**

- 7. A detailed engineering design (including sediment and erosion control) supported by plans, and an “Autocad compatible” Plan, (in dwg format including pen-map), material samples, test reports and specifications are to be prepared in accordance with AUS-SPEC #1 (as modified by Mid Western Regional Council) and the conditions of this development consent. The engineering design is to be submitted to and approved by Council or an *Accredited Certifier* prior to the issue of a *Construction Certificate*.**

- 8. Engineering plans of the sewer mains extension are to be submitted to and approved by Council or an accredited certifier prior to the issue of a *Construction Certificate***

Note 1: Council will quote on connecting any sewer or water main extension to the existing “live” main on receipt and approval of engineering plans.

Note 2: Council does not permit other bodies to insert new junctions into ‘live’ sewer mains.

- 9. The applicant is to submit a Drainage Report prepared in accordance with the Institution of Engineers publication Australian Rainfall and Run-off to the Principal Certifying Authority for approval prior to the release of the Construction Certificate. The report must demonstrate that stormwater runoff from the site is not increased beyond the existing undeveloped state up to and including a 1.5 year ARI. All storm water detention details including analysis shall be included with the drainage report.**

- 10. The Cul-de-sac proposed at the end of Depot road must be designed pursuant to “AUSTROADS Design Vehicles and Turning Path Templates Guide 2013” to accommodate at least a B-Double turning radius (15m) when travelling between 5-15km/hr. The turning path plan must be submitted to Council prior to the issue of the Construction Certificate.**

- 11. All finished surface levels shall be shown on the plans submitted for the Construction Certificate. Where it is proposed to import fill, the material shall be certified as free of hazardous materials and contamination by a suitably qualified geotechnical engineer. Fill placed in residential or commercial lots shall be compacted in accordance with *AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments*.**
-

PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE - BUILDING

The following conditions must be compiled with prior to Council or an accredited Certifier issuing a Construction certificate for the proposed building.

12. Prior to release of the Construction Certificate, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Mid-Western Regional Council.
13. A schedule of existing and proposed fire safety measures is to be submitted to the Principal Certifying Authority with the application for the Construction Certificate.
14. The developer shall obtain a *Certificate of Compliance* under the Water Management Act. This will require:
 - (a) Payment of a contribution for water and sewerage headworks at the following rate:

Water Headworks	\$55,426.00
Sewerage Headworks	\$26,959.00
Total Payable	\$82,385.00

Note: Section 64 Developer Contributions are subject to Consumer Price Index increase at 1 July each year. Please contact Council's Planning and Development Department regarding any adjustments.

- (b) The adjustment of existing services or installation of new services and meters, as required, in compliance with Australian Standard 3500: National Plumbing and Drainage Code. All costs associated with this work shall be borne by the developer.

(AMENDED MA0020/2017)

- 14A. In accordance with the provisions of section 94A of the Environmental Planning and Assessment Act 1979 and the Mid-Western Regional Council Section 94A Development Contributions Plan (the Section 94A Plan), a levy based on the value of works shall be paid to Council in accordance with this condition for the purpose of public facilities, prior to the issue of a Construction Certificate.

The value of the works is to be calculated in accordance with Section 9.0 and the procedure outlined in Appendix 1 of the Section 94A Plan. A report regarding value of works and any necessary certification is to be submitted to Council. Council will calculate and advise of the final levy amount following submission of the documents.

Note – the levy amount will be adjusted by the Consumer Price Index, if not paid in the same financial year it was calculated. Based on the cost of the proposed development submitted with the DA (\$2,450,000), an indicative total levy of \$24,500 is payable.

A pro-rata portion of the Section 94A contribution may be paid prior to the issue of a Construction Certificate for only part of the total development.

(ADDED MA0020/2017)

- 14B. Prior to the issue of any Construction Certificate that includes above ground works, a landscape plan shall be submitted to and approved by Council. This landscape plan shall be prepared by an appropriately qualified and experienced professional. The

landscaping plan is to show and/or achieve the following:

- a) A planting schedule (including a range of plant sizes).
- b) A maintenance schedule.
- c) Re-planting regime for any plants that are damaged, dead, or removed for any reason.
- d) Provision of landscaping adjacent to and between car parking areas to assist in visually breaking up the expanse of the car park.
- e) Provide landscaping and fencing (if to be provided) within the front boundary landscaped setback that achieves the following:
 - (i) Allows for passive surveillance between the road reserve and the internal car park and entrance to buildings. This may be achieved by using shrubs that have a maximum height of 0.8m at maturity and trees that have a minimum canopy height of 1.7m at maturity.
 - (ii) Includes a mixture of trees, shrubs and groundcovers to create mass of vegetation with an average height of 2m at maturity, within the approved landscaped areas.
- f) Utilise endemic species, where practicable, which are appropriate for the site.
- g) Details of an irrigation system connecting to the on-site rainwater tanks.
(ADDED MA0020/2017)

- 14C. A landscaping bond of \$1,500 is to be paid to Council prior to the issue of a Construction Certificate for above ground building works. Such bond is to be refunded upon satisfactory completion of the landscaping in accordance with the approved landscaping plan.
(ADDED MA0020/2017)

PRIOR TO THE COMMENCEMENT OF WORKS – CIVIL

15. Prior to development the applicant shall advise Council's ~~Development and Community Services Department~~ Operations Directorate, in writing, of any existing damage to Council property before commencement of works. The applicant shall repair (at their own expense) any part of Council's property damaged during the course of this development in accordance with AUS-Spec #1/2 (as modified by Mid-Western Regional Council) and any relevant Australian Standards.
(AMENDED MA0020/2017)
16. A Traffic Control Plan (TCP) completed by a "Certified Person" for implementation during works is to be submitted to Mid-Western Regional Council prior to any work commencing.
17. A copy of the Contractor's public liability insurance cover for a minimum of \$20,000,000 is to be provided to Mid-Western Regional Council as an interested party. All work is to be at no cost to Council.

PRIOR TO THE COMMENCEMENT OF WORKS – BUILDING

18. No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:
 - a) the appointment of a Principal Certifying Authority and
 - b) the date on which work will commence.
-

Such notice shall include details of the Principal Certifying Authority and must be submitted to Council at least two (2) days before work commences.

19. The site shall be provided with a waste enclosure (minimum 1800mm X 1800mm X 1200mm) that has a lid or secure covering for the duration of the construction works to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site. Council encourages the separation and recycling of suitable materials.
NOTE: ALL WASTE GENERATED FROM THE CONSTRUCTION PROCESS IS TO BE CONTAINED ON-SITE
20. A sign must be erected in a prominent position on any work site on which involved in the erection or demolition of a building is carried out;
- stating that unauthorised entry to the work site is prohibited, and
 - showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
 - the name, address and telephone number of the principal certifying authority for the work,
 - The sign shall be removed when the erection or demolition of the building has been completed.
21. Prior to the commencement of works on site, the applicant shall advise Council's ~~Development and Community Services Department~~ Operations Directorate, in writing, of any existing damage to Council property.
(AMENDED MA0020/2017)

CIVIL CONSTRUCTION

- 21A. The applicants shall, at their own expense, engage a registered surveyor to relocate any survey mark that may be disturbed by the development or any associated work. Any information regarding relocation should be supplied to the Land Titles Office and Council.
(NUMBERED MA0020/2017)
22. All works are to be constructed at the full cost of the developer, in a manner consistent with Aus-Spec #1 and Council's standard drawings.
23. The developer is to grant Council (or an Accredited Certifier on behalf of Council) unrestricted access to the site at all times to enable inspections or testing of the subdivision works.
24. The subdivision works are to be inspected by the Council (or Accredited Certifier on behalf of Council) to monitor compliance with the consent and the relevant standards of construction encompassing the following stages of construction:
- Installation of sediment and erosion control measures
 - Water and sewer line installation prior to backfilling
 - Establishment of line and level for kerb and gutter placement
 - Road and driveway pavement construction (including excavation, formwork and reinforcement)
 - Road pavement surfacing
 - Practical completion
25. The contractor/owner must arrange an inspection by contacting Council's Development and Community Services Department between 8.30am and 4.30pm
-

Monday to Friday, giving at least twenty four (24) hours notice. Failure to have the work inspected may result in the access being removed and reconstructed at the contractors/owners expense.

26. All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.
27. Interallotment drainage is to be provided to remove stormwater from any lots that cannot discharge to the street in accordance with Aus Spec #1. Easements not less than 1m wide shall be created over interallotment drainage in favour of upstream allotments.
28. The requirements for stormwater quality, as specified in the DCP, shall be addressed in the design prior to issue of the Construction Certificate. The design shall be such that there is no increased maintenance burden on Council.
29. ~~The Developer must upgrade Depot road for the full frontage of the subdivision to the following standard:~~

Item	Requirement
Road Reserve Width	12 m
Pavement Width	2 x 3.5m travel lanes
Seal	Asphalt (Hot mix)
Drainage	To centre median swale

(DELETED MA0020/2017)

- 29A. The developer must construct the full length of the proposed new extension of Depot Road located in Lot 210 DP775001, to the following standard:

Item	Requirement
Road Reserve Width	21.6 m
Pavement Width	13m (invert to invert)
Court Bowl/ Cul-de-sac Head	15m radius to invert
Seal	(i) All parts of the cul-de-sac head that is wider than 18m: Asphalt (Hot mix) (ii) The remainder of the Depot Road extension: Two coat bitumen seal
Drainage	Direct stormwater runoff to subdivision drainage design in accordance with Section 5.3 of the Development Control Plan

(ADDED MA0020/2017)

30. Car parking for lots 1-6 must comply with the following standards:
 - All vehicles must be provided adequate means to exit the lot in a forward direction.
 - Each parking space is to have minimum dimensions of 5.5m x 2.4m;
 - Each disabled car parking space is to be in accordance with the provisions of Clause D3.5 of the Building Code of Australia and Australian Standard as 2890.6 – 2004;
 - All car parking spaces are to be line-marked and sealed with a hard standing, all weather material and must be maintained in a satisfactory condition at all times;
 - The aisle widths, internal circulation, ramp widths and grades of the car park are

to generally conform to the Roads and Traffic Authority *Guide to Traffic Generating Developments 1992* and Australian Standard AS2890.1 – 2004. Details of compliance are to be shown on the relevant plans and specifications.

31. If any aboriginal artefacts are uncovered or identified during construction earthworks, such work is to cease immediately and the local aboriginal community and National Parks and Wildlife Service are to be notified.

Note: The applicant should contact the Aboriginal Land Council and consult a suitably qualified individual to determine if artefacts were uncovered.

32. Runoff and erosion controls shall be installed prior to clearing and incorporate:-
- diversion of uncontaminated upslope runoff around cleared and/or disturbed areas and areas to be cleared and/or disturbed;
 - sediment control fences at the downslope perimeter of the cleared and/or disturbed area to prevent sediment and other debris escaping from the land to pollute any stream or body of water;
 - maintenance of all erosion control measures at maximum operational capacity until the land is effectively rehabilitated and stabilized beyond the completion of construction.

WATER AND SEWER

33. The developer is to extend and meet the full cost of water and sewerage reticulations to service the development plus the cost of connecting to existing services. All water and sewerage work is required to be carried out in accordance with the requirements of Mid-Western Regional Council (as the Water Supply Authority under the Local Government Act,1993) and in accordance with the National Specification – Water & Sewerage Codes of Australia.
34. The applicant is to provide separate water and sewer reticulation services to each lot.
35. Three metre wide easements, including associated Section 88B Instruments, are to be created in favour of Council over any existing or newly constructed water or sewerage reticulation components located within the subject property, or extended through adjoining private properties as a result of this subdivision.

BUILDING CONSTRUCTION

36. All building work must be carried out in accordance with the provisions of the National Construction Code, the Environmental Planning & Assessment Act 1979 and Regulations and all relevant Australian Standards.
37. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the Plumbing Code of Australia.
38. Construction work noise that is audible at other premises is to be restricted to the following times:
Monday to Saturday - 7.00am to 5.00pm
No construction work noise is permitted on Sundays or Public Holidays.
39. All mandatory inspections required by the Environmental Planning & Assessment Act and any other inspections deemed necessary by the Principal Certifying Authority being carried out during the relevant stage of construction.
-

40. The strength of the concrete used for the reinforced concrete floor slab must be 25Mpa.
41. The list of measures contained in the schedule attached to the Construction Certificate are required to be installed in the building or on the land to ensure the safety of persons in the event of fire in accordance with Clause 168 of the Environmental Planning and Assessment Regulation 2000.

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE

42. Under the Environmental Planning & Assessment Act, 1979, a *Subdivision Certificate* is required before the linen plan of subdivision can be registered with the Land Titles Office.
Note: The fee to issue a *Subdivision Certificate* is set out in Council's Fees and Charges
 43. A linen plan and two (2) copies are to be submitted to Council for approval and endorsement by the General Manager.
 44. If the *Subdivision Certificate* is not issued, for any reason whatsoever, by the end of the financial year immediately following the date of determination, then the charges and contributions contained in this consent, may be increased to the current rate at the time of payment.
 45. Underground electricity, street lighting and telecommunications are to be supplied to the subdivision.
 46. Prior to issue of the *Subdivision Certificate*, Council is to be supplied with:
 - A certificate from the appropriate power authority indicating that satisfactory arrangements have been made for provision of electricity supply to the subdivision.
 - A certificate from the appropriate telecommunications authorities indicating that satisfactory arrangements have been made for provision of telephone services to the subdivision.
 - all contributions must be paid to Council and all works required by the consent be completed in accordance with the consent, or an agreement be made between the developer and Council;
 - as to the security to be given to Council that the works will be completed or the contribution paid, and
 - as to when the work will be completed or the contribution paid.
 47. Following completion of the subdivision works, one full set of work-as-executed plans, on transparent film suitable for reproduction, and an "Autocad compatible" work-as-executed Plan, (in dwg format including pen-map), is to be submitted to Council. All work-as-executed plans shall bear the Consulting Engineer's or Consulting Surveyor's certification stating that all information shown on the plans is accurate.
 48. The developer must provide Council and land purchasers with a site classification for each lot within the subdivision. The classification is to be carried out at a suitable building site on each lot and is to be carried out by a NATA registered laboratory using method (a) of Clause of AS2870 - 2011. Results are to be submitted to Council prior to issue of the Subdivision Certificate.
 49. ~~In accordance with the provisions of section 94A of the Environmental Planning and Assessment Act 1979 and the Mid-Western Regional Council Section 94A~~
-

~~Development Contributions Plan, a levy of 1% of the cost of carrying out the development shall be paid to Council in accordance with this condition for the purpose of:~~

~~The levy is: \$24,500 based on the estimated cost of development of \$ 2,450,000.00
(DELETED MA0020/2017 – AMENDED CONDITION MOVED TO CONDITION 14A)~~

50. The developer is to provide a water service and meter for each lot in the subdivision. This can be achieved by making a payment to Council of \$1650 per lot to cover the cost of installing both the service and a 20mm meter on the water main.

TOTAL PAYABLE 6 x \$1650 = \$9,900

Note: Council does not permit other bodies to connect to 'live' water mains.

OR

51. Where the water service has been provided by the developer. The developer is to provide a water meter for each lot in the subdivision. This can be achieved through providing a water service ending with a lockable ball valve to each lot and make a payment to Council of \$370.00 per lot to cover the cost of a 20mm meter and installation.

TOTAL PAYABLE 6 x \$370 = \$2,220

Note: Council does not permit other bodies to connect to 'live' water mains.

52. The developer is to provide a sewer junction for each dwelling in the subdivision. This can be achieved by making a payment to Council of \$1,450.00 per new junction to cover the cost of Council installing a junction in an existing main.

TOTAL PAYABLE 6 x \$1,450.00 = \$8,700

Note: Council does not permit other bodies to insert new junctions into "live" sewer mains.

PRIOR TO ISSUE OF THE OCCUPATION CERTIFICATE

The following conditions are to be completed prior to occupation of the building and are provided to ensure that the development is consistent with the provisions of the Building Code of Australia and the relevant development consent.

53. Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the erection of the building.
54. All car parking and associated driveway works are to be completed prior to occupation of the development.
- 54A. All plants shown on the approved landscape plan/s are to be planted and all hard landscaping (eg rocks, retaining walls, solid garden bed edging) are to be installed prior to the issue of an Occupation Certificate.
(ADDED MA0020/2017)

CONDITIONS RELATED TO THE ONGOING USE OF THE SITE

- 55. All vehicles are required to enter and leave the site in a forward direction at all times. Signage to this effect is to be appropriately located within the site.**
- 56. All loading and unloading in connection with the premises shall be carried out wholly within the site.**
- 57. Garbage areas are to be adequately screened from public view with an opaque fence and / or adequate landscaping.**
- 58. All waste generated by the proposed development shall be disposed of to an approved location in accordance with the Waste Minimization & Management Act 1995.**
- 59. All security fencing is to be pre-coloured or powder coated. Security fencing to the public road frontage is to be erected on or behind the front building line. Full details of proposed fencing is to be included on the landscaping plan.**
- 60. All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property or roadways, in accordance with Australian Standard 4282 "Control of the Obtrusive Effects of Outdoor Lighting".**
- 61. No display or sale of goods is to take place from public areas or footpaths fronting the premises.**
- 62. All 'Colorbond' material for the proposed sheds is to be non-reflective.**
- 63. Hours of operation of the industrial buildings are restricted to the following times;
Monday to Saturday 7.00am to 6.00pm
No work is permitted on Sundays or Public Holidays**
- 64. The combined maximum permitted noise level for all activities within the subject industrial development is 5dB(A) above the background noise level of 39dB(A) as measured at the property boundary of Lot 210 DP 775001 and the Mudgee Golf Course and the residentially zoned land.**
- 65. Measures, such as raised kerb edges, bollards and/or fencing, are to be installed and maintained around all approved landscape areas in order to prevent vehicles driving over them.
(ADDED MA0020/2017)**
- 66. Landscaping is to be maintained in accordance with the approved landscape plan.
(ADDED MA0020/2017)**

ADVISORY NOTES

- 1 The removal of trees within any road reserve requires separate approval of Council in accordance with the policy "Tree Removal and Pruning Public Places".**
 - 2 The land upon which the subject building is to be constructed may be affected by restrictive covenants. This approval is issued without enquiry by Council as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this approval. Persons to whom this approval is issued must rely on their own enquiries as to whether or not the building**
-

breaches any such covenant.

- 3 **Section 82A of the Environmental Planning and Assessment Act (EP&A Act) provides the ability to seek a review of the determination. This request is made to Council and must be made within 6 months after the date on which you receive this notice. The request must be made in writing and lodged with the required fee. Please contact Council's Planning and Development Department for more information or advice.**
- 4 **If you are dissatisfied with this decision, section 97 of the EP&A Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.**
- 5 **To ascertain the date upon which the consent becomes effective, refer to section 83 of the EP&A Act.**
- 6 **To ascertain the extent to which the consent is liable to lapse, refer to section 95 of the EP&A Act.**
- 7 **The development is to operate so as to not emit offensive noise, as defined in the *Protection of the Environment Operations Act 1997*. (ADDED MA0020/2017)**

Executive summary

OWNER/S	DTM Property Enterprises Pty Ltd
APPLICANT:	Emma Yule t/a Atlas Environment and Planning
PROPERTY DESCRIPTION	36B Sydney Road, Mudgee (Lot 210 DP775001)
PROPOSED DEVELOPMENT	Industrial Development and Subdivision
ESTIMATED COST OF DEVELOPMENT:	\$2,450,000
REASON FOR REPORTING TO COUNCIL:	Original application referred to Council
PUBLIC SUBMISSIONS:	Nil

A modification of consent application under Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* was lodged with Council on 22 December 2016. The proposed modification of Development Consent DA0214/2014 seeks to amend the road layout and stormwater drainage concept for the approved subdivision (refer to Figure 1 below), by removing the approved road's central drainage swale and replacing it with a conventional road. An alternative arrangement for on-site stormwater detention is proposed.

The proposed modification specifically seeks to modify:

- Condition 1 Approved Plans; and
- Condition 29 Road Construction Requirements.

A number of variations to the Development Control Plan (DCP) requirements were approved in the original application. The proposed modification will not increase the number of variations from the DCP requirements.

The proposal generally complies with the relevant plans and controls and is recommended for approval.

Disclosure of Interest

Nil

Detailed report

Background

Council has received an application to modify the originally approved road and stormwater drainage layout granted by DA0214/2014. The application was originally referred to and approved by Council at the ordinary meeting of 12 May 2014.

This application is the first modification since the original approval.

Approved Development

The original application, approved on 21 May 2014, was for a torrens title subdivision, resulting in 7 lots, and erection of industrial buildings (DA0214/2014). The approved development includes an extension to Depot Road that terminates in a cul-de-sac head. Through the centre of the Depot Road extension, a large (typically 5.5m wide) bio-retention swale was to be provided within a central median.

It is noted that the approved plans included a 3.0m wide sealed ROW, intended to be used as a traffic lane, along the property frontages adjoining the Depot Road extension. Consequently, the properties were not able to provide landscaping along the property frontage and a variation to the DCP requirements for landscaping was approved on the basis of the landscaped central median strip providing a landscaping component to the development.

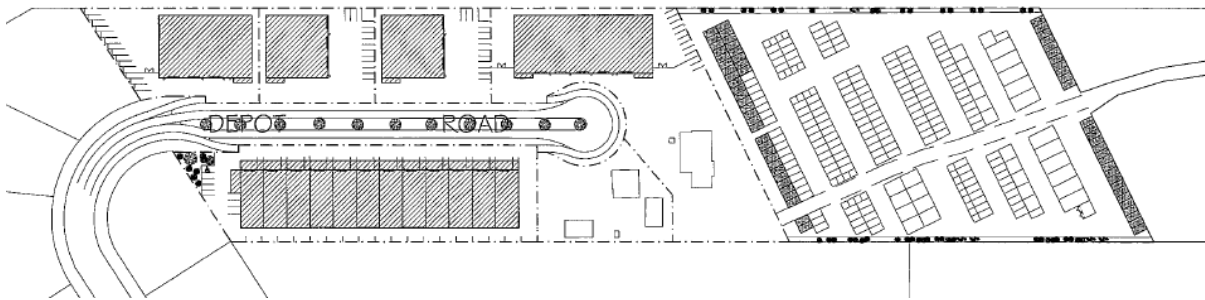


Figure 1: Approved Road Configuration

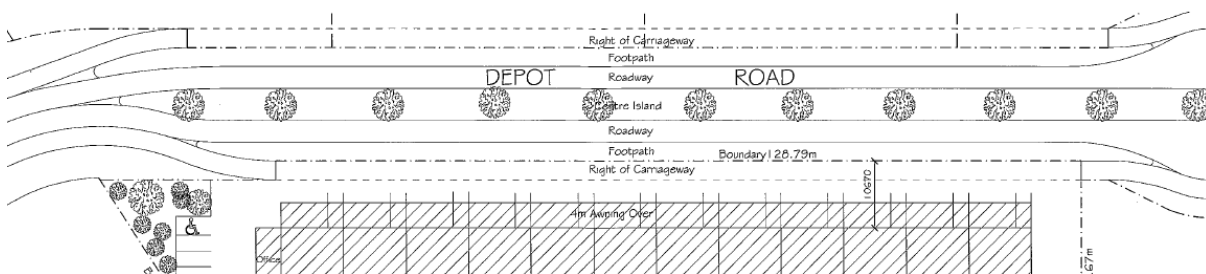


Figure 2: Detail Approved Road Configuration

Proposed Modification

No previous modifications to the original application have been submitted or approved.

This application to modify the development consent was submitted to Council on 22 December 2016. The material submitted with the application states that the proposed modifications are:

...The proposed modification seeks to amend Condition 1 Approved Plans (relating to the road design and stormwater management). The modification proposes to remove the road's central drainage swale (Depot Road extension) and alter the onsite detention arrangements.

The consent as modified would have appropriately mitigated environmental impacts similar to the existing approved design, however with reference to Condition 28, the proposed modified road design will not increase the maintenance burden on Council. The modification does not include any new land or modify the boundaries of the subdivision development or include changes to the proposed industrial buildings.

The modification pursuant to S96(2) of the EP&A Act is sought to amend:

1. *Condition 1 Approved Plans - so far as the design for the extension of Depot Road and stormwater treatment is depicted in the modification plans.*
2. *Condition 29 – in response to the modified road design.*

Amended plans were submitted to Council on 22 May 2018. The main changes proposed in the amended plans include:

- Removing the central drainage swale from the centre of Depot Road.
- A series of stormwater treatment devices along the north-western boundary of the property.
- Minor adjustment between Lot 7 (the storage unit site) and the remainder of the subdivision, to incorporate the stormwater quality treatment basin.
- New landscaping areas along the frontages of the lots.
- Removal of the rights of carriageway along the frontages of Lots 1 to 6.
- Increasing the width of Depot Road to provide two (2) lanes of traffic in each direction.
- Minor reduction in the building footprint area on each lot.
- Minor boundary adjustments and provision of additional parking spaces on Lots 4 and 6.

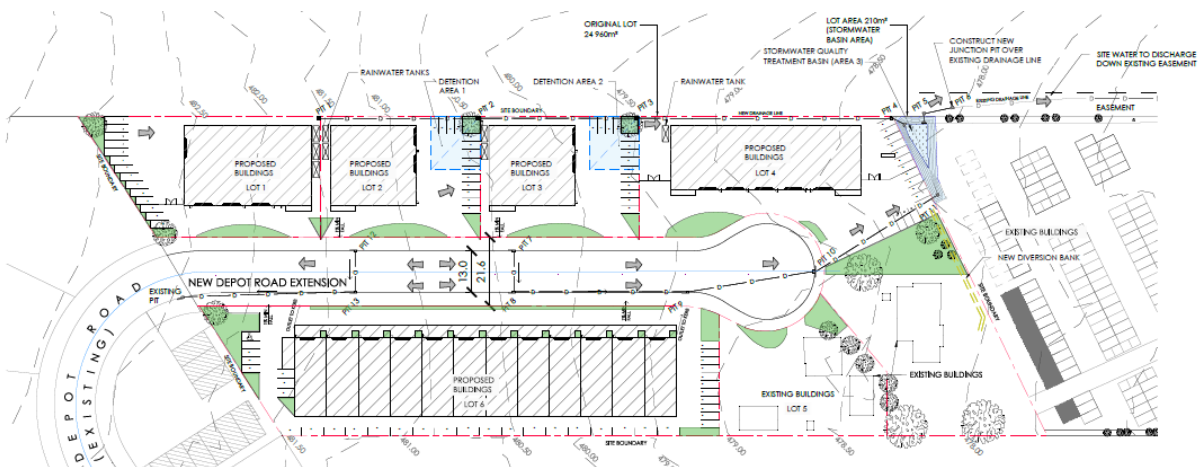


Figure 3: Proposed Road Configuration

In relation to the DCP variations identified, the application states the following:

A number of variations were approved in DA0214/2014 by Council for the development:

- *Reduced front setbacks for industrial buildings;*

- *Exceedance of site coverage for some lots;*
- *No landscaping strip (3m wide) along front of lots;*
- *Loading areas not being provided to the rear or side of some buildings.*

The modification to DA0214/2014 improves the compliance to the DCP, however some variations remain:

- *Reduced front setbacks for industrial buildings;*
- *Loading areas not being provided to the side or rear of some buildings;*
- *A new landscaping strip along the front of lots is provided but does not meet 3m width for all lots;*
- *Site coverage is complied with for all lots.*

REQUIREMENTS OF REGULATIONS AND POLICIES

Section 4.55 Modification Legislation

The Modified Application is made pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*. The Modified Application requests that Council amend the approved lot layout, replacing the road with a central landscaped drainage swale with a conventional road.

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* pertains to modifications to an approved Development Application other than those that are of minimal environmental impact. It is considered that the modified proposal will have 'minimal environmental impact' compared to the originally approved proposal. The proposed development is considered to be substantially the same development as the approved building and lot layout for the subdivision remains substantially the same. The major components of the development that are changing are the configuration of the road, drainage arrangements and landscaping arrangements.

The information provided below provides an assessment of these areas of the development which will require assessment against Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as are relevant.

Those areas of the development not discussed below were not considered relevant to the proposed modification.

Mid Western Regional Local Environmental Plan 2012 (MWRLEP 2012)

The land is zoned IN1 General Industrial pursuant to MWRLEP 2012.

(i) Objectives of the Zone

The proposed modification still achieves the objectives of the zone and the aims of the MWRLEP 2012, particularly as the modified road layout accommodates large vehicles as expected in industrial areas. The plans show that a 25.0m B-Double vehicle can turn within the cul-de-sac head and a 12.5m service vehicle can access each lot.

(ii) Clause 4.1 Minimum subdivision lot size – complies subject to condition.

The minimum lot size for the site is 2,000m². The plans submitted to Council on 22 May 2018 indicate that Lot 5 is slightly under-sized, at 1870m². This variation may be readily rectified by slightly adjusting the boundary between Lot 4 and Lot 5. A condition to ensure compliance with minimum lot size is included in the recommendation.

The proposed modification does not alter the proposed development's compliance with the remaining relevant provisions of the MWRLEP 2012.

State Environmental Planning Policy

All the relevant SEPP's were addressed during the assessment of the original development application. The proposed modification does not alter compliance with the applicable requirements of the relevant SEPP's.

Mid Western Regional Development Control Plan 2013

The original application involved a number of variations from the requirements of the DCP. These variations related to:

- Reduced front boundary setbacks for the proposed industrial buildings;
- Exceedance of site coverage requirements for some lots;
- No 3m landscape strip provided along the property frontage; and
- Loading areas not provided to the rear or side of some buildings.

These variations were approved on the basis of:

- Provision of a landscaped central median strip in the Depot Road extension;
- Provision for separating service vehicle access from the public through road with rights of carriageway provided along the frontage of the proposed lots, thereby making it the owner's responsibility to maintain this lane of the roadway; and
- Additional water quality treatment features.

The variations from the DCP requirements apparent in the modified proposal are:

- Reduced front setbacks for industrial buildings;
- Loading areas not being provided to the rear or side of some buildings; and
- A new landscaping strip along the front of lots is provided but does not meet the minimum 3m width for all lots.

The proposed modified development includes the following variations to the relevant provisions of the DCP:

- (i) Reduced front boundary setbacks.

Requirement	Lot No.	Approved setback	Modified setback
6m for sites less than 2,000m ²	-	N/A	N/A No lots less than 2,000m ² .
12m for sites between 2001m ² and 5000m ² .	Lot 1 (2485m ²)	10.82m to main building 8.82m to awning	9.87m to main building. 7.22m to awning.
	Lot 2 (2000m ²)	10.82m to main building. 8.82m to awning.	9.87m to main building. 7.22m to awning.
	Lot 3 (2000m ²)	10.82m to main building. 8.82m to awning.	9.87m to main building. 7.22m to awning.
	Lot 5 (1870m ² – to be adjusted to 2000m ²)	N/A	N/A Existing residential buildings about 5.5m
15m for sites over 5,001m ²	Lot 4 (6370m ²)	12.82m at widest. 4.0m at narrowest.	13.0m at widest 6.47m at narrowest
	Lot 6 (6140m ²)	10.67m to main building 6.67m to awning.	9.87m to main building. 5.87m to awning.

Both the approved development and the modified development varied the front boundary setbacks. The setbacks of the approved development were measured from the front boundary – behind which was a 3m right of carriageway which effectively would have operated as another traffic lane. Consequently, the front boundary setback of the approved development was effectively 3m less than the above figures.

The proposed modification substantially improves the front boundary setback compared to the approved development. In order to achieve the modified front boundary setbacks, the floor area of the building footprint has been slightly reduced. Therefore, it is recommended that the variation from this DCP requirement be approved.

(ii) Front boundary landscaping.

Requirement	Lot No.	Approved setback	Modified landscaping
3m along property frontage	Lot 1	Nil.	0-4m
	Lot 2	No landscaping was provided along the property frontages as all landscaping was included in 5m wide landscaped drainage line along the centre-line of Depot Road.	0-4m
	Lot 3		0-4m
	Lot 4		0-7m
	Lot 5		0-12m
	Lot 6		0.7m plus additional landscaping at either end of the property.

Normally, a landscape strip with a minimum dimension of 3m is required along the frontage of new industrial development sites.

The proposed modified development provides crescent-shaped landscape areas along the frontages of most of the lots. The crescent shape has been specifically designed to accommodate the movements of a 12.5m long service vehicle. Landscaping has also been provided in other areas of the site.

The approved development provided a 5m wide landscape strip along the centre-line of the Depot Road extension. The area of landscaping included in this landscape strip is 1,250m². In comparison, the proposed modified development provides approximately 1,640m² of landscaping.

The proposed modified development provides a greater area of landscaping and provides landscaping along property frontages and throughout the development. It is considered that the proposed modified landscaping represents an improvement compared to the approved development. Consequently, the proposed variation from this requirement is recommended for approval.

No conditions are included in the existing consent in relation to landscaping. Conditions are recommended to ensure that suitable landscaping is provided in the development.

(iii) Location of loading areas.

The DCP requires that industrial developments are designed so that loading and unloading of service vehicles can occur either to the side or rear of buildings.

Lots 1, 4 and 6 of the proposed modified development have their loading areas located at the front of the buildings.

The originally approved development located all loading areas to the front of the site, as all servicing of the site was to occur from the right of carriageway located along the frontages of the proposed lots. The approved development did not provide for loading at the rear of buildings and this variation was supported in the original approval.

The applicant argues that the variation from this DCP requirement was approved in the original application and the proposed modification reduces the number of lots that do not comply with this requirement. The application material demonstrates that the loading can occur on each of the sites without blocking access to on-site parking spaces. Given the improved road layout, clearer distinction between public road and private property and the improvements in compliance with this requirement, it is recommended the proposed variation from the requirement be approved.

(iv) All lots B-Double accessible.

The proposed modified development includes details of turning circle templates for a 12.5m service vehicle accessing all sites. Given the size of the proposed industrial lots and proposed industrial units, it is considered that a 12.5m service vehicle will be utilised at most times for loading/unloading purposes. B-Double (25m length) movements may be accommodated within the proposed Depot Road extension. Should B-Double access to all lots be enforced, it would require the loss of a significant amount of landscaping at property frontages. It is recommended that this variation from the DCP requirement be approved.

(v) Car parking.

The modified development provides parking as per the following table.

Lot No.	Floor Area (m ²)	Required Parking Spaces (1/75m ²)	No Parking Spaces Provided	Compliance
1	1000	13	14	Yes
2	625	8	14	Yes
3	625	8	14	Yes
4	1200	16	14	No
5	N/A	N/A	N/A	N/A
6	3000	40	37	No

The DCP requires parking at the following rates for parking at the following rates for the particular use:

- Manufacturing (ie Industrial Premises) – 1 space per 75m² gross floor area.
- Warehouse – 1 space per 100m² gross floor area.

The above table shows that Lots 4 and 6 do not satisfy the car parking requirement for industrial development. However, all or part of these lots could be used for warehouse/storage purposes, due to the lower parking rate for warehouse/storage uses.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 allows the use of an existing approved industrial premises to be converted to a warehouse/storage use, without the consent of Council (ie exempt development). However, the reverse is not true – a warehouse cannot be changed to an industrial premises, as exempt development. This matter is of relevance when determining the approved uses and number of parking spaces to be provided for each lot.

In relation to Lot 4, the shortfall of 2 parking spaces may be readily provided adjacent to the parking spaces shown on the modified plan. A condition is recommended to ensure that a minimum of 16 parking spaces in provided on Lot 4.

It is not possible to provide additional parking spaces within the modified layout of Lot 6. It is considered appropriate to apply a condition to ensure that the use of proposed Lot 6 matches the available number of parking spaces provided to the lot. A condition is recommended to this effect.

- (vi) Road dimensions in industrial subdivisions.

The following table compares the dimensions of the proposed road within the subdivision to the DCP requirements.

DCP requirement	Proposed Modification	Compliance
Road Reserve: 24m	21.6m	Variation
Carriageway width: 13m	13m	Complies
Nature Strip: 2 x 5.5m	2 x. 4.3m	Variation
Footpath: 1 x 1.2m	No footpath proposed	Variation
Kerbing: barrier/rollover	Kerbing proposed. Condition to enforce	Complies
Cul-de-sacs will only be considered in commercial/industrial subdivisions where there is no alternative option and should be designed having regard to the size of the lots proposed.	Cul-de-sac proposed as there is no alternative option.	Complies Addressed in original application.

The proposed development complies with the road dimension standards set out in Austroads, which happen to be lower than the DCP dimension requirements. There are no existing footpaths within the neighbourhood for a footpath in this development to connect in to. It is recommended that the above variations from the DCP requirements be approved.

IMPACT OF DEVELOPMENT

Context and Setting

No significant changes are proposed to the approved buildings and the lot layout.

The proposed modification will change the character of the approved development by replacing the central planted drainage swale with patches of landscaping along the frontages of the proposed lots. In addition, the road will be modified to a more conventional arrangement.

The amended development will provide for an appropriate form of industrial development, which will be consistent with industrial development in the near vicinity.

Access, Transport and Traffic

The proposed amendments to the road layout will accommodate the movements of a B-double vehicle, which is the largest vehicle expected in an industrial area. Loading arrangements within the lots will not have a significant impact on traffic flow.

Public Domain

The proposed modification will not have significant visual impact on the residential areas to the west of the site and Mudgee Golf Course.

Utilities

The proposed modification will not alter the servicing requirements for the proposed development.

Heritage

The subject site is not effected by any items of European or Aboriginal heritage.

Other Land Resources

The approved development will not impact on other land resources.

Water

The proposed modification involves a change to the stormwater drainage arrangements for the subdivision. Existing conditions in the development consent will ensure the downstream water quality will be protected.

Soils

No change compared to the approved development.

Air and Microclimate

No change compared to the approved development.

Flora & Fauna

Not applicable.

Waste

No change compared to the approved development.

Energy

Not applicable.

Noise & Vibration

No change compared to the approved development.

Natural Hazards

Not applicable.

Technological Hazards

Not applicable.

Safety, Security and Crime Prevention

No change compared to the approved development.

Social Impact in the Locality

No extra impacts are expected to be generated as a result of the proposed modification.

Economic Impact in the Locality

No extra impacts are expected to be generated as a result of the proposed modification.

Site Design and Internal Design

No significant changes are proposed to the approved buildings. Only insignificant changes are proposed to the approved lot layout, in order to accommodate the changed road. The modified road design accommodates the traffic movements expected for the industrial development.

Construction

No change compared to the approved development.

Cumulative Impacts

No change compared to the approved development.

SUITABILITY OF SITE FOR DEVELOPMENT

Does the proposal fit in the locality

The proposal will still fit within the locality as previously approved.

Are the site attributes conducive to development

Yes. Minimal constraints identified – as expected for a property within the IN1 zone.

SUBMISSIONS MADE IN ACCORDANCE WITH ACT OR REGULATIONS

Public Submissions

The application was notified in accordance with MWRDCP 2013. No submissions were received during the notification period, ending 19 January 2017.

Submissions from public authorities

Nil

THE PUBLIC INTEREST

Federal, State and local government interests and community interests

No significant issues in the interest of the public are expected as a result of the proposed modification.

CONSULTATIONS

Health & Building

Not applicable.

Development Engineer

Council's Development Engineer has raised no concerns with the proposed modification. The amended road design caters for the expected traffic movements, provided the road reserve has a minimum width of 21.6 metres. Information on the property title documents indicates that there is an easement for drainage on the Golf Course land to accommodate discharge of stormwater to the site. Water quality from stormwater runoff may be addressed in a detailed stormwater design, to be approved in accordance with the existing conditions. The Engineer's modification to the existing conditions have been included in the recommendation.

Heritage Advisor

Not applicable.

Community Plan implications

Theme	Protecting Our Natural Environment
Goal	Protect and enhance our natural environment
Strategy	Ensure land use planning and management enhances and protects biodiversity and natural heritage

Strategic implications

Council Strategies & Plans

Mid-Western Regional Local Environmental Plan 2012

Mid-Western Regional Development Control Plan 2013

Mid-Western Regional Development Contributions Plan 2005-2021

Mid-Western Regional Development Servicing Plan

Council Policies

Not applicable.

Legislation

Environmental Planning and Assessment Act 1979

Financial implications

Not applicable.

Associated Risks

The recommendation of staff is to approve the development subject to conditions provided above. Should Council refuse the development application, the applicant may seek a further review of this decision or appeal through the Land and Environment Court.

ILIJA SUSNJA
SENIOR TOWN PLANNER

LINDSAY DUNSTAN
MANAGER, STATUTORY PLANNING

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

4 June 2018

Attachments: 1. MA0020-2017 - Plans.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

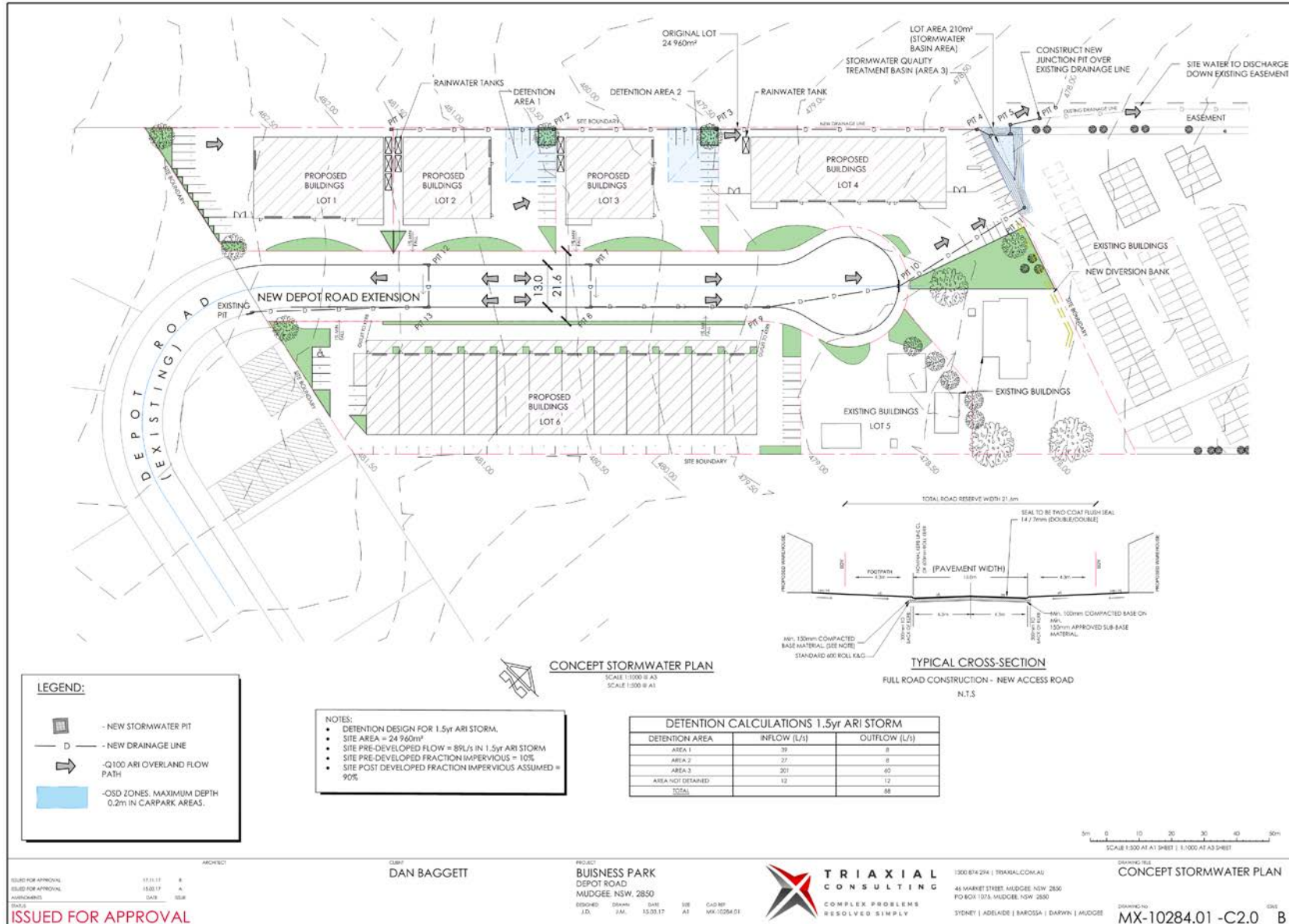
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 LOT210 DP775001

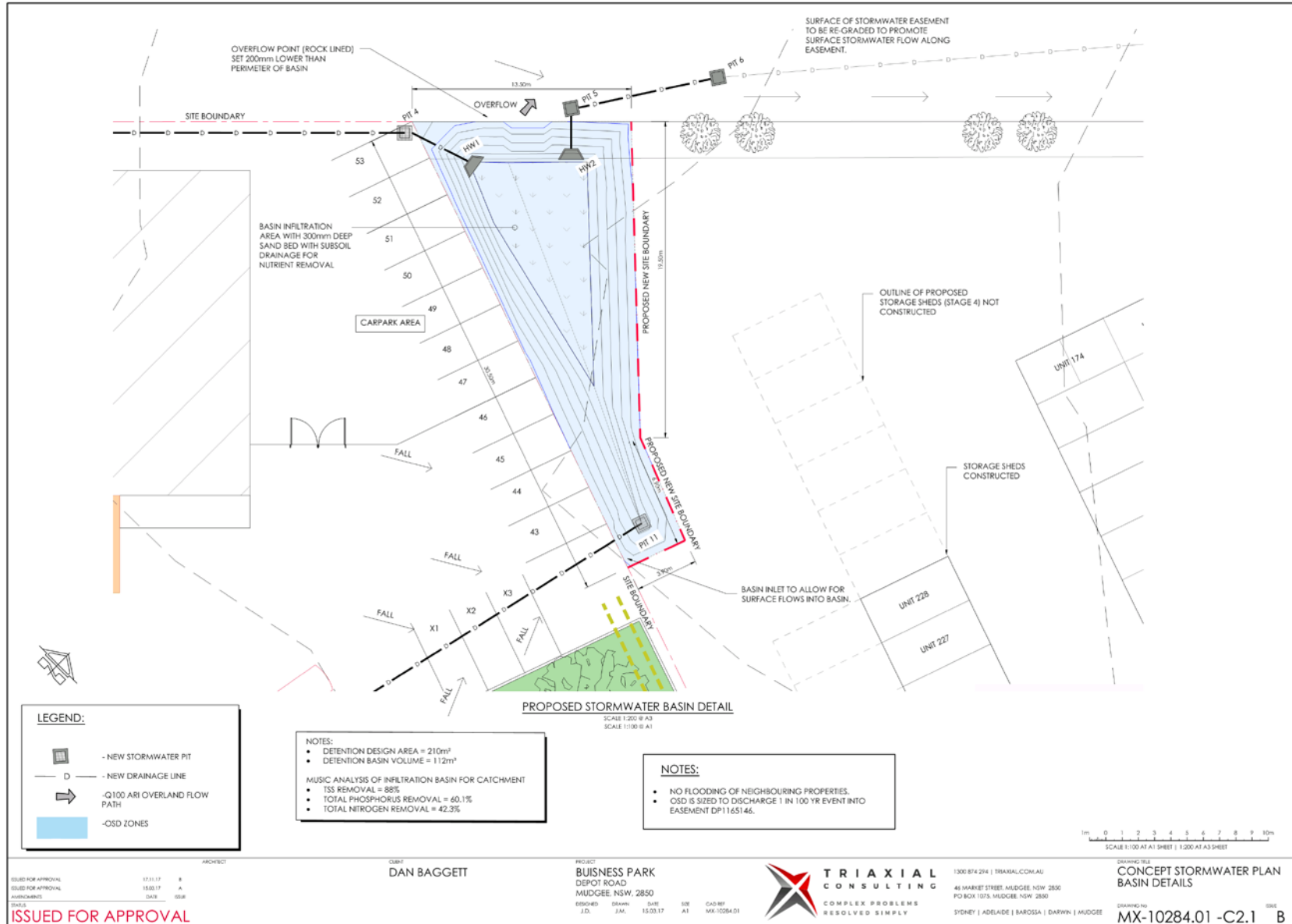
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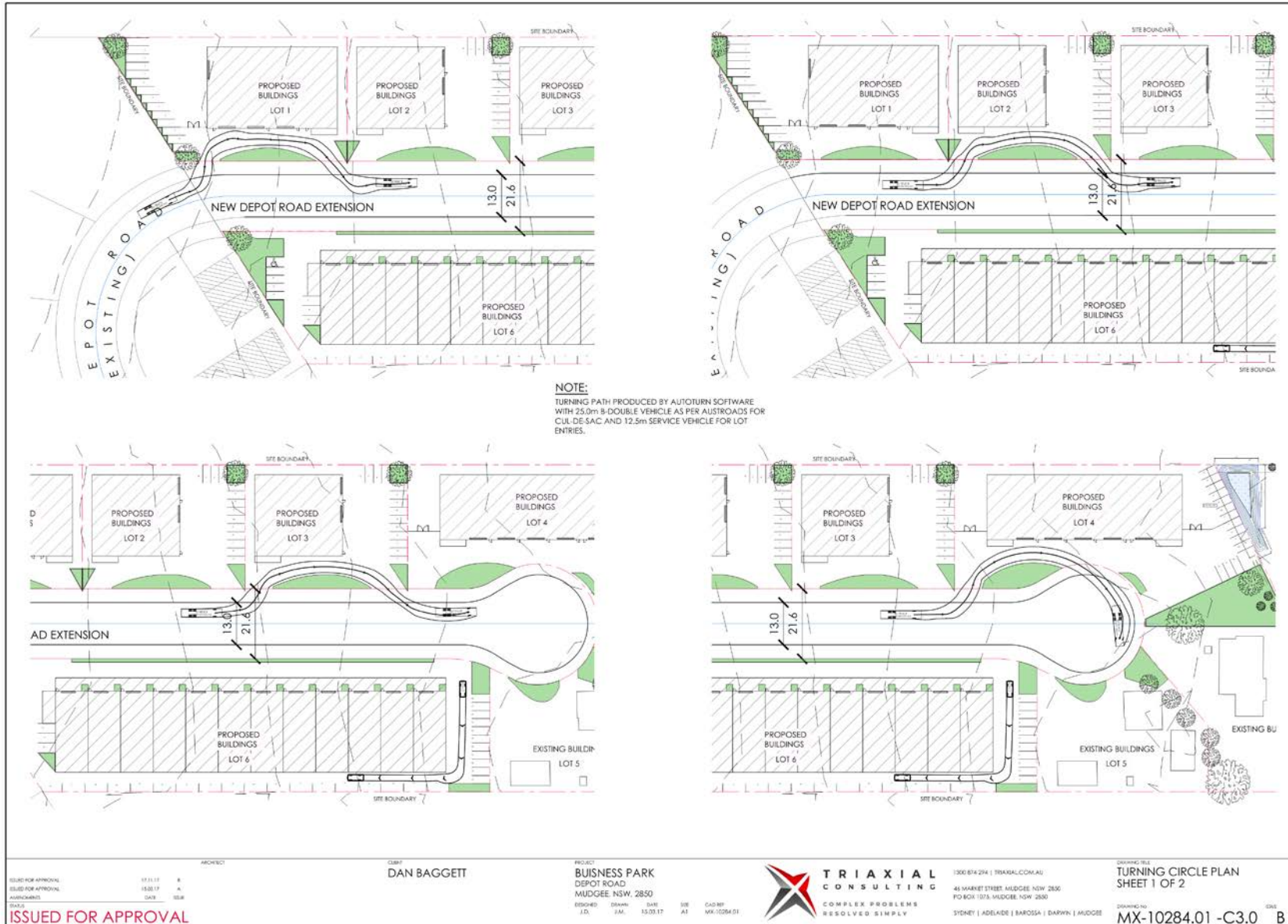
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- C2.0 STORMWATER MANAGEMENT PLAN
- C2.1 STORMWATER DETAILS
- C3.0 TURNING CIRCLES PLAN SHEET 1 OF 2
- C3.1 TURNING CIRCLES PLAN SHEET 2 OF 2
- C4.0 LANDSCAPING PLAN

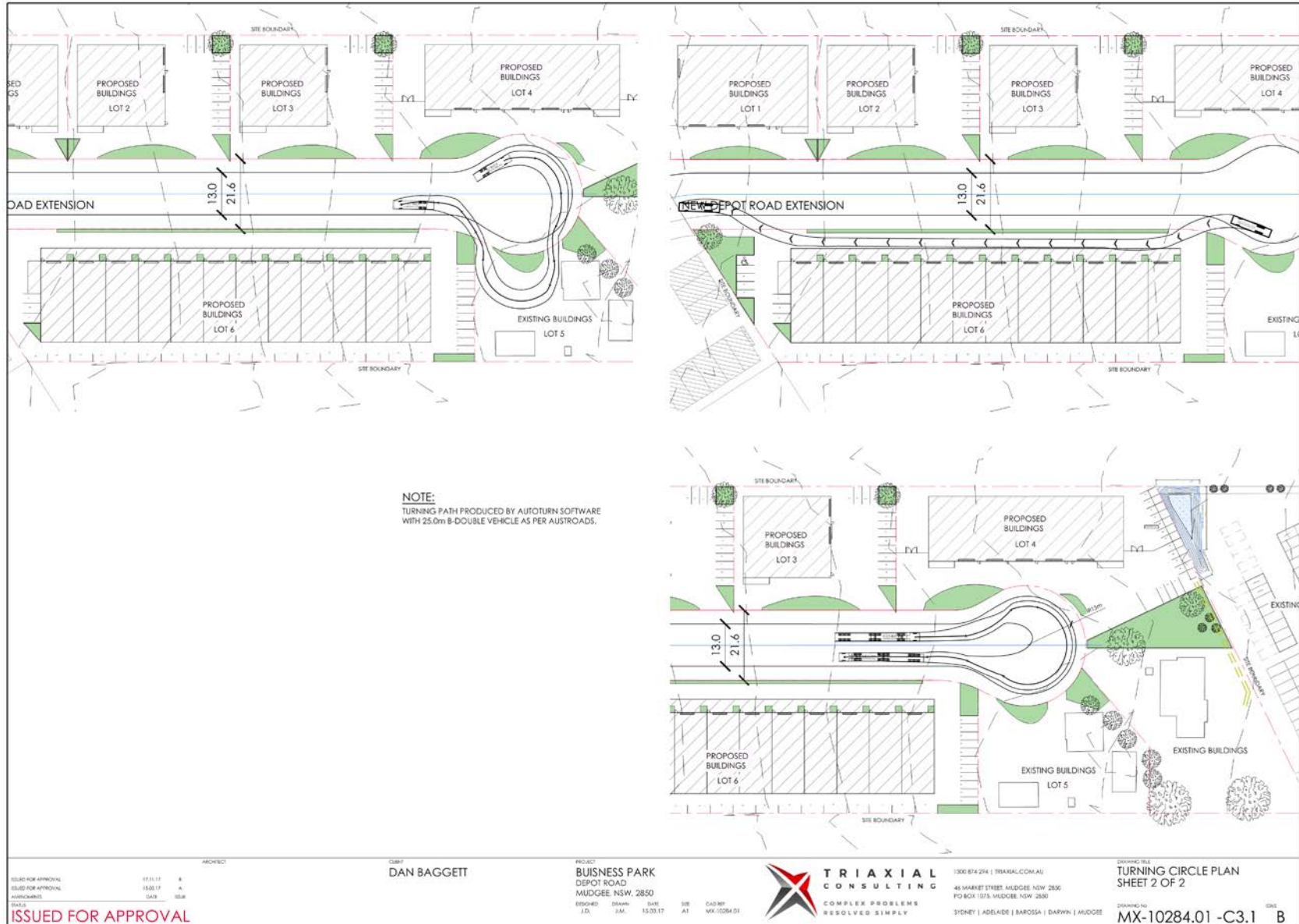


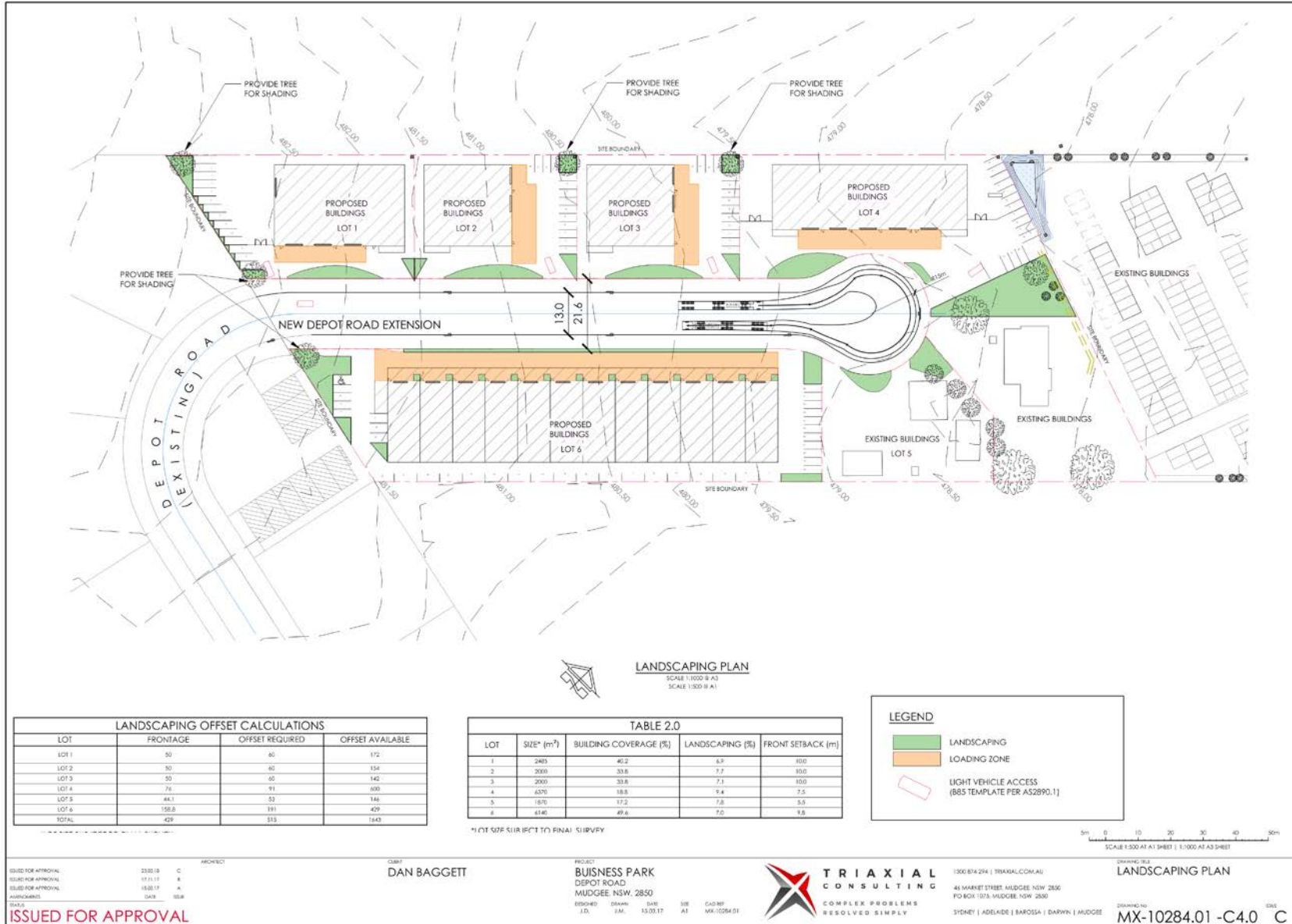
LOCALITY PLAN
 N.T.S.











8.3 RV Friendly Towns

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, PAR300009

RECOMMENDATION

That Council:

1. **receive the report by the Manager Economic Development on the RV Friendly Towns;**
2. **endorse the Letter of Understanding between Mid-Western Regional Council and the Caravan and Motorhome Club of Australia to establish Gulgong as an RV Friendly Town;**
3. **endorse a Letter of Understanding between Mid-Western Regional Council and Caravan and Motorhome Club of Australia to establish Rylstone as an RV Friendly Town should the new lessee agree to operational terms which meet RV Friendly Town criteria; and**
4. **authorise the Mayor and General Manager to execute the Letters of Understanding with the Caravan and Motorhome Club of Australia.**

Executive summary

The report seeks to advise Council of the opportunity to endorse the Letter of Understanding between Mid-Western Regional Council and the Caravan and Motorhome Club of Australia (CMCA) to register Gulgong as an RV Friendly Town.

Further the report provides an update on the status of Rylstone as a potential RV Friendly Town in the future.

Disclosure of Interest

Nil

Detailed report

At the February 2018 Council Meeting, Council resolved the following:

That Council staff:

- a) identify potential sites in Gulgong and Rylstone to enable Mid-Western Regional Council the status of an 'RV Friendly Town'; and
- b) provide costings as to what is required to provide the services required for this to happen.

Staff have undertaken investigations as to the criteria to be a participant in the RV Friendly Town program. An outline of the RV Friendly Program is provided as Attachment 1.

Provided below is a summary of the current status for both Gulgong and Rylstone.

- **Gulgong meets the current criteria to participate in the program**

Gulgong currently meets all essential criteria to be classified as an RV Friendly Town with 2 caravan park sites providing key amenities at the appropriate fee level. Further the provision of access to a free Dump Point at Council's Depot and street parking availability ensure Gulgong may participate in the program. Based on meeting essential criteria, Council staff have completed an application form to verify Gulgong's RV Friendly status and this has been approved by the Caravan and Motorhome Club of Australia.

A Letter of Understanding has been provided to Council for signing to enact participation in the program. Signing of the Letter of Understanding is also required by Henry Lawson Caravan Club, as well as The Gulgong Showground Trust. These parties are required to sign the Letter of Understanding as their services and fees charged are part of meeting the essential criteria to participate in the program.

In order to maintain RV Friendly status for Gulgong, Council's responsibility is to ensure the Dump Point at Council Depot, 17 Saleyards Lane, Gulgong, remains free to access by RV and Caravan users. Further Council must continue to allow street parking suitable for motorhomes, campervans and caravans on Goolma Rd, Tallawang Road and Medley St, Gulgong. The Caravan and Motorhome Club of Australia can withdraw RV Friendly Town status should any of the benefits be withdrawn as set out in the Letter of Understanding.

The draft Letter of Understanding is provided as Attachment 2. If Council wish to formalise the arrangement with the Caravan and Motorhome Club of Australia to obtain RV Friendly Status for Gulgong, the Mayor and General Manager should be authorised to execute the relevant documentation.

- **Rylstone's application to be an RV Friendly Town needs to be reviewed upon completion of lease negotiations in operating Rylstone Caravan Park at 7 Carwell St, Rylstone.**

Rylstone Caravan Park is Council owned but privately operated (the current lease is due to expire at 30 June 2018). To meet RV Friendly Town criteria for Rylstone, two changes would need to be implemented based on the current operations of the caravan park by the lessee. The following is required to meet the criteria:

- a) The dump point would need to be made free-of-charge to the public (currently a gold coin donation to the lessee is requested); and
- b) The new lessee would need to reduce the cost of unpowered overnight sites from \$22 per night to \$12 or less per night.

These requirements will be discussed with the new lessee. Should the new lessee support the above operational changes, Council can then apply for RV Friendly Town status for Rylstone. If the application is approved, Council will be required to enter into a separate Letter of Understanding for Rylstone.

Community Plan implications

Theme	Building a Strong Local Economy
Goal	An attractive business and economic environment
Strategy	Promote the Region as a great place to live, work, invest and visit

Strategic implications

Council Strategies

The status of RV Friendly Town will increase the appeal of Gulgong and Rylstone to tourists. In particular, RV Friendly Town status targets the grey nomads and campervan and caravan enthusiasts, thus promoting the region as a great place to visit.

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

Not Applicable

Associated Risks

Should any critical criteria not be met in the future, such as fee increases to stay in the identified caravan parks or removal of identified street parking and dump points, then the status of RV Friendly Town will be revoked by the Caravan and Motorhome Club of Australia and any signage and marketing materials must be removed.

ALINA AZAR
MANAGER ECONOMIC DEVELOPMENT

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

18 May 2018

Attachments: 1. RV Friendly Town Program.
2. Letter of Understanding Gulgong.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



RV Friendly Town™ Program

What is it?

The RV Friendly Town™ program is a Campervan and Motorhome Club of Australia Limited (CMCA) initiative aimed at assisting recreational vehicle (RV) consumers as they journey throughout this wonderful country. This includes motorhomers, campervaners and caravanners.

An RV Friendly Town™ is one that has met a set of guidelines to ensure they provide a certain amount of amenities, and a certain level of services for these travellers. When RV tourists enter a town displaying the RV Friendly Town™ sign, they know they will be welcome, certain services will be provided for them that may not be available in other centres, and they will have access to a safe place to stay overnight, and possibly for a longer period.

CMCA will promote the RV Friendly Town™ by dedicating one page to the town on the Club website, publishing a one-off article on the town in the Club's monthly magazine, *The Wanderer*, and listing the town in each edition of the magazine.

CMCA will also offer the council 2 x 600mm x 690mm roadside 'RV Friendly' signs free of charge. These signs will display the abbreviated 'RV' symbol, followed by the words 'Friendly Town™'.

How does a town qualify?

Before any town can be appointed to the program, there is a set of guidelines that must be met, which includes:

Essential Criteria

- Provision of appropriate parking within the town centre, with access to a general shopping area for groceries and fresh produce.
- Provision of short term, low cost overnight parking (24/48 hours) for self-contained recreational vehicles, as close as possible to the CBD.
- Access to potable water.
- Access to a free dump point at an appropriate location.

Desirable Criteria

- Provision of long term parking for self-contained recreational vehicles.
- Access to medical facilities or an appropriate emergency service.
- Access to a pharmacy or a procedure to obtain pharmaceutical products.
- Visitor Information Centre (VIC) with appropriate parking facilities.
- VIC to provide a town map showing essential facilities, such as short and long term parking areas, dump point and potable water.
- RV Friendly Town™ signs to be erected within the town precinct.

We also look at the general attitude of the council and the business people. After all, it is called the RV 'Friendly' Town™ program. These programs offer town business owners the opportunity to be innovative in meeting the needs of RV tourists, while at the same time growing their businesses.



What are the benefits?

- There are many economic benefits to the local businesses due to increased dwell time; the RV community spends an average of \$100 per day whilst travelling (Queensland Drive Tourism Strategy 2013 - 2015).
- There is an increased patronage of the tourist attractions in and around the town.
- Travellers will be able to park adjacent to the shopping precinct while they top up with supplies. They can do their banking in comfort, post their mail, and check out the restaurants and clubs for food and entertainment.
- They will find a dump point in the town.
- They may be able to have mechanical work done on their vehicle as well as fill up with fuel and gas.
- The VIC should have a map showing them all local attractions, the location of emergency services and their contact numbers, attractions that are RV suitable and where internet services are available.
- They will be able to park in a comfortable layover area, while they sit back and decide which tourist attractions they would like to see during their visit.
- There may be toilet and shower facilities at or near the layover area, which will encourage dwell times.
- At the end of their visit, the RV traveller will be leaving only because they need to – not because they want to.

RV Friendly Town™ Procedures

- Complete an RV Friendly Town™ assessment form.
- Forward the assessment form to CMCA National Headquarters or to your local CMCA State Representative.
- When approved, CMCA will prepare a Letter of Understanding and forward it to council for signature.
- Once signed, the Letter of Understanding is returned to CMCA for execution. A copy is then returned to council for their records.
- CMCA then despatches the relevant signage to the council works depot or nominated location.
- CMCA lists the town on the Club's website and on the GeoWiki database.
- CMCA posts an article with the relevant details of the town and surrounding region on its website and in the Club's monthly magazine, *The Wanderer*.

For more information contact:

National Headquarters

P: 02 4978 8788

F: 02 4978 8799

E: memberbenefits@cmca.net.au

CMCA reserves the right to withdraw the RV Friendly Town™ status for **Gulgong** should Council or the other signing stakeholders withdraw any of the benefits set out in this Letter of Understanding, or alter any such benefits to the extent that they are no longer considered to be in the spirit of this Letter of Understanding.

CMCA will undertake an annual review of all RV Friendly Towns. Council agrees to notify CMCA of any changes to the above criteria.

Should CMCA withdraw the RV Friendly Town™ status for **Gulgong**, Council agrees that all RV Friendly Town™ signage will be removed.



Letter of Understanding

RE: RV FRIENDLY TOWN™ PROGRAM

The Campervan and Motorhome Club of Australia Limited (CMCA) acknowledge that the town of **Gulgong** has met the criteria to be accepted as an 'RV Friendly Town™'.

By the signing of this letter, representatives of **Mid-Western Regional Council** and CMCA acknowledge a mutual understanding for the township of **Gulgong** to be part of the Program.

Council has agreed to allow street parking adjacent to the shopping precinct suitable for Motorhomes, Campervans and Caravans. This area will be located at **Goolma Rd, Tallawang Rd and Medley St, Gulgong**.

Henry Lawson Caravan Park owners have agreed to allow short and long term overnight parking (**negotiable hours**) for these self-contained Motorhomes, Campervans and Caravans at **Henry Lawson Caravan Park, Mayne St Gulgong**.

Permit fees will be **\$10.00 per vehicle per night for no facilities, \$11.00 per person per night for an unpowered site but use of facilities. Stay a week and pay \$10.00 per person per night with facilities (CMCA Members only)**.

The Gulgong Showground Trust has agreed that long-term parking (**two weeks**) will be provided for these self-contained Motorhomes, Campervans and Caravans at **Gulgong Showground, Guntawang St**.

Permit fees will be **\$12.00 per vehicle per night for an unpowered site**.

Council agrees that there is a free public dump point located at **Council depot, 17 Saleyards Lane, Gulgong**.

Henry Lawson Caravan Park owners and the Gulgong Showground Trust agree that there is potable water available at **Henry Lawson Caravan Club and Gulgong Showgrounds**.

CMCA will supply **Council** with two (2) RVFT Signs free of charge.

CMCA has given an undertaking to promote the township and associated tourist attractions in its magazine *The Wanderer*. CMCA will also promote the town and approved events on the CMCA website.

Council and CMCA acknowledge that this agreement is made on behalf of the Recreational Vehicle community as a whole, and is not restricted to Members of CMCA or the motorhoming community.

Signed for and on behalf of:

CAMPERVAN & MOTORHOME CLUB OF AUSTRALIA LIMITED

Name:	_____	Position:	_____
Date:	_____	Signature:	_____

Witness:

Name:	_____	Position:	_____
Date:	_____	Signature:	_____

Signed for and on behalf of:

Mid-Western Regional Council

Name:	_____	Position:	_____
Date:	_____	Signature:	_____

Witness:

Name:	_____	Position:	_____
Date:	_____	Signature:	_____

Signed for and on behalf of:

Henry Lawson Caravan Club

Name:	_____	Position:	_____
Date:	_____	Signature:	_____

Witness:

Name:	_____	Position:	_____
Date:	_____	Signature:	_____

Signed for and on behalf of:

Gulgong Showground Trust

Name:	_____	Position:	_____
Date:	_____	Signature:	_____

Witness:

Name:	_____	Position:	_____
Date:	_____	Signature:	_____

8.4 Events Assistance Applications

REPORT BY THE EVENTS COORDINATOR

TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, ECO800009; FIN3000181

RECOMMENDATION

That Council:

1. **receive the report by the Events Coordinator on the Events Assistance Applications;**
2. **provide Events Assistance funding of \$1,000 to the Gulgong Folk Club Inc.; and**
3. **decline the application to provide Events Assistance to Mudgee Junior Rugby League.**

Executive summary

This report considers applications for Events Assistance under Council's Events Assistance Policy. It relates to two events, the 2018 Gulgong Folk Festival and 2018 Mudgee Dragons JRL v Rouse Hill Rhinos Gala Event.

Disclosure of Interest

Nil.

Detailed report

Council's Events Assistance Program is designed to assist local community events which benefit the local economy and attract visitors to the Region. A maximum of \$2,500 per event per year is recommended. Under this program, the highest priority should be for events which:

- Attract the largest number of visitors to the Region; and
- Extend the duration of visitation to the Region (i.e. occur over a number of days)

Applications for events to be held from 1 July and 31 December 2018 were considered by Council at the May 2018 Council Meeting. However two late applications have been received from Gulgong Folk Club Inc. and Mudgee Junior Rugby League.

Gulgong Folk Club Inc.

The annual Gulgong Folk Festival is a three day event which was established in 1985 and attracts approximately 445 visitors to the region. The Gulgong Folk Club Inc has requested \$2,500 in Events Assistance for the 2018 event. Refer to attachment 1 for the full application.

Using the Events Assistance scoring scale, it is recommended that the organisers receive \$1,000 in funding. This funding is a combination of in-kind support to waive hire fees for the use of Coronation Park (\$320) and cash to support marketing initiatives to attract visitors from outside the region (\$680).

Mudgee Junior Rugby League

Mudgee Junior Rugby League have established a relationship with the Rouse Hill Rhinos which sees teams travel from Sydney to play local teams in a gala day event. This event was established in 2016, allows the Junior Dragons to showcase the Glen Willow Regional Sports Stadium facility and attracts approximately 290 visitors from outside the region.

The organisers have requested that the Glen Willow hire fees be waived for the event (\$893 Stadium hire plus \$383 Corporate Room 1 hire = \$1,276 total). Refer to attachment 2 for the full application.

Using the Events Assistance scoring scale, it is recommended that Council does not provide funding for this event. While the event brings economic activity to the region, it is relatively low compared to other events.

The Events Assistance scoring system below was used to score both applications against set criteria.

Local community/volunteer participation in event		
Score	Definitive Answers	Value Judgement
0	Unsatisfactory	No or limited local community/volunteer participation or impact (<500 residents)
1	Poor	Community/volunteer participation or local benefits impacting (500 to 1,000 residents)
2	Satisfactory	Community/volunteer participation or local benefits impacting between (1,000 to 2,000 residents)
3	Good	Direct community/volunteer involvement or local benefits impacting (>2,000 residents)

Capacity to ensure event continues and develops in the future		
Score	Definitive Answers	Value Judgement
0	Unsatisfactory	First time event being held, no plans outlined in application, unclear capacity to deliver event
1	Poor	Limited event history (year one), limited plans outlined in application
2	Satisfactory	Event is at least two years old, appropriate planning
3	Good	Well-established event with detailed planning for the future outlined

Economic activity generated from event		
Score	Definitive Answers	Value Judgement
0	\$0-\$25K	Number of visitors to the region x \$373 (if multi-day event) or \$107 (if single day)
2	\$25K-\$50K	Number of visitors to the region x \$373 (if multi-day event) or \$107 (if single day)
4	\$50K-\$100K	Number of visitors to the region x \$373 (if multi-day event) or \$107 (if single day)
6	\$100K-\$150K	Number of visitors to the region x \$373 (if multi-day event) or \$107 (if single day)
8	\$150K-\$200K	Number of visitors to the region x \$373 (if multi-day event) or \$107 (if single day)
10	\$200K-\$250K	Number of visitors to the region x \$373 (if multi-day event) or \$107 (if single day)
12	\$250K-\$300K	Number of visitors to the region x \$373 (if multi-day event) or \$107 (if single day)
14	\$300K+	Number of visitors to the region x \$373 (if multi-day event) or \$107 (if single day)

Community Plan implications

Theme Building a Strong Local Economy

Goal An attractive business and economic environment

Strategy Promote the Region as a great place to live, work, invest and visit

Strategic implications

Council Strategies

Applications for events assistance are required to have clear linkages to the Community Plan Towards 2030 outcomes. This includes promoting the region as a great place to live, work, invest and visit. By supporting events which provide opportunities for local and visitor attendance, this increases visitation to the region and provides social and economic benefits to the region.

Council Policies

Events Assistance Policy – applicants are required to meet the eligibility criteria of the policy including attracting visitors to the region.

Legislation

The *Local Government Act 1993*, Section 356, states: (1) A council may, in accordance with a resolution of the council, contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.

Financial implications

Funding of \$60,000 is provided in the 2018/19 Operational Plan for Events Assistance. \$22,500 in funding was approved in May 2018, leaving a balance of \$37,500. Based on the scoring system above, the recommendation of staff is to provide \$1,000 in Events Assistance for the recent applications. This leaves a balance of \$36,500 for events falling between January to June 2019 still to be funded.

Associated Risks

If Council does not support these events, there is a risk that they may not go ahead in the future or that they are held at another location and therefore, there is the potential of lost economic benefits to the Mid-Western Region.

There is also a risk that an applicant provides false or fraudulent information in order to benefit from the program. This risk is minimised by the clear and transparent policy, process for approval, and feedback requirements of the program.

ALAYNA GLEESON
EVENTS COORDINATOR

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

29 May 2018

Attachments: 1. Events Assistance Application - Gulgong Folk Club.
2. Events Assistance Application - Mudgee JRL.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Event Assistance Funding Application - 1 July to 31 December 2018

#24

COMPLETE

Collector: Web Link 3 - May 2018 (Web Link)
Started: Monday, May 28, 2018 12:08:43 PM
Last Modified: Tuesday, May 29, 2018 3:24:04 PM
Time Spent: Over a day
IP Address: 121.212.181.215

Page 2: CONTACT DETAILS

Q1 Please enter your contact details below:

Name:	Gulgong Folk Festival
Organisation:	Gulgong Folk Club Inc
ABN:	N / A
Address:	16 Cainbil St
Suburb:	Gulgong
State:	NSW
Post Code:	2852
Email Address:	di.clifford15@gmail.com
Phone Number:	0458 032 150

Q2 Website/Social Media

Website:	www.gulgongfolkfestival.com.au
Facebook Page:	Gulgong Folk Festival
Other:	N / A

Page 3: EVENT INFORMATION

Q3 Name of event:

Gulgong Folk Festival

Q4 Event Date/s:

29-31 December 2018

Q5 Number of days event is held:

3 days

Event Assistance Funding Application - 1 July to 31 December 2018

Q6 Event location:

CBD Gulgong Various venues

Q7 Year the event was established:

1985

Q8 How often is the event held?

Annual

Q9 Event description:

This is a friendly festival featuring folk music, contemporary music, country music and poetry. Participation is encouraged, through workshops and informal music sessions.

Q10 Event aims and objectives:

* family appeal * engage music fans at informal and formal events * the Henry Lawson tradition boosts an accent on poetry
*direct activity and involvement is offered, to suit interests and expertise * a cordial social mood will be fostered throughout Gulgong during the Festival.

Q11 Desired outcomes of event:

People will feel rewarded by the Festival experience of attending concerts, sessions and workshops. There will be a natural mixing with like-minded folk from many parts of eastern Australia. These people enjoy meeting up with new folk and renewing old acquaintances. Traditionally, the Festival experience has strong social value by providing music and poetry in a relaxed atmosphere. People are usually reluctant to leave at the end of the festival.

Q12 Expected attendance numbers: (note: 'local' refers to Mid-Western LGA residents, 'visitors' refers to those coming from outside Mid-Western LGA)

Local Participants	15-18
Local Spectators	150
Visitor Participants	35-45
Visitor Spectators	400
Total Expected Attendance	658 ?

Q13 What methods do you use to collect data on attendance and visitor numbers?

Figures from Pre-sale and Festival ticket sales are useful. Informal tallies are made at various venues. A survey sheet is completed by some attendees.

Q14 Target audience:

Music fans and families make up the biggest target group. Some fans of traditional and more contemporary music, and poetry, attend annually, as they have built strong friendship groups over many years. Campers and caravan groups are regular visitors.

Event Assistance Funding Application - 1 July to 31 December 2018

Q15 Local community involvement (including local businesses and number of volunteers):

Local community involvement includes businesses which offer sponsorship for accommodation, fuel and food. Local folk assisting on door rosters, markets matters, publicity and set-up will include around 12 people .

Q16 Economic benefits of the event:

Economic benefits will be to the local economy through sales of food and drinks, as well as accommodation and fuel. Retail stores and market stall holders for the 2 days of Festival Markets.

Q17 Community and social benefits of the event:

Benefits include increased expertise from music workshops, and the pleasure and social cohesion created in shared poetic and musical events, often with audience participation and informality. Shared experiences are always powerful, socially. Photography will assist in promotions on social media for further such events.

Q18 How will Council's support of the event be recognised?

Council's support will be recognised in print, in the official program, on posters and verbally at many events, through the festival. Statements to radio and TV media teams will include recognition of Council's support.

Q19 How do you plan to market and promote the event?

There is preliminary notice out, through NSW, now, and more will be activated in the next 3 months via print in local and regional organs. Local radio will be used in the 3-4 weeks leading up to the Festival.

Page 4: PROJECT BUDGET AND FINANCIAL DETAILS

Q20 Please provide details of your event income:

Events Assistance Funding Requested:	\$2 500
Expected Sales Revenue (including entry/ticket sales):	\$ 3 500
Contribution from your Organisation/Club:	\$7 000
Sponsorship:	\$1 150
Stallholder Fees:	\$500
Other Income:	N / A
Total Income:	\$15 650

Event Assistance Funding Application - 1 July to 31 December 2018

Q21 Please provide details of your event expenditure:

Marketing:	\$1 050
Venue Hire:	\$ 950
Event Infrastructure:	accom. for performers \$1 300
Waste Management:	N/A
Traffic Control:	N/A
Staff Costs:	N/A
Other 1:	music/poets fees \$6 000
Other 2:	Legals \$ 550
Other 3:	PA \$3 000

Q22 If positive or surplus budget, please provide further details/explanation what this surplus will be used for:

Any surplus will be used to fund the early stages of promotions for the 2019 Gulgong Folk Festival.

Q23 Total Surplus/Deficit:

\$ **? surplus: \$2 800 if successful with Grant application**

Q24 How do you plan to ensure the event will be sustainable in the future and not reliant on Council funding?

There will hopefully be a stronger commitment of music fans, but there is the ever-increasing use of electronic personal devices, so future attendances are difficult to ensure, with confidence.

Q25 Please outline the management structure of your event including key role and responsibilities, and the use of paid/unpaid staff?

No paid staff. Gulgong Folk Club Inc has a Festival Director who engages musicians and arranges the program, a publicity arm sending press releases and articles around NSW, and Admin Team organising festival wristbands, door rosters, ticket sales and legal requirements.

Q26 Is your group/organisation Incorporated? **Yes**

Q27 Is your group/organisation not-for-profit? **Yes**

Q28 Have you registered for GST? **Yes**

Q29 Do you have an ABN? **No,**
ABN::
CS0085 = Certificate of Currency membership no.
AON

Event Assistance Funding Application - 1 July to 31 December 2018

Q30 Has your event previously received funding from Council?

Yes,
If yes, please list year(s) of funding and amount(s) received::
Many years from 1985. Around \$2 500 each time, usually.

Q31 Does the event hold current Public Liability Insurance? Events MUST have insurance to be eligible to receive funding.

No

Q32 Please upload a copy of your Certificate of Currency

Minutes.docx (167.3KB)

Page 5: FUNDING REQUESTED - MUST NOT EXCEED \$2,500

Q33 Please provide details of IN-KIND support requested AND value of support (dollar amounts):(e.g. Council venue hire fee, preparation of Traffic Control Plan, Traffic Control Personnel, Waste Management). Refer to Council's Fees and Charges (click here) for amounts.

1. **? use of Coronation Park for Market Stalls, Dec 29&30**

Q34 Please provide details of CASH support requested AND dollar amounts:For any cash funding received, copies of invoices may be required as evidence along with an invoice.

1. **\$2 500 support would be most welcome.**

Page 6: AUTHORISATION OF APPLICANT

Q35 Authorisation of Applicant:

Name:	Diana Clifford
Position	Secretary, Gulgong Folk Club Inc
Date:	29.05.2018

Q36 I confirm:

that the information contained in the application form and within the attachments are true and correct.

that this application has been submitted with the full knowledge and support of the applicant.

Event Assistance Funding Application - 1 July to 31 December 2018

#23

COMPLETE

Collector: Web Link 3 - May 2018 (Web Link)
Started: Thursday, May 24, 2018 3:03:48 PM
Last Modified: Thursday, May 24, 2018 4:06:54 PM
Time Spent: 01:03:06
IP Address: 203.45.27.221

Page 2: CONTACT DETAILS

Q1 Please enter your contact details below:

Name: James Hughes
Organisation: Mudgee Junior Rugby League
ABN: 90412964770
Address: Lewis Street (PO Box 304)
Suburb: Mudgee
State: NSW
Post Code: 2850
Email Address: mudgeejrl@gmail.com
Phone Number: 0428386758

Q2 Website/Social Media

Website: http://websites.sportstg.com/club_info.cgi?c=7-2182-42135-0-0
Facebook Page: <https://www.facebook.com/mudgeejuniorrugbyleague/>

Page 3: EVENT INFORMATION

Q3 Name of event:

Mudgee Dragons v Rouse Hill Rhinos Gala Event

Q4 Event Date/s:

22nd of September 2018

Q5 Number of days event is held:

1

Q6 Event location:

Glen Willow Regional Stadium

Event Assistance Funding Application - 1 July to 31 December 2018

Q7 Year the event was established:

2016

Q8 How often is the event held?

Annual

Q9 Event description:

Rouse Hill Rhinos players and their families travel to Mudgee to play the Junior Dragons in a Gala style day, all for fun but the city children out to the country to experience life a little differently.

Q10 Event aims and objectives:

- * bring people to Mudgee who wouldn't normally visit
- * continue to raise Mudgee's profile as not only a Rugby League town but also a place to bring the whole family
- *

Q11 Desired outcomes of event:

- * Continue to build a bond between two Junior Rugby League clubs
- * Raise awareness of Mudgee to a distinct group who will help spread the word to their extended families and friends back in Rouse Hill
- * The families to leave with a long lasting positive of everything Mudgee has to offer.

Q12 Expected attendance numbers: (note: 'local' refers to Mid-Western LGA residents, 'visitors' refers to those coming from outside Mid-Western LGA)

Local Participants	70
Local Spectators	200
Visitor Participants	70
Visitor Spectators	220
Total Expected Attendance	460

Q13 What methods do you use to collect data on attendance and visitor numbers?

When hosting events such as this one, Mudgee Junior League gets a list from Rouse Hill including full details of players, who their supporters are & where they nominated to stay in the region. Local spectators are calculated by sales in the canteen. When all added together, the data is collated to give an accurate reflection on crowd numbers.

Q14 Target audience:

25-55 age bracket

This is a family specific event. We anticipate to have only families attend, as well as close followers of local Rugby League.

Event Assistance Funding Application - 1 July to 31 December 2018

Q15 Local community involvement (including local businesses and number of volunteers):

The event will be 100% volunteer run with the exception of line marking on the main field. All food to cater will be sourced locally from local butchers and wholesale outlets.

Q16 Economic benefits of the event:

Mudgee Junior Rugby League anticipate this event to bring an estimated 300 extra people to town on the weekend on 22nd and 23rd of September with most families nominating to stay 2+ nights. This increases bookings at hotels, sales at local cafe's, restaurants and pubs & clubs.

Q17 Community and social benefits of the event:

The increased tourist numbers over this weekend and the extra word-of-mouth increased by those visitors will in turn create more tourism in Mudgee allowing for facilities across the region to be upgraded.

Q18 How will Council's support of the event be recognised?

Council's support will be recognised through all marketing material that is released for both visual and non-visual mediums.

Q19 How do you plan to market and promote the event?

A combined social media, flyer & radio campaign promoting the event and encouraging locals to attend the event.

Page 4: PROJECT BUDGET AND FINANCIAL DETAILS

Q20 Please provide details of your event income:

Events Assistance Funding Requested:	\$875.00
Expected Sales Revenue (including entry/ticket sales):	-
Contribution from your Organisation/Club:	Up to \$2000
Sponsorship:	-
Stallholder Fees:	-
Other Income:	Canteen Income - approx \$400
Total Income:	\$400

Event Assistance Funding Application - 1 July to 31 December 2018

Q21 Please provide details of your event expenditure:

Marketing:	\$561
Venue Hire:	\$875.00 + cleaning fees & bond
Event Infrastructure:	-
Waste Management:	-
Traffic Control:	-
Staff Costs:	-
Other 1:	-
Other 2:	-
Other 3:	-

Q22 If positive or surplus budget, please provide further details/explanation what this surplus will be used for:

-

Q23 Total Surplus/Deficit:

\$ -161

Q24 How do you plan to ensure the event will be sustainable in the future and not reliant on Council funding?

Through an increased fundraising effort from the teams who will play Rouse Hill Rhinos in the future to allow for Mudgee JRL to showcase the fabulous facilities at Glen Willow.

Q25 Please outline the management structure of your event including key role and responsibilities, and the use of paid/unpaid staff?

President & Secretary - Event Coordinators
Ground Manager - Crowd Control & Player welfare
Head Sports Trainer - Health & Safety of players
Coaching Staff
Canteen Manager - Catering

Q26 Is your group/organisation Incorporated? No

Q27 Is your group/organisation not-for-profit? Yes

Q28 Have you registered for GST? No

Q29 Do you have an ABN? Yes,
ABN::
90 412 964 770

Event Assistance Funding Application - 1 July to 31 December 2018

Q30 Has your event previously received funding from Council?
Yes,
If yes, please list year(s) of funding and amount(s) received::
Money from an event that was cancelled on Mudgee Junior League was re-allocated to allow for free venue hire in 2017.

Q31 Does the event hold current Public Liability Insurance? Events MUST have insurance to be eligible to receive funding.
Yes

Q32 Please upload a copy of your Certificate of Currency

mudgeerugbycoc.pdf (62.3KB)

Page 5: FUNDING REQUESTED - MUST NOT EXCEED \$2,500

Q33 Please provide details of IN-KIND support requested AND value of support (dollar amounts):(e.g. Council venue hire fee, preparation of Traffic Control Plan, Traffic Control Personnel, Waste Management). Refer to Council's Fees and Charges (click here) for amounts.

1.	\$875.00
Total:	\$875.00

Q34 Please provide details of CASH support requested AND dollar amounts:For any cash funding received, copies of invoices may be required as evidence along with an invoice.

1.	\$0.00
Total:	\$0.00

Page 6: AUTHORISATION OF APPLICANT

Q35 Authorisation of Applicant:

Name:	James Hughes
Position	Secretary
Date:	24/05/2018

Q36 I confirm:
that the information contained in the application form and within the attachments are true and correct.
,
that this application has been submitted with the full knowledge and support of the applicant.

8.5 Temporary Suspension of Alcohol Free Zone Market Street Mudgee for Flavours of Mudgee 2018

REPORT BY THE MANAGER, HEALTH AND BUILDING

TO 20 JUNE 2018 ORDINARY MEETING

GOV400066, GOV400054, GAV400043, A0130008

RECOMMENDATION

That Council:

1. **receive the report by the Manager, Health and Building on the Temporary Suspension of Alcohol Free Zone Market Street Mudgee for Flavours of Mudgee 2018; and**
2. **suspend the Alcohol Free Zone for the nominated locations within Market Street and Church Street between the hours of 4pm to 9pm on Saturday 22 September for the purposes of the Flavours of Mudgee Street Festival 2018.**

Executive summary

The purpose of this report is to seek the temporary suspension of the alcohol free zone in Market Street (between Lewis and Perry Streets) along with sections of Church Street (between Short and part way to Mortimer Street) in order to host the Flavours of Mudgee 2018 Street Festival. Maps confirming the festival areas are attached to this report.

It is proposed that this temporary suspension will occur on Saturday 22 September 2018 between the hours of 4pm and 9pm. The service of alcohol will cease at 8pm and this will be enforced by Mudgee Police. The temporary suspension period is requested to extend through to 9pm to account for people to finish drinks purchased before the 8pm service shut off.

Security staff will be engaged to monitor the event. There will be 9 security staff. 5 will be primarily located at all entry points to ensure that the consumption of alcohol is restricted to this approved area. A further 2 will be roving security staff and another 2 operating as RSA marshals.

The Mudgee Police have been contacted and have no objections.

Disclosure of Interest

The Flavours of Mudgee Street Festival is part of the 2018 Mudgee Wine and Food Festival. The event will see the Mudgee CBD come alive with the flavours of our region and give visitors and locals the chance to experience local wine, food and produce in a festival atmosphere.

Mid-Western Regional Council will be closing Market Street, between Lewis and Perry Streets and Church Street, between Short and Mortimer Streets from 12pm on Saturday 22 September 2018. The area will be closed only to vehicles with pedestrian access not being affected. The event will commence at 4pm and run until approximately 8pm. It is expected that Market Street will re-open by 10pm. Please see attached event area map for your reference.

In order for this event to occur the Alcohol Free Zone located in this area is required to be temporarily suspended.

Council Staff have discussed this suspension with Mudgee Police who have no objections.

It is proposed that security staff will be placed at each end of the festival to ensure that the consumption of alcohol is restricted to the area of Market Street identified in this report.

Community Plan implications

Theme	Building a Strong Local Economy
Goal	An attractive business and economic environment
Strategy	Promote the Region as a great place to live, work, invest and visit

Strategic implications

Council Strategies

Not Applicable.

Council Policies

Not Applicable.

Legislation

Section 645, Part 4, Chapter 16 of the Local Government Act 1993

Financial implications

Not Applicable.

Associated Risks

There is a risk of alcohol related incidents, however this risk is mitigated by the presence of the NSW police force, additional security staff and the RSA obligations of individual stall holders.

JOSH BAKER
MANAGER, HEALTH AND BUILDING

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

30 May 2018

Attachments: 1. Application to Suspend Alcohol Free Zone - Flavours of Mudgee 2018.
2. Alcohol Management Plan - Flavours of Mudgee 2018.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



MID-WESTERN REGIONAL COUNCIL
PO Box 156, MUDGEES NSW 2850
86 Market Street, Mudgee | 109 Herbert Street, Gulgong | 77 Louee Street, Rylstone
T 1300 765 002 or 02 6378 2850 | F 02 6378 2815
E council@midwestern.nsw.gov.au

JL | A0410004

25 May 2018

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

Dear Brad,

**RE: Temporary suspension of alcohol free zone Market and Church Streets
2018 Flavours of Mudgee Street Festival**

I am writing to you to request the temporary suspension of the alcohol free zone in the Mudgee CBD (Market St. between Lewis St. and Perry St. and Church St. between Short St. and Mortimer St.) from 4pm to 8pm on **Saturday 22 September** for the 2018 Flavours of Mudgee Festival.

The Flavours of Mudgee Street Festival is part of the 2018 Mudgee Wine and Food Festival. The event will see the Mudgee CBD come alive with the flavours of our region and give visitors and locals the chance to experience local wine, food and produce in a festival atmosphere.

Mid-Western Regional Council will be closing Market St. between Lewis St. and Perry St. and Church St. between Short St. and Mortimer St. from 12pm on Saturday 22 September. The area will be closed to vehicles however, pedestrian access will not be affected. The event will commence at 4pm and run until 8pm. It is expected that all streets will re-open by 10pm. Please see attached event area map for your reference.

Event organisers will liaise closely with security and local police in the lead up to the event to ensure all parties are working together to deliver a safe and incident-free event.

If you have any further queries, please contact me on 02 6378 2845 or email alayna.gleeson@midwestern.nsw.gov.au.

Yours sincerely

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

ALAYNA GLEESON
EVENTS COORDINATOR





JL: A0410004

MID-WESTERN REGIONAL COUNCIL
PO Box 156, MUDGEES NSW 2850
86 Market Street, Mudgee | 109 Herbert Street, Gulgong | 77 Louee Street, Rylstone
T 1300 765 002 or 02 6378 2850 | F 02 6378 2815
E council@midwestern.nsw.gov.au

ALCOHOL MANAGEMENT PLAN – FLAVOURS OF MUDGEES 2018

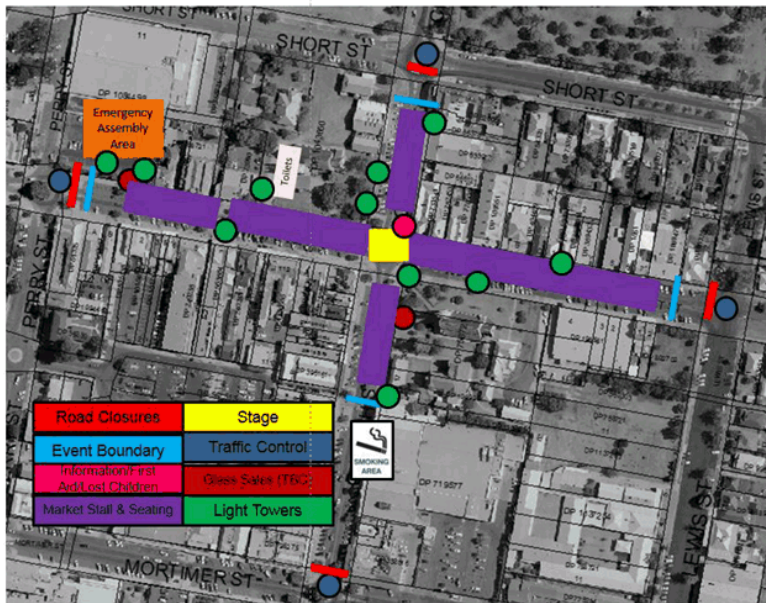
Event Details

Flavours of Mudgees Street Festival
Saturday 22 September 2018, 4.00pm to 8.00pm
Market Street (Perry to Lewis) and Church Street (Short to Mortimer), Mudgees

The Event

Flavours of Mudgees is an annual wine and food event managed by Mid-Western Regional Council (MWRC) as part of the Mudgees Wine & Food Festival. Local wine and food producers are invited to have a stand at the event to promote their brand and sell their products. Flavours of Mudgees is a free community event.

Event Map



Liquor Licence

A Limited Licence – Special Event will be submitted to the Office of Liquor and Gaming

Alcohol Free Zone Suspension

An application to suspend the alcohol free zone for the event area will be sent to Mid-Western Regional Council Meeting, (include date).

Stallholders

Stallholder applications opened on 25 May, 2018.

ALCOHOL MANAGEMENT PLAN – FLAVOURS OF MUDGEES 2017

A maximum of 65 stalls will be located on site. There will be a mix of stalls serving alcohol and providing alcohol, approximately a 50/50 split.

Responsible Service of Alcohol

All stallholders providing alcohol must have an RSA. This will be checked during the event by the event manager. All stalls providing alcohol must also have free drinking water available. It will be the responsibility of each individual stallholder to ensure patrons tasting/purchasing wine are over 18 years of age.

Security & RSA Marshalls

MWRC to engage a security to provide security services at the event from 4.00pm to 8.00pm. There will be eight (9) guards in total:

- Five (5) x stationary guards located at each entry point
- Two (2) x roving guards
- Two (2) x RSA Marshalls

Police will maintain a presence at the event with two (2) x user-pays officers requested for the duration of the event.

Wine Tasting

In order to taste wine, event attendees must first purchase a token package. The cost of the package is \$10 and includes 5 x tasting tokens (1 token = 1 x 30mL taste) and an exclusive Flavours of Mudgee wine glass.

Mudgee Lions Club will be managing the sale of token packages on behalf of MWRC. There will be two sales points (final locations TBC). Sales will cease at 7.00pm. Wine sales will continue at individual stalls until the event ends at 8.00pm.

A token rebate of 75c per token will be given to stallholders.

Wine Sales

Patrons have the option to purchase a glass of wine (\$5.00) or bottle of wine (cellar door prices) to be consumed at the event. Once a bottle of wine is opened at the event, it cannot be taken out of the event area. Only unopened bottles of wine can be taken from the event area.

Food

Food will be available at the event. This ranges from full meals to snacks and local produce (e.g. relishes and jams). Food and wine stalls will be mixed throughout the event area.

Incident Reporting & First Aid

In the event of any incident, the event manager must be notified and the incident reported. Incident reports are made available to all stallholders via the stallholder information pack. First Aid will be available at the Property Shop corner by St John Ambulance.

Conditions of Entry & Risk Assessment

Alcoholic beverages cannot be taken in to the event by patrons. Alcohol may only be removed from the event if it is unopened and has been purchased from the event.

A full list of the conditions of entry and risk assessment are available in the stallholder information pack which is distributed to all stallholders and stakeholders.

Signed:



Alayna Gleeson, Events Coordinator
Mid-Western Regional Council

8.6 Street Banner Usage Policy

REPORT BY THE EVENTS COORDINATOR

TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, ROA100011

RECOMMENDATION

That Council:

1. **receive the report by the Events Coordinator on the Street Banner Usage Policy; and**
2. **adopt the updated Street Banner Usage policy.**

Executive summary

This policy sets out Council's requirements in relation to the use of street banners located in Mudgee and Gulgong for the purpose of displaying banners. The policy has been updated to include the Mudgee Tennis Court location.

Disclosure of Interest

Nil.

Detailed report

Mid-Western Regional Council's banner program is designed to:

- Promote significant events in the Mid-Western Region
- Visually enhance the Mudgee and Gulgong streetscape
- Promote major events identified on the MWRC major events calendar
- Stimulate local economic activity and promote the region as a great place to live, work, invest and visit

Use of the banner locations is restricted to Council, Federal and State Government Departments, recognised "not for profit" or community organisations and organisers of community and major events (recognised on the MWRC major events calendar) within the Mid-Western LGA. Commercial promotions are not permitted. Council usage of street banner poles shall take priority over all other bookings.

All banner costs, design, production and installation is the responsibility of the hirer and must be of professional standard. All artwork requires approval by Council prior to printing.

Community Plan implications

Theme	Building a Strong Local Economy
Goal	An attractive business and economic environment
Strategy	Promote the Region as a great place to live, work, invest and visit

Strategic implications

Council Strategies

Usage of the street banners assists in the promotion of local events which assist in promoting the region as a great place to live, work, invest and visit. By supporting events which provide opportunities for local and visitor attendance, this increases visitation to the region and provides social and economic benefits to the region.

Council Policies

Street Banner Usage Policy

Legislation

Environmental Planning and Assessment Act 1979

Local Government Act 1993

Financial implications

Not applicable.

Associated Risks

Not applicable.

ALAYNA GLEESON
EVENTS COORDINATOR


JULIE ROBERTSON
DIRECTOR DEVELOPMENT

29 May 2018

Attachments: 1. Street Banner Usage Policy.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



Street Banner Usage

ADOPTED	VERSION 1.0
COUNCIL MEETING MIN NO	REVIEW DATE
DATE:	FILE NUMBER A0110021

*to prosper
and progress
communities*

INTRODUCTION

This policy sets out Council's requirements in relation to the use of the street banners located in Mudgee and Gulgong for the purpose of displaying banners.

Objective

Mid-Western Regional Council's banner program is designed to:

- Promote significant events in the Mid-Western Region
- Visually enhance the Mudgee and Gulgong streetscape
- Promote major events identified on the MWRC major events calendar
- Stimulate local economic activity and promote the region as a great place to live, work, invest and visit

Policy

1. Street banner poles/locations within the Mid-Western LGA:

Mudgee: Horatio Street x 10

Mudgee: Church Street x 16

Mudgee: Market Street x 13

Mudgee: Tennis Courts (Cnr Horatio and Church Streets) x 1 per booking

Gulgong: Castlereagh Hwy (near the intersection of Caledonia Street) x 5

Gulgong: Castlereagh Hwy (near the intersection of Guntawang Street) x 5

2. Dimensions:

Horatio Street: 1400mm x 1000mm

Church Street: 1500mm x 350mm

Market Street: 1500mm x 350mm

Tennis Courts: not have a surface area of more than 6sqm

Gulgong (Caledonia Street): 1800mm x 1000mm

Gulgong (Guntawang Street): 1800mm x 1000mm

3. Tennis Court Banner signs must:

- not result in more than one banner facing any road frontage, and
- not have a surface area of more than 6m², and
- not project more than 100mm from the fence, and
- not be higher than 5m above ground level (existing), and
- not be permanently fixed to the fence, and
- not be illuminated, and
- not be displayed earlier than 14 days before the event, and
- be removed within 2 days after the event.

POLICY: STREET BANNER USAGE | VERSION 1.0, 30 MAY 2018

4. Use of the banner locations is restricted to Council, Federal and State Government Departments, recognised “not for profit” or community organisations and organisers of community and major events (recognised on the MWRC major events calendar) within the Mid-Western LGA. Commercial promotions are not permitted.
 5. Council usage of street banner poles shall take priority over all other bookings.
 6. External organisations may make application to book street banner locations when not in use for Council events and activities.
 7. Street banners can be booked using the following process:
 - Contact MWRC Customer Service on 6378 2850
 - Complete street banner booking form, available online or through Customer Service
 - The booking period is to be negotiated with Council and will be dependent on other bookings and use of banner poles for council promotions. The maximum booking period is six weeks
 - Council reserves the right to decline any booking request that is not consistent with the purposes of this policy.
 8. All banner costs, design and production is the responsibility of the hirer and must be of professional standard.
 9. All artwork requires approval by Council prior to printing.
 10. Installation of banners is the sole responsibility of the hirer. Hirers are required to remove any existing Council banners at the time of installing banners and replace them at the conclusion of the hire period. Council accepts no responsibility for the installation of banners.
 11. Banners must be removed no later than 48 hours following the event which is being promoted. Failure to do so will result in Council removing the banners with all costs passed on to the hirer.
 12. Logo recognition on banners must be limited to a maximum of 10 per cent of the size of the banner. The preferred logo placement is along the bottom of the banner. No more than three sponsor logos are allowed per banner.
 13. It is recommended that banner design remains generic in order for hirers to re-use banners in future years and reduce costs of banner production.
 14. Should any damage occur to a banner from circumstances such as extreme weather conditions, vandalism or any other circumstance which makes a banner unsafe or unsightly the hirer is to remove banner at the earliest opportunity.
 15. Council is not liable for any damage to, or loss of, any banners during the period that the banners are on display, or being erected or removed.
-

8.7 Monthly Development Applications Processing and Determined

REPORT BY THE
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066,

RECOMMENDATION

That Council receive the report by the Director Development on the Monthly Development Applications Processing and Determined.

Executive summary

The report presented to Council each month is designed to keep Council informed of the current activity in relation to development assessment and determination of applications.

Disclosure of Interest

Nil.

Detailed report

Included in this report is an update for the month of May 2018 Development Applications determined and Development Applications processing. The report will detail:

- Total outstanding development applications indicating the proportion currently being processed and those waiting for further information
- Median and average processing times for development applications
- A list of determined development applications
- Currently processing development applications and heritage applications
-

Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages
Strategy	Maintain and promote the aesthetic appeal of the towns and villages within the Region

Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

Not Applicable

Associated Risks

Not Applicable

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

4 June 2018

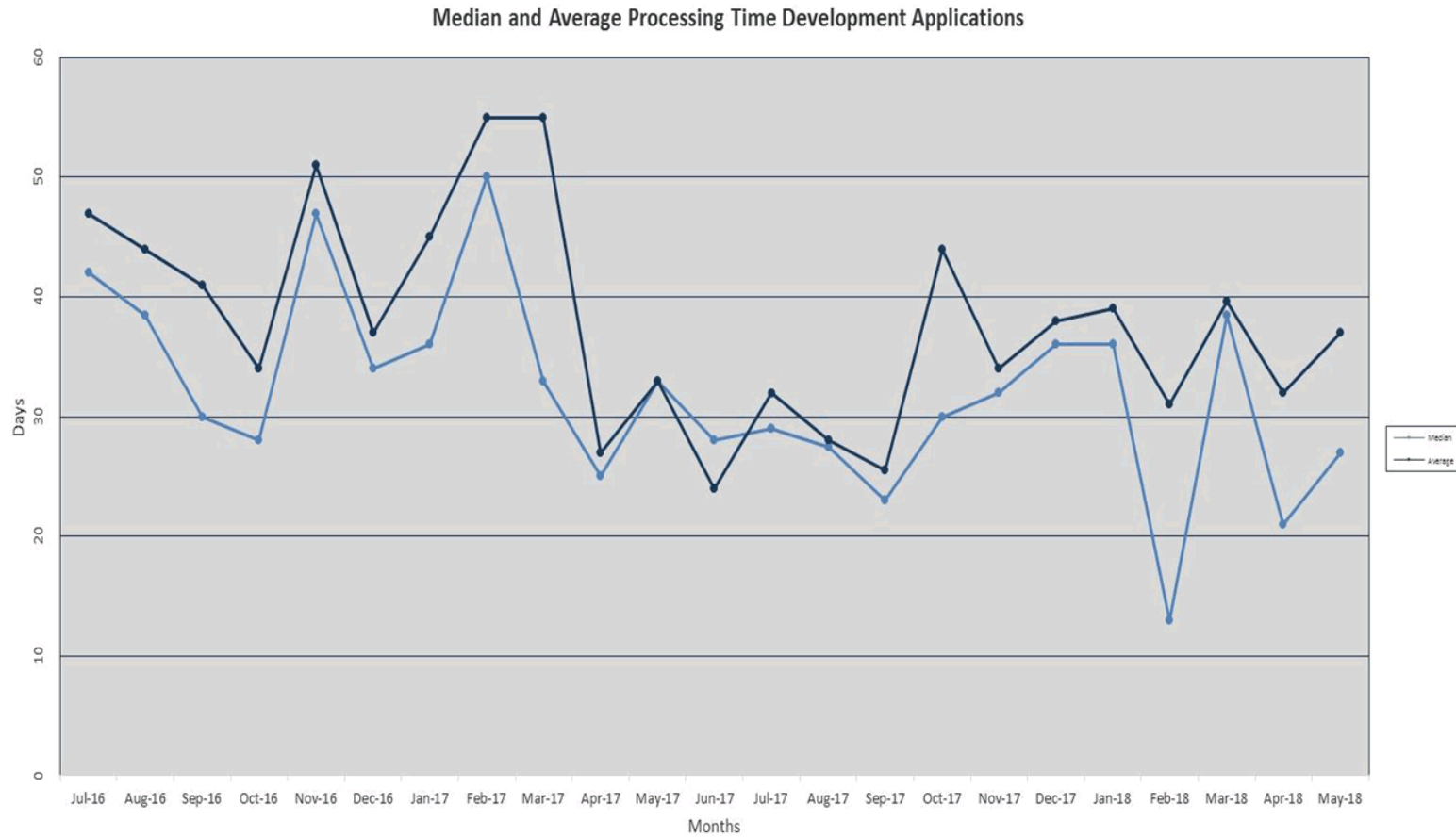
Attachments: 1. Monthly Development Applications Processing and Determined - May 2018.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

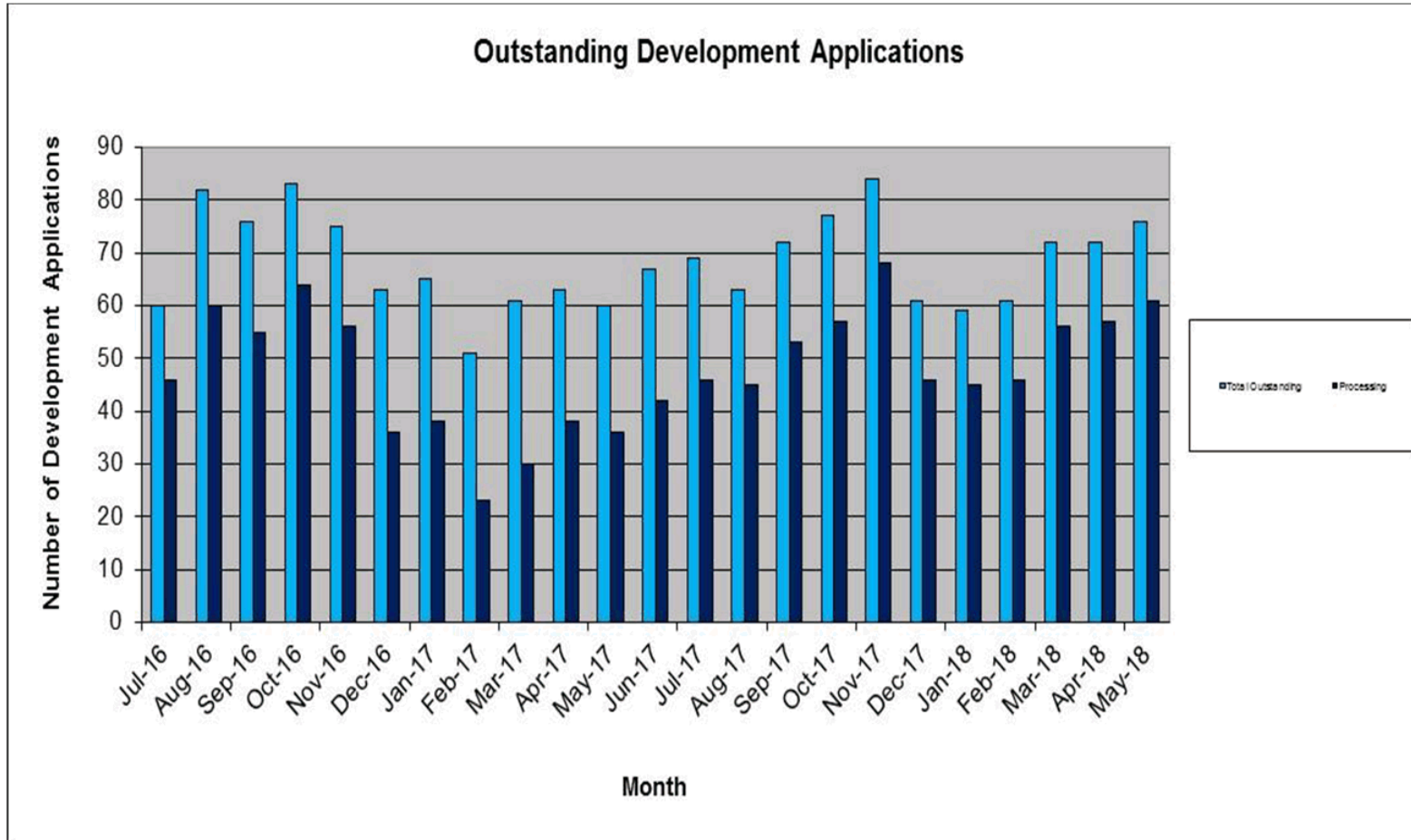
Monthly Development Application Processing Report – May 2018

This report covers the period for the month of May 2018. Graph 1 indicates the processing times up to 31, May 2018 with the month of May having an average of 37 days and a median time of 27 days.



Monthly Development Application Processing Report – May 2018

Graph 2 indicates the total number of outstanding applications, the number currently being processed and the number on “stop clock”.



Monthly Development Application Processing Report – May 2018

The Planning and Development Department determined 31 Development Applications either by Council or under delegation during May 2018.

Development Applications Determined – May, 2018

Appl/Proc ID	Description	House No	Street Name	Locality
DA0228/2017	Subdivision - Torrens Title	158	Robertson Street	MUDGEE
DA0009/2018	Subdivision - Torrens Title	15	Wiradjuri Close	PUTTA BUCCA
DA0141/2018	Secondary Dwelling	38	Hill End Road	CAERLEON
DA0158/2018	Commercial Alterations/Additions	9	Sydney Road	MUDGEE
DA0177/2018	Alterations & Additions	46	Lawson Street	MUDGEE
DA0182/2018	Boundary Adjustment	80	Rodgers Street	KANDOS
DA0192/2018	Dwelling House	482	Windeyer Road	GRATTAI
DA0195/2018	Signage	95	Church Street	MUDGEE
DA0202/2018	Dwelling House	2334	Castlereagh Highway	GALAMBINE
DA0205/2018	Ancillary Residential Development	1307	Castlereagh Highway	APPLE TREE FLAT
DA0216/2018	Secondary Dwelling	355	Queens Pinch Road	SPRING FLAT
DA0227/2018	Pergola	3	Durack Court	MUDGEE
DA0228/2018	Industrial Building	47	Depot Road	MUDGEE
DA0229/2018	Dwelling House	32	Hughson Avenue	MUDGEE
DA0230/2018	Farm Building	488	Hill End Road	ERUDGERE
DA0231/2018	Residential Shed	7	Dabee Street	RYLSTONE
DA0235/2018	Subdivision - Torrens Title	235	Gladstone Street	MUDGEE
DA0238/2018	Secondary Dwelling	203	Rocky Waterhole Road	MOUNT FROME
DA0242/2018	Awning	79	Montaza Road	TALLAWANG
DA0245/2018	Signage	36	Church Street	MUDGEE
DA0251/2018	Alterations & Additions	808	Henry Lawson Drive	EURUNDEREE
DA0253/2018	Alterations & Additions	107	Lewis Street	MUDGEE
DA0256/2018	Dwelling House	4	Inverness Avenue	MUDGEE
DA0258/2018	Pergola	40	Rifle Range Road	MUDGEE
DA0259/2018	Dwelling House	31	Nandoura Street	GULGONG
DA0260/2018	Alterations & Additions	128	Triangle Swamp Road	BOCOBLE
DA0262/2018	Residential Shed	88	Belmore Street	GULGONG
DA0264/2018	Residential Shed	24	Donoghue Street	KANDOS
DA0271/2018	Residential Shed	31	Kellett Drive	MUDGEE
DA0272/2018	Residential Shed	5	Lloyd Avenue	KANDOS
DA0275/2018	Farm Building	485	Cope Road	STUBBO

Monthly Development Application Processing Report – May 2018

Development Applications currently being processed – May, 2018.

Appl/Proc ID	Description	House No	Street Name	Locality
DA0214/2011	Dwelling House	663	Castlereagh Highway	BURRUNDULLA
DA0327/2011	Shed >150m2	23	Horatio Street	MUDGEES
DA0191/2015	Subdivision - Torrens Title	196	Robertson Road	MUDGEES
DA0102/2016	Dwelling House	705	Windeyer Road	GRATTAI
DA0315/2016	Tourist and Visitor Accommodation	345	Bylong Valley Way	ILFORD
DA0325/2016	Change of use - Garage to Bedroom	179	Denison Street	MUDGEES
DA0343/2016	Commercial Alterations/Additions	137	Ulan Road	PUTTA BUCCA
DA0221/2017	Function Centre	141	Black Springs Road	EURUNDEREE
DA0266/2017	Residential Shed	3	Cudgegong Street	RYLSTONE
DA0303/2017	Change of use - Vehicle Repair Station	1	Inglis Street	MUDGEES
DA0004/2018	Multi Dwelling Housing	66	Dangar Street	KANDOS
DA0063/2018	Shed >150m2	434	Melrose Road	MOUNT FROME
DA0072/2018	Earthworks	290	Rocky Waterhole Road	MOUNT FROME
DA0102/2018	Change of use - Studio	111	Mount Pleasant Lane	BUCKAROO
DA0104/2018	Commercial Alterations/Additions	121	Ulan Road	PUTTA BUCCA
DA0119/2018	Secondary Dwelling	4	Dunn Street	KANDOS
DA0139/2018	Seniors Housing	153	Bruce Road	MUDGEES
DA0142/2018	Subdivision - Torrens Title	38	Rifle Range Road	MUDGEES
DA0146/2018	Tourist and Visitor Accommodation	196	Rocky Waterhole Road	MOUNT FROME
DA0157/2018	Dwelling House	20	Lewis Street	MUDGEES
DA0165/2018	Liquid Fuel Depot	56	Sydney Road	MUDGEES
DA0178/2018	Commercial Premises	36	Sydney Road	MUDGEES
DA0199/2018	Residential Shed	2018	Campbells Creek Road	CARCALGONG
DA0204/2018	Residential Shed	22	Bumberra Place	BOMBIRA
DA0214/2018	Camping Ground	2970	Lue Road	LUE
DA0218/2018	Extractive Industry	1330	Pyramul Road	PYRAMUL
DA0221/2018	Extractive Industry	1484	Crudine Road	CRUDINE
DA0222/2018	Extractive Industry	1484	Crudine Road	CRUDINE
DA0223/2018	Dwelling House	24	Farrelly Street	CLANDULLA
DA0225/2018	Subdivision - Torrens Title	81	Bellevue Road	MUDGEES

Monthly Development Application Processing Report – May 2018

DA0226/2018	Dwelling House	308	Cypress Drive	YARRAWONGA
DA0232/2018	Shed >150m2	1132	Bocoble Road	BOCOBLE
DA0241/2018	Subdivision - Torrens Title	594	Goolma Road	GULGONG
DA0246/2018	Residential Shed	312	Wilbetree Road	MENAH
DA0247/2018	Dwelling House	286	Melrose Road	MOUNT FROME
DA0250/2018	Community Centre	363	Ulan Road	EURUNDEREE
DA0248/2018	Boundary Adjustment	501	Melrose Road	MULLAMUDDY
DA0249/2018	Carport	73	Fleming Street	KANDOS
DA0252/2018	Dual Occupancy	35	Banjo Paterson Avenue	MUDGEES
DA0254/2018	Dual Occupancy	7	Alexander Dawson Court	MUDGEES
DA0257/2018	Subdivision - Torrens Title	1056	Castlereagh Highway	APPLE TREE FLAT
DA0263/2018	Residential Shed	26	Farrelly Street	CLANDULLA
DA0265/2018	Change of use - Motorcycle & accessories sales	17	Depot Road	MUDGEES
DA0267/2018	Garage	31	McLachlan Street	KANDOS
DA0268/2018	Boundary Adjustment	499	Lue Road	MILROY
DA0270/2018	Dwelling House	52	Bellevue Road	MUDGEES
DA0273/2018	Residential Shed	24	Hughson Avenue	MUDGEES
DA0277/2018	Moveable Dwelling	1817	Bylong Valley Way	KANDOS
DA0278/2018	Change of use - Function Centre	227	Melrose Road	MOUNT FROME
DA0279/2018	Change of use - Garage to Disabled Accom	125	Frog Rock Road	FROG ROCK
DA0280/2018	Subdivision - Torrens Title	155	Bruce Road	MUDGEES
DA0281/2018	Subdivision - Torrens Title	276	Perseverance Lane	GULGONG
DA0283/2018	Swimming Pool	37	Henry Bayly Drive	MUDGEES
DA0284/2018	Subdivision - road closure	349	Ulan-Wollar Road	ULAN
DA0285/2018	Dual Occupancy	1	Rowe Street	MUDGEES
DA0286/2018	Commercial Premises	17	Sydney Road	MUDGEES
DA0287/2018	Alterations & Additions	125	Market Street	MUDGEES
DA0288/2018	Residential Shed	24	Robertson Street	MUDGEES
DA0289/2018	Dwelling House	9	Clare Court	MUDGEES
DA0294/2018	Industrial Building	13	Swords Court	MUDGEES

Monthly Development Application Processing Report – May 2018

Heritage Development Applications currently being processed – May 2018.

Appl/Proc ID	Description	House No	Street Name	Locality
DA0271/2011	Alterations & Additions	87	Short Street	MUDGEE
DA0091/2017	Residential Shed	42	Louee Street	RYLSTONE
DA0247/2017	Change of use - Beauty Salon	79	Market Street	MUDGEE
DA0058/2018	Fence	1	Dunphy Crescent	MUDGEE
DA0081/2018	Commercial Alterations/Additions	5	Church Street	MUDGEE
DA0220/2018	Commercial Premises	13	Perry Street	MUDGEE
DA0237/2018	Alterations & Additions	152	Mortimer Street	MUDGEE
DA0244/2018	Subdivision - Torrens Title	15	Lynne Street	GULGONG
DA0255/2018	Dual Occupancy	10	Short Street	MUDGEE
DA0266/2018	Alterations & Additions	7	Court Street	MUDGEE
DA0269/2018	Dual Occupancy	8	Short Street	MUDGEE
DA0276/2018	Pergola	23	Inglis Street	MUDGEE
DA0282/2018	Commercial Alterations/Additions	106	Church Street	MUDGEE
DA0290/2018	Change of use - Alterations & Additions	24	Louee Street	RYLSTONE
DA0291/2018	Clearing Native Vegetation	2	Short Street	MUDGEE
DA0292/2018	Commercial Alterations/Additions	27	Fleming Street	KANDOS

Item 9: Finance

9.1 Delivery Program 2017/18 - 2020/21 and Operational Plan 2018/19

REPORT BY THE ACTING MANAGER FINANCIAL PLANNING
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, FIN300179

RECOMMENDATION**That Council:**

- 1. receive the report by the Acting Chief Financial Officer on the Delivery Program 2017/18 - 2020/21 and Operational Plan 2018/19;**
 - 2. receive and give thanks to all public submissions to the Draft Delivery Program 2017/18 - 2020/21 and Draft Operational Plan 2018/19 as listed below, with the General Manager required to respond to each submission as follows:**
 - 2.1. Gulgong Holtermann Museum Inc - Council has supported the request to assist with improvements for the Red Hill precinct including the construction of toilets, with \$55,000 recommended for 2018/19 as part of the March Quarterly Budget Review rolled budgets. This is contingent on grant funding yet to be secured of \$45,000;**
 - 2.2. Mudgee Fine Foods – Council has supported the request to commit financial support for the organisations continued operations, with an additional \$2,000 in 2018/19, \$5,000 in 2019/20 and \$5,000 in 2020/21 funded from the Community Grants Program;**
 - 2.3. Jackie Perring - Council has supported the request for the investigation and implementation of a barrier across the entrance to Wells Park and will fund this work out of existing budgets in 2018/19;**
 - 2.4. Brian Gudgeon - Council has supported the request for the installation of lights at Victoria Park Gulgong, with \$500,000 in 2019/20. This is contingent on grant funding yet to be secured of \$250,000;**
 - 2.5. Tim Papworth - Council has supported the request for the installation of lights at Victoria Park Gulgong, with \$500,000 in 2019/20. This is contingent on grant funding yet to be secured of \$250,000;**
 - 2.6. Jeff Rayner - Council has supported the request for the installation of lights at Victoria Park Gulgong, with \$500,000 in 2019/20. This is contingent on grant funding yet to be secured of \$250,000;**
 - 2.7. Steve Clark - Council has supported the request for the installation of lights at Victoria Park Gulgong, with \$500,000 in 2019/20. This is contingent on grant funding yet to be secured of \$250,000;**
 - 2.8. Hayley Morrow - Council has supported the request for the installation of lights**
-

- at Victoria Park Gulgong, with \$500,000 in 2019/20. This is contingent on grant funding yet to be secured of \$250,000;
- 2.9. Gulgong Chamber of Commerce - Council decline the request for a dedicated parking area for buses and coaches at Red Hill;
 - 2.10. Brian Hobson, for, and on behalf of the Friends of the Historic Camping Tree - Council decline the request for improvements to the “Historic Camping Tree Reserve”, situated along Wilbertree Road;
 - 2.11. Coralene Forshaw - Council decline the request for improvements to dedicated off leash dog areas;
 - 2.12. Owen Rogerson - Council decline the request for the sealing of Tucklan Road;
 - 2.13. David O’Rourke - Council decline the request for the sealing of Short Street, Gulgong;
 - 2.14. Nathan Coates - Council decline the request for the sealing of Gundowda and Black Willow roads;
 - 2.15. Mean Warn - Council decline the request for the sealing of a section of Bruce Road between Melton and Robertson Road;
 - 2.16. Local Traffic Committee - Council decline the request for an investigation and construction of dedicated compliant disabled parking spaces in Kandos and Rylstone;
 - 2.17. Leigh & Ilona McMaster - Council decline the request for sealing the rest of Black Springs Road;
 - 2.18. Jackie Perring - Council decline the request for the installation of additional signage at roundabouts;
 - 2.19. Jackie Perring - Council decline the request for zig zag line marking before all pedestrian crossings in Mudgee;
 - 2.20. Daryl Croake - Council decline their request for the sealing of Pyramul Road;
 - 2.21. Gulgong Holtermann Museum Inc - Council decline the request for the provision of street lighting for “The Greatest Wonder of the World” and “The American Tobacco Warehouse” buildings;
 - 2.22. Janet De Rooy - Council decline the request for a footpath along Mulgoa Way, Mudgee;
 - 2.23. Martin Charlton, for, and on behalf of Kandos, Rylstone Fishing Club- Council decline the request for replenishment of fish stocks in Lake Windamere;
 - 2.24. Jennifer Duff - Council decline the request for the sealing of Iron Barks Road;
 - 2.25. Roy Walsh - Council decline the request for the sealing of Iron Barks Road;
 - 2.26. Ian McMaster - Council decline the request for a footpath from Wentworth Avenue and Church Street, Mudgee;
 - 2.27. Edwina McEgan - Council decline the request for funding to be directed towards Kandos hosting the Triple J One Night Stand concert;
 - 2.28. Barry Astill - Council decline the request for a walking track in Rylstone;
 - 2.29. Dianne Mudey - Council decline the request for the main sewerage line to Charbon and Clandulla, repairs to Angus Avenue from McDonald Street to Noyes Street, extended footpath on the corner of Angus Ave Kandos and McDonald Street to the car parking area at Kandos IGA, kerb and guttering for
-

Noyes Street and many other streets in Kandos;

- 2.30. Helen Lawson - Council decline the request for the sealing of Triamble Road and Gundowda Road;**
 - 2.31. Drago Sestic - Council decline the request for the sealing of Triamble Road and Gundowda Road;**
 - 2.32. Bob and Di Page - Council has supported the request for a Pedestrian Bridge in Rylstone, with \$450,000 proposed for 2019/20. This is contingent on grant funding yet to be secured of \$250,000;**
 - 2.33. Denise Jamieson - Council decline the request for a Pedestrian Bridge at Hall Street, Rylstone;**
- 3. give thanks to all public submissions and make the following amendments to the Draft Delivery Program 2017/18 - 2020/21 and Draft Operational Plan 2018/19 budget as exhibited, and listed in the report below, with the General Manager required to respond to each public submission as follows:**

3.1. Public Submissions

- 3.1.1. Gulgong Chamber of Commerce - Council has supported the request to rehabilitate Industrial Avenue, Gulgong, \$100,000 will be funded from the existing urban road rehabilitation budget in 2019/20;**
- 3.1.2. Mudgee Bushwalking & Bike Riding Club Inc - Council has supported the request for a walking track/cycleway between Rylstone and Kandos, \$40,000 will be budgeted in 2019/20. This is contingent on grant funding yet to be secured of \$20,000. The Council contribution is to be funded from unrestricted cash;**
- 3.1.3. Jo loane - Council has supported the request for a Pedestrian crossing on Douro Street, south of the railway crossing, \$34,000 will be budgeted in 2019/20. This is contingent on grant funding yet to be secured of \$17,000. The Council contribution is to be funded from S94 Developer Contributions;**

3.2. Management Submissions

- 3.2.1. Amendment in 2018/19 to change the location of Henry Lawson Drive rehabilitation, from St Fillans Road (Segment 140) to Rosemount entry (Segment 220);**
 - 3.2.2. \$25,000 in 2018/19 for the decommission of fuel tanks in Rylstone, funded from unrestricted cash;**
 - 3.2.3. \$130,000 in 2018/19 for erosion works at Cooyal Creek, funded from unspent grants;**
 - 3.2.4. \$20,000 in 2018/19 for major events at Glen Willow, funded from unrestricted cash;**
 - 3.2.5. \$20,676 in 2018/19 for the implementation of an Audit, Risk and Improvement Committee;**
 - 3.2.6. \$25,000 in 2018/19 for the assessment of the Mudgee airport runway for potential reseal, funded from unrestricted cash;**
-

- 3.2.7. \$160,000 in 2018/19 for a new scoreboard at Glen Willow, funded \$80,000 from the Capital Program Reserve and \$80,000 from grant income;
 - 3.2.8. \$10,000 in 2018/19 to increase the budget for the construction of a skate park in Gulgong, funded from VPA;
 - 3.2.9. \$200,000 in 2019/20 for widening part of Mt Vincent Road, funded from unrestricted cash;
 - 3.2.10. \$72,400 in 2018/19 for the construction of a Rylstone Library branch, funded from grant income;
 - 3.2.11. \$320,000 in 2018/19 to increase the budget for the construction of an Adventure Playground in Gulgong, funded from S94 Developer Contributions;
 - 3.2.12. increase to rating revenue from supplementary valuations of \$70,946 in 2018/19, \$72,614 in 2019/20, \$74,321 in 2020/21 and \$76,068 in 2021/22;
 - 3.3. March 2018 Quarterly Budget Review Statement rolled budgets – amendments to the 2018/19 Operational Plan (funding splits provided in the body of the report)
 - 3.3.1. \$4,764,000 Mortimer Street Development
 - 3.3.2. \$700,000 Plant Replacement program
 - 3.3.3. \$450,000 Goodiman Creek Bridge Replacement
 - 3.3.4. \$214,000 Mudgee Skate Park construction
 - 3.3.5. \$200,000 Solar installation projects
 - 3.3.6. \$115,000 Demolition of Mudgee Showground Grandstand
 - 3.3.7. \$110,000 Glen Willow netball courts
 - 3.3.8. \$150,000 Rylstone Kandos preschool extension
 - 3.3.9. \$140,000 Flood Study – Mudgee floodplain management study
 - 3.3.10. \$65,000 Mudgee Depot Wash Bay capital works
 - 3.3.11. \$32,000 Stormwater Asset Survey
 - 3.3.12. \$46,000 Community Transport Vehicle replacement
 - 3.3.13. \$22,500 Rylstone Library Branch capital works
 - 3.3.14. \$10,700 Glen Willow sporting ground lights
 - 3.3.15. \$55,000 Redhill public toilets
 - 3.3.16. \$1,600,000 Wollar road seal extension
 - 3.3.17. \$550,000 Henry Lawson Drive Bridge widening
 - 3.3.18. \$390,000 Saleyards Lane Subdivision
 - 3.3.19. \$1,332,000 Mudgee Water Headworks project
 - 3.3.20. \$1,500,000 Ulan Road Water Main Extension project
 - 3.3.21. \$415,000 Water Meter Replacement program
 - 3.3.22. \$207,000 Water Pump stations renewal
 - 3.3.23. \$130,000 Rylstone Dam project
 - 3.3.24. \$110,000 Chlorine Disinfection at Gulgong
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3.3.25. \$500,000 Construction of new tip infrastructure**3.3.26. \$250,000 Construction of new leachate pond****4. make the following changes to the 2018/19 Fees and Charges as exhibited:**

4.1. Community Services – Family Day Care parents administration fee, calculation based on ‘Subsidised/Partial Cost Recovery’ \$1.10 per hour

4.2. Community Services – Meals on Wheels - NDIS Participants - *“NDIS plans only cover costs of meal preparation and delivery (two thirds of the total price per meal). Ingredients (one third of the total price per meal) will be invoiced to the client directly.”*

4.3. Planning & Development – Developer Contributions – s94 Contributions Plant 2005-2021

Catchment 1 Mudgee Town Centre -	\$7,220 Per lot
Catchment 2 Mudgee Residential Area -	\$7,220 Per lot
Catchment 2A Mudgee Residential South/West -	\$12,727 Per lot
Catchment 3 Gulgong -	\$6,644 Per lot
Catchment 4 all Other Areas -	\$4,631 Per lot

4.4. From 1 July 2018 cat and dog lifetime registration fees will increase in line with the Consumer Price Index as required by the Companion Animals Regulation 2008 and outlined in Circular to Councils 13-54. The new fees are:

Desexed animal: \$57 (from \$55)
Non-desexed animal: \$207 (from \$201)
Breeder (Recognised) concession: \$57 (from \$55)
Pensioner concession (desexed animal only): \$24 (from \$23)
Pound/Shelter animal 50% discount (desexed): \$28.50 (from \$27.50)

5. place on public exhibition for 28 days, the following new Fees and Charges. If no submissions are received following public exhibition Council adopt the Fees and Charges below and include them in the Fees and Charges Schedule:

5.1. Animal & Stock Control – Companion Animals – Impound & Release Fees – Sale of impounded companion animal

The pricing policy for this fee is reference and the price will be on application. Noting that *“Impounded animals not claimed by owners will be sold by public sale, proceeds less any outstanding charges will be returned to the animal owner if they can be identified”.*

5.2. Animal & Stock Control – Stock Impounding – Sale of impounded stock

The pricing policy for this fee is reference and the price will be on application. Noting that *“Impounded stock not claimed by owners will be sold at auction and sale proceeds, less any outstanding charges will be returned to the stock owner if they can be identified”.*

5.3. Parks – Active & Passive - Glen Willow not-for-profit sporting groups, a calculation based on ‘Subsidised/Partial Cost Recovery’

Field 1 to 6 (inclusive), facility hire Monday to Friday	\$1,389.00
Field 2 to 6 (inclusive), facility hire Monday to Friday	\$496.00

Field 3 to 6 (inclusive), facility hire Monday to Friday \$234.00

6. herby makes the following rates and charges for the 2018/19 financial year:

- 6.1. A Residential Rural Rate of 0.654123 cents in the dollar on the land value as at 1 July 2018 of all land so categorised as Residential, with a minimum rate of \$659.47;**
 - 6.2. A Residential Urban Rate of 0.654123 cents in the dollar on the land value as at 1 July 2018 of all land so categorised as Residential and further subcategorised as Residential Urban, with a minimum rate of \$659.47;**
 - 6.3. A Farmland Rate of 0.614634 cents in the dollar on the land value as at 1 July 2018 of all land so categorised as Farmland, with a minimum rate of \$659.47;**
 - 6.4. A Business Rate of 0.982504 cents in the dollar on the land value as at 1 July 2018 of all land so categorised as Business, with a minimum rate of \$659.47;**
 - 6.5. A Business Rylstone Aeropark Rate of 0.982504 cents in the dollar on the land value as at 1 July 2018 of all land so categorised as Business and further subcategorised as Business Rylstone Aeropark, with a minimum rate of \$216.49;**
 - 6.6. A Mining Rate of 8.445008 cents in the dollar on the land value as at 1 July 2018 of all land so categorised as Mining, with a minimum rate of \$659.47;**
 - 6.7. A Mining Coal Rate of 8.445008 cents in the dollar on the land value as at 1 July 2018 of all land so categorised as Mining and further subcategorised as Mining Coal, with a minimum rate of \$659.47;**
 - 6.8. A Hunter Valley Catchment Special Rate of 0.0111 cents in the dollar on the land value as at 1 July 2018 of all land within the catchment contribution area that has a land value in excess of \$300 and is rateable for the time being under the Local Government Act 1993. Council contributes to the provision of watercourse management in the area controlled by Hunter Local Land Services. A Hunter Valley Catchment Special Rate, which is determined by the authority, is to be applied for the purposes of the Local Land Services Regulation 2014.**
 - 6.9. The extra charges to be charged on overdue rates and charges shall be calculated at a rate of 7.5% per annum, on a daily simple interest basis;**
 - 6.10. A Domestic Waste Management Charge of \$275 for all rateable and non-rateable properties within the service areas. Where there is more than one service the annual charge will be multiplied by the number of services;**
 - 6.11. A General Waste Disposal Charge of \$225.50 inclusive of GST for all rateable and non-rateable properties with the exception of certain Farmland properties that can identify in the manner required by Council that they have a landholding comprised of multiple adjoining assessments with a lesser number of residences than assessments; they will be charged for the number of residences. Where there is more than one service the annual charge will be multiplied by the number of services;**
 - 6.12. A Business Waste Management Charge of \$212 for all rateable and non-rateable Business category properties where a service is rendered. Where there is more than one service the annual charge will be multiplied by the number of services;**
 - 6.13. Water charges for rateable and non-rateable properties within the water supply area of:**
-

Charge Type	Detail	Amount
Service availability	20mm meter	\$154
	25mm meter	\$241
	32mm meter	\$394
	40mm meter	\$616
	50mm meter	\$963
	80mm meter	\$2,464
	100mm meter	\$3,850
	150mm meter	\$8,663
Usage – per kL	Residential	\$3.03
	Business	\$3.03
	Raw Water	\$0.66
	Standpipe	\$5.55

In relation to any multi-unit residential development, including any strata development, each unit will be levied a 20mm service availability charge. In relation to vacant land where a water meter is not connected, each property will be levied with a 20mm service availability charge.

6.14. Sewer charges for rateable and non-rateable properties within the sewer service area of:

Charge Type	Detail	Amount
Service availability	Residential	\$839
	Non Residential	\$468
Usage – Non Residential	Based on kLs of water used that would reasonably be deemed to enter MWRC sewer schemes	\$2.68
Liquid Trade Waste – Annual Charge	Category 1 Discharger	\$95
	Category 2 Discharger	\$190
	Large Discharger	\$630
	Industrial Discharger	\$190- \$630
	Re-inspection Fee	\$90
Liquid Trade Waste – Usage Charge	Per kilolitre	\$1.76

Executive summary

Council has been through an extensive planning process over the past few months to determine which projects and initiatives would be undertaken across the next four financial years, culminating in the Draft Delivery Program 2017/18 - 2020/21 and Draft Operational Plan 2018/19.

Following the public exhibition period, this report seeks to consider submissions to the draft plans and make recommended changes based on those submissions.

It is recommended Council adopt the Delivery Program 2017/18 - 2020/21 and Operational Plan 2018/19, including the Fees and Charges Schedule.

Disclosure of Interest

Nil

Detailed report

At its meeting of 18 April 2018, Council endorsed the draft Delivery Program 2017/18 - 2020/21 and Operational Plan 2018/19 to be placed on public exhibition for a period of 28 days. The exhibition period closed on Friday 18 May 2018, with a number of submissions received. Each submission made by a member of the public is presented to Council (refer to Attachment 1 – Public Submissions) and summarised below.

In addition to public submissions, management submissions are also discussed below. These include:

- management initiatives and updated costing
- the carrying forward of projects deferred at the March 2018 Quarterly Business Review
- recommended changes to the Fees and Charges schedule
- New Fees and Charges recommended

The above recommended changes have been incorporated into the Delivery Program 2017/18 - 2020/21 and Operational Plan 2018/19 shown in Attachment 2.

PUBLIC SUBMISSIONS

The following list provides a summary of public submissions.

2.1. Gulgong Holtermann Museum Inc – have requested improvements to the Red Hill precinct with a variety of projects including signage, seating, attractions, path consolidation, tree planting and the construction of toilets. Council has supported this request and recommended to roll budget as part of the 2018 March Quarterly Budget Review process being \$55,000 in 2018/19, funded \$10,000 from Capital Program Reserve and \$45,000 from grant funding.

2.2. Mudgee Fine Foods – have acknowledged that Council has supported Mudgee Fine Foods with an annual grant for \$3,000 for the last 3 years, they have requested that Council continue to provide financial assistance for another 3 years and if possible increase the amount.

2.3. Jackie Perring – has requested a barrier to be installed across the entrance to Wells Park along Douro Street.

2.4. Brian Gudgeon – has requested the installation of Lights at Victoria Park, Gulgong to increase the availability of night time training facilities for sporting groups.

2.5. Tim Papworth – has requested the installation of Lights at Victoria Park, Gulgong to enable the little athletic club to be able to commence their activities later during summer.

2.6. Jeff Rayner – has requested the installation of Lights at Victoria Park, Gulgong to enable the use of the park in the evenings for the junior cricket during summer.

2.7. Steve Clark – has requested the installation of Lights at Victoria Park, Gulgong to enable further development of sport in Gulgong.

2.8. Hayley Morrow – has requested the installation of Lights at Victoria Park, Gulgong to increase the availability of night time training facilities for sporting groups.

2.9. Gulgong Chamber of Commerce – have requested the provision of a dedicated parking area for tourist couches near Red Hill.

2.10. Brian Hobson, for, and on behalf of the Friends of the Historic Camping Tree – wish to thank Council for the work already completed at the “Historic Camping Tree Reserve” and has

requested that Council fund continued improvements at the reserve situated along Wilbertree Road on the bank of the Cudgegong River.

2.11. Coralene Forshaw – has requested the installation of sprinklers or new grass at off leash dog areas.

2.12. Owen Rogerson – has requested a bitumen seal on Tucklan Road and raised concern over increased use of the road which has resulted in deterioration and extreme dust conditions.

2.13. David O'Rourke – has requested the sealing of the rest of Short Street, Gulgong. A development of Wilbetree Street has caused increased traffic on the dirt section of the road and therefore resulted in increased dust pollution for residents along Short Street.

2.14. Nathan Coates – has requested the sealing of Gundowda and Black Willow Roads to improve access and safety on the road.

2.15. Mean Warn – has requested sealing the dirt section of Bruce Road between Melton and Robertson Road, Mudgee so that dust pollution can be reduced.

2.16. Local Traffic Committee – has requested construction of dedicated compliant Disabled Parking Spaces within Kandos and Rylstone.

2.17. Leigh & Ilona McMaster – has requested the sealing of the unsealed end of Black Springs Road and indicates that there is considerable dust pollution due to increased traffic.

2.18. Jackie Perring – has requested that Council install additional instructional signage at the Roundabouts in town to increase driver and pedestrian safety.

2.19. Jackie Perring – has requested that Council paint zig zag lines at the approach of all pedestrian crossings in Mudgee to increase pedestrian safety and encourage drivers to slow down at the approach of pedestrian crossings.

2.20. Daryl Croake – has requested the sealing of Pyramul Road between Windeyer and Pyramul to increase the safety of the road.

2.21. Gulgong Holtermann Museum Inc – have requested the provision of dedicated street lighting to illuminate 'The Greatest Wonder of the World' and 'The American Tobacco Warehouse' buildings both of which are now restored and have also been placed on the NSW State Heritage Register.

2.22. Janet De Rooy – has requested the construction of a footpath along the park side of Mulgoa Way, Mudgee from Mortimer Street.

2.23. Martin Charlton, for, and on behalf of Kandos, Rylstone Fishing Club – have requested that council help the club to replenish the fish stocks in Lake Windamere to assist in keeping the fish stocks at a healthy level and to be able to keep up with anticipated fishing demand.

2.24. Jennifer Duff – has requested that Council seal Iron Barks Road in Kains Flat citing concern for safety and dust pollution issues.

2.25. Roy Walsh – has requested that Council seal Iron Barks Road in Kains Flat and has expressed concern over dust pollution.

2.26. Ian McMaster – has requested construction of a concrete foot path for the walkway between Wentworth Avenue and Church Street, Mudgee. Expressing concern for the condition of the current walkway after rain.

2.27. Edwina McEgan – has requested Council to consider hosting Triple Js One Night Stand Concert at Simpkins Oval.

2.28. Barry Astill – has requested construction of a walking track in Rylstone which starts from the northern end of Mudgee Street and continues over the bridge to the rest area.

2.29. Dianne Mudey – has requested a number of capital projects;

- main sewerage line to Charbon and Clandulla,
- repairs to Angus Avenue from McDonald Street to Noyes Street,
- extend footpath on the corner of Angus Ave Kandos and McDonald Street to car parking area at Kandos IGA, and
- kerb and guttering for Noyes Street and many other streets in Kandos.

2.30. Helen Lawson – has requested the sealing of Triamble and Gundowda Roads and has expressed concern for the safety of the roads.

2.31. Drago Sestic – has requested the sealing of Triamble and Gundowda Roads and has expressed concern over the irregular and rough surface of these roads which could be a potential hazard for all road users.

2.32. Bob and Di Page – has requested the construction of a Pedestrian Bridge in Rylstone. As they would like to see a link to the parks and sculptures at the southern end of the Showground, a safe pedestrian access to the northern streets of Rylstone and a safe walking loop.

2.33. Denise Jamieson – has requested that Council consider the construction of a Pedestrian Bridge in Rylstone to be located at Hall Street, Rylstone.

3.1.1. Gulgong Chamber of Commerce – have requested pavement repair to Industrial Avenue, Gulgong. Council has supported this request and will budget \$100,000 in 2019/20 to conduct this rehabilitation.

3.1.2. Mudgee Bushwalking & Bike Riding Club Inc – have requested an upgrade to the Cycle/Pathway that links Rylstone and Kandos and expressed concern over the deteriorated state of the current link. Council has supported the request for a walking rack/cycleway between Rylstone and Kandos, \$40,000 will be budgeted in 2019/20, and funded \$20,000 from unrestricted cash and \$20,000 from grant funding.

3.1.3. Jo Loane – has requested that Council consider a Pedestrian crossing or island on Douro Street, south of the railway crossing. Council has supported the request for the a Pedestrian crossing on Douro Street, south of the railway crossing, \$34,000 will be budgeted in 2019/20, funded \$17,000 from S94 Developer Contributions and \$17,000 RMS grant funding.

MANAGEMENT SUBMISSIONS

3.2.1. Henry Lawson Drive Rehabilitation

Management propose an amendment in 2018/19 to change the location of Henry Lawson drive rehabilitation, from St Fillans Road (Segment 140) to Rosemount Entry (Segment 220).

3.2.2. Decommission of Fuel Tanks Rylstone Depot

Currently there are two redundant fuel tanks at Rylstone which require decommissioning, it is anticipated that \$25,000 will be required in 2018/19 to be funded from unrestricted cash.

3.2.3. Erosion Works at Cooyal Creek

Council has agreed to administer the grant funding of \$130,000 on behalf of the Central Tablelands Local Land Services for a local erosion works project at Cooyal Creek, works will be completed in 2018/19.

3.2.4. Additional Major Events at Glen Willow

As per Council minute 127/18 it was resolved to increase the budget to support the attraction of additional major events at Glen Willow. The budget has been increased by \$20,000 and will be funded from unrestricted cash.

3.2.5. Audit, Risk and Improvement Committee

As per the Local Government Amendment (Governance and Planning) Act Council must appoint an Audit, Risk and Improvement Committee by 2021, Council intends to commence the implementation process in 2018/19 and unspent budget of \$20,676 from 2017/18 will be required.

3.2.6. Investigation for Mudgee Airport Runway reseal

The runway at Mudgee Airport will need to have Pavement Classification Number testing conducted in order to establish the condition of the runway and determine potential future rehabilitation works, \$25,000 will be required in 2018/19 to conduct this testing and this will be funded from unrestricted cash.

3.2.7. Glen Willow Scoreboard

Mudgee Sports Council has resolved to request council to install a new scoreboard at Glen Willow Stadium in 2018/19. The estimated cost of \$160,000 would be funded \$80,000 from the Capital Program Reserve and \$80,000 from grant funding.

3.2.8. Gulgong Skate Park

The Gulgong Skate Park had been identified for replacement in 2018/19 and in order to complete the project successfully an additional \$10,000 is required to be funded from VPA. This will ensure a thorough design process can be undertaken prior to the commencement of construction.

3.2.9. Widen Curve - Mt Vincent Road

Council proposes to widen a curve along Mt Vincent Road approximately 6.7km from the Castlereagh Highway, it is anticipated that a budget of \$200,000 will be required in 2019/20 and this will be funded from unrestricted cash.

3.2.10. Rylstone Library Branch

Council has been successful in securing \$72,000 in grant funding for the construction of a Rylstone Library Branch in 2018/19.

3.2.11. Adventure Playground, Gulgong

Council has been successful in receiving grant funding for the design and construction of an Adventure Playground in Gulgong. In order to ensure the project is successful Council proposes to increase the budget by \$320,000 in 2018/19 and fund this from S94 Developer Contributions.

3.2.12. Rating Supplementary Valuations

The increase to rating revenue from supplementary valuations is as follows. This is discussed in further detail with the rates model.

Year	Amount
2018/19	\$70,946
2019/20	\$72,614
2020/21	\$74,321
2021/22	\$76,068

MARCH QUATERLY BUDGET REVIEW STATEMENT ADJUSTMENTS

Listed in the table below are the projects that have been approved for deferral to 2018/19 in the March Quarterly Budget Review Statement. The table shows the expenditure and funding incorporated into the 2018/19 Operational Plan.

Project	Capital (C) /Operating (O)	Expenditure	FUNDING			
			Unrestricted Cash	Reserves	S94/S64/V PA	Specific Source Revenue
GENERAL FUND						
Mudgee Administration building - Solar Installation Project	C	100,000	100,000			
Mudgee Council Depot building - Solar Installation Project	C	100,000	100,000			
Rylstone Library Project	C	22,500		22,500		
Purchase of Front Load Truck	C	700,000		700,000		
Mudgee Depot Wash bay capital works	C	65,000		65,000		
Community Transport - Vehicle replacement	C	46,000		30,000		16,000
Mudgee Floodplain management study	C	140,000		70,000		70,000
Red Hill Public Toilets Capital Upgrade	C	55,000		10,000		45,000
Glen Willow Netball Courts	C	110,000			110,000	
Mudgee Skate Park construction	C	214,000			214,000	
Wollar Road - Seal Extension	C	1,600,000				1,600,000
Henry Lawson Drive Bridge widening	C	550,000				550,000
Goodiman Creek Bridge Replacement	C	450,000		225,000		225,000
Saleyards Land Subdivision	C	390,000				390,000
Mortimer Street	C	4,764,000		4,764,000		

Project	Capital (C) /Operating (O)	Expenditure	FUNDING			
			Unrestricted Cash	Reserves	S94/S64/V PA	Specific Source Revenue
Development Rylstone Kandos Preschool Extension	C	150,000			100,000	50,000
TOTAL GENERAL FUND		9,456,500	200,000	5,886,500	424,000	2,946,000
WASTE FUND						
Construction of new tip infrastructure	C	500,000		500,000		
Construction of new leachate pond	C	250,000		250,000		
TOTAL WASTE FUND		750,000	-	750,000	-	-
WATER FUND						
Mudgee Headworks project	C	1,332,000			1,332,000	
Ulan Rd main extension project	C	1,500,000		600,000	900,000	
Rylstone Dam Upgrade	C	130,000		130,000		
Water Pump Station Renewals	C	207,000		207,000		
Water Meter Replacement program	C	415,000		415,000		
Chlorine Disinfection - Gulgong	C	110,000		110,000		
TOTAL WATER FUND		3,694,000	-	1,462,000	2,232,000	-
CAPITAL TOTAL		13,900,500	200,000	8,098,500	2,656,000	2,946,000
OPERATING PROJECTS						
GENERAL FUND						
Stormwater Asset Survey	O	32,000		32,000		

Project	Capital (C) /Operating (O)	Expenditure	FUNDING			
			Unrestricted Cash	Reserves	S94/S64/V PA	Specific Source Revenue
Glen Willow sporting ground lights	0	10,700	10,700			
Mudgee Showground Grandstand Demolition	0	115,000		115,000		
TOTAL GENERAL FUND		157,700	10,700	147,000	-	-
OPERATING TOTAL		157,700	10,700	147,000	-	-
GRAND TOTAL		14,058,200	210,700	8,245,500	2,656,000	2,946,000

CHANGES TO THE FEES AND CHARGES AS EXHIBITED

Recommended changes to the fees and charges after exhibition are listed below.

4.1. Community Services – Family Day Care - Parents Administration Fee

This fee has increased from \$1.00 per hour to \$1.10 per hour in order for the Family Day Care program to attempt to work towards self-sustainability.

4.2. Community Services – Meals on Wheels - NDIS Participants

The following comment has been included “NDIS plans only cover costs of meal preparation and delivery (two thirds of the total price per meal). Ingredients (one third of the total price per meal) will be invoiced to the client directly.”

4.3. Planning & Development – Developer Contributions – s94 Contributions Plan 2005-2021

The following charges have been revised after application of CPI.

Catchment 1 Mudgee Town Centre -	\$7,220 Per lot
Catchment 2 Mudgee Residential Area -	\$7,220 Per lot
Catchment 2A Mudgee Residential South/West -	\$12,727 Per lot
Catchment 3 Gulgong -	\$6,644 Per lot
Catchment 4 all Other Areas -	\$4,631 Per lot

4.4 Increase to companion animal registration fees in line with CPI

On 7 June Council received circular 18/16 from the NSW Office of Local Government to advise that from 1 July 2018 cat and dog lifetime registration fees will increase in line with the Consumer Price Index as required by the Companion Animals Regulation 2008.

The new fees are:

Desexed animal: \$57 (from \$55)

Animal under 6 months not desexed: \$57 (from \$55)

Non-desexed animal: \$207 (from \$201)

Breeder (Recognised) concession: \$57 (from \$55)

Pensioner concession (desexed animal only): \$24 (from \$23)

Pound/Shelter animal 50% discount (desexed): \$28.50 (from \$27.50)

NEW 2018/19 FEES AND CHARGES TO BE EXHIBITED

There are three new fees recommended to be placed on public exhibition for a period of 28 days, and if no submissions are received be automatically adopted.

5.1. Animal & Stock Control – Companion Animals – Impound & Release Fees – Sale of impounded companion animal

Based on an identified requirement to have a fee for the sale of impounded companion animals, this fee has been included in the 2018/19 fees and charges. The pricing policy for this fee is reference and the price will be on application. Noting that “Impounded animals not claimed by owners will be sold by public sale, proceeds less any outstanding charges will be returned to the animal owner if they can be identified”.

5.2. Animal & Stock Control – Stock Impounding – Sale of impounded stock

Based on an identified requirement to have a fee for the sale of impounded stock, this fee has been included in the 2018/19 fees and charges. The pricing policy for this fee is reference and the price will be on application. Noting that “Impounded stock not claimed by owners will be sold at auction and sale proceeds, less any outstanding charges will be returned to the stock owner if they can be identified”.

5.3. Parks – Active & Passive - Glen Willow not-for-profit sporting groups – Facility Hire

Based on an identified requirement to provide a partially subsidised fee for not-for-profit sporting groups the following fee has been added to the 2018/19 Fees and Charges.

Field 1 to 6 (inclusive), facility hire Monday to Friday	\$1,389.00
Field 2 to 6 (inclusive), facility hire Monday to Friday	\$496.00
Field 3 to 6 (inclusive), facility hire Monday to Friday	\$234.00

RATES MODEL

The total income that can be raised from levying rates on property is capped by IPART, which has determined that NSW Council’s may increase general income from rates by a maximum of 2.3% in 2018/2019. Mid-Western Regional Council’s budget is based on the full IPART capped increase of 2.3% spread evenly across all rating categories. For rating purposes, land in Mid-Western is categorised as Farmland, Residential, Business, or Mining with further subcategories existing for Residential, Business and Mining.

Rate assessments are based upon property valuations (ad valorem), with minimum amounts applied where appropriate. No base amounts apply to the proposed 2018/19 rate structure. Annual rate liability shall be calculated based on the latest valuations received from the NSW Valuer General. Upon registration of a new strata plan or deposited plan Council will re-rate the property(s) from the commencement of the following quarter of the rating year.

Changes arising from supplementary valuations

The ad valorem amounts and the estimated yields cited in the Rates component of the draft Revenue Policy were compiled from the land values of the properties recorded by Council as at January 2018. Since this time, Council has been issued with additional valuations as a result of recent subdivision activity which has increased the estimated yield from Ordinary rates for 2018/2019 to:

Category	Sub Category	Minimum Amount	Ad Valorem c in \$	Estimated Yield
Farmland		\$659.47	0.614634	\$4,628,311
Residential		\$659.47	0.654123	\$3,900,662
Residential	Urban	\$659.47	0.654123	\$6,289,534
Business		\$659.47	0.982504	\$1,442,746
Business	Rylstone Aeropark	\$216.49	0.982504	\$19,555
Mining		\$659.47	8.445008	\$37,876
Mining	Coal	\$659.47	8.445008	\$2,176,225
Estimated Total Yield from Ordinary rates				\$18,494,909

Accordingly, it is proposed to amend the advertised ad valorem amounts for each category/subcategory to raise the additional \$70,946 in estimated yield due to natural growth. These amendments are not considered significant enough to warrant the readvertising of the Revenue Policy. There are no changes to the Minimum amounts proposed for each category/subcategory.

Community Plan implications

Theme	Good Governance
Goal	Strong civic leadership
Strategy	Provide clear strategic direction through the Community Plan, Delivery Program and Operational Plans

Strategic implications

Council Strategies

Not applicable.

Council Policies

Not applicable.

Legislation

Section 405 of the Local Government Act 1993 requires that:

(1) A council must have a plan (its "operational plan") that is adopted before the beginning of each year and details the activities to be engaged in by the council during the year as part of the delivery program covering that year.

(2) An operational plan must include a statement of the council's revenue policy for the year covered by the operational plan. The statement of revenue policy must include the statements and particulars required by the regulations.

(3) A council must prepare a draft operational plan and give public notice of the draft indicating that submissions may be made to the council at any time during the period (not less than 28 days) that the draft is to be on public exhibition. The council must publicly exhibit the draft operational plan in accordance with the notice.

(4) During the period of public exhibition, the council must have for inspection at its office (and at such other places as it may determine) a map that shows those parts of its area to which each category and sub-category of the ordinary rate and each special rate included in the draft operational plan applies.

(5) In deciding on the final operational plan to be adopted, a council must consider any submissions that have been made concerning the draft plan.

(6) The council must post a copy of its operational plan on the council's website within 28 days after the plan is adopted.

Part 4 of the Local Government Act 1993 provides requirements for Council in the making of rates and charges. Importantly rates or charges must be made by a Council resolution, with the last date by which a rate or charge must be made before 1 August.

Financial implications

The body of the report includes all financial implications to the Delivery Program 2017/18 -2020/21 and Operational Plan 2017/18.

Associated Risks

Not applicable.

TRISH ELSEGOOD
ACTING MANAGER FINANCIAL PLANNING

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

4 June 2018

Attachments: 1. Attachment 1 - Public Submissions. (separately attached)
2. Attachment 2 - Operational Plan. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.2 Community Grants Program - June 2018

REPORT BY THE ACTING MANAGER FINANCIAL PLANNING
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, FIN300138

RECOMMENDATION

That Council:

1. receive the report by the Acting Manager Financial Planning on the Community Grants Program - June 2018; and
2. provide financial assistance to the following applications in accordance with the criteria and guidelines of the Community Grants Program Policy, subject to those requirements being met;

Mudgee Lions Club Inc.	\$225
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Executive summary

This report considers a request for financial assistance under Council's Community Grants Program Policy.

Provision is made in Council's Community Grants Program Policy to provide financial assistance to not-for-profit community-based organisations, groups and individuals that offer a significant contribution to community outcomes and goals as provided in the Towards 2030 Community Plan.

All applications were first reviewed for eligibility and then assessed by a panel of three staff against the following criteria relative to the amount of funding requested:

- Degree of benefit to the community aligned with the community plan
- Amount of resident participation
- Level of consultation and collaboration with other local groups
- Organisational capacity to deliver the program or project

Even though an application meets the criteria it may be judged that there is not a significant enough benefit to the community in order to fund or fully fund the request.

A summary of each application is shown below, together with panel recommendation.

Applicant	Project/ Activity	Total Project Cost \$	Funding Request \$	Project Surplus \$	Recommended Funding \$	Total Score out of 12
Mudgee Lions Club Inc.	Family Fun Day – Family swimming pool pass	225	225	0	225	11

Disclosure of Interest

Nil

Detailed report

The information provided below gives more detail on each application and the scoring against the policy criteria. Copies of all application are provided as attachments to the report.

Mudgee Lions Club Inc.

Mudgee Lions Club is conducting a 'Family Fun Day' at the Rugby clubhouse grounds 11 July 2018. The purpose of the activity is to provide a fun-filled, inexpensive day for the children in Mudgee and the surrounds.

As well as games and giveaways, the Lions Club would like to provide a lucky draw prize, consisting of a family season pass to the Mudgee swimming pool.

Mudgee Lions Club requests in-kind support for the provision of the family season pass for the 2018/19 season to the value of \$225.

3 ★★ ★★

Benefits and link to the community plan

3 ★★ ★★

Amount of resident participation

3 ★★ ★★

Consultation and collaboration with other local groups

2 ★★

Capacity to deliver the program or project

RECOMMENDATION

\$225

Link to Community Plan: 1.1.3 Support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles.

Link to Community Plan: 1.4.1 Support programs which strengthen the relationships between the range of community groups.

Community Plan implications

Theme	Good Governance
Goal	An effective and efficient organisation
Strategy	Pursue efficiencies and ongoing business improvement

Strategic implications

Council Strategies

Not applicable

Council Policies

Recommendations are made under the Community Grants Program Policy.

Legislation

In accordance with the *Local Government Act 1993 Section 356 granting* of financial assistance must be approved by a Council resolution.

Financial implications

Funding of \$120,000 is provided in the Operational Plan for Financial Assistance. \$105,053 has already been allocated, leaving a balance of \$14,947.

Should Council approve the recommendations in this report, a surplus balance of \$14,722 will remain.

Associated Risks

Not applicable

TRISH ELSEGOOD
ACTING MANAGER FINANCIAL PLANNING

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

1 June 2018

Attachments: 1. Community Grant Application - Mudgee Lions Club Inc.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



Application Form

APPLICANTS DETAILS

Name of Organisation	MUDGEES LIONS CLUB INC
Contact Person	LEA LEISFIELD
Address	13 NORMAN ROAD MUDGEES 2850
Phone	63 723 633
Email	leisfield@gmail.com
ABN	88447571504
Bank Account Name	MUDGEES LIONS CLUB - PROJECT ACC
BSB	082726
Account Number	631002002

PROJECT / ACTIVITY DETAILS

Name of Project / Activity	FAMILY FUN DAY	
Amount of funding requested	Family Season Pass to the Pool - (Value unknown)	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	11.07.18	11.07.18
Briefly, describe Project / Activity	Mudgees Lions Club are conducting a Family Fun Day at the Rugby Clubhouse Grounds. The purpose of the activity is to provide a fun filled, inexpensive day for children in the Mudgees area. As well as the games, giveaways, food etc, we would like to have a lucky draw for the entrants, thus the reason for the season pool ticket request.	



ADDRESS CRITERIA

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

(Note: limited number of characters)

- * Provides an activity for children during the school holidays
- * It is inexpensive - \$5 entry fee/\$15 for a family of 4. No more to pay, which gives everyone the opportunity to participate in all activities, without bearing the burden of being restricted by a lack of financial resources.
- * Free entry promotions over 2MG
- * Free entry via a "Coach's Award" to Junior Soccer, Rugby, League and Netball players
- * The season ticket to the pool, may teach a child to be water safe.
- * Over 400 children/adults attended last year

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

428 children and adults attended last year and we are catering for 600 this year.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

- We have asked/or will be asking the following organisations to be involved in this project.
- *Rugby Union
 - *Scouts and Cubs
 - *Grattai CWA
 - *Mudgee HS Year 12 Rainbow Day Committee
 - *Bunnings
 - *Netball
 - *Soccer
 - *League
 - *2MG
 - *Mudgee Guardian

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

(Note: limited number of characters)

- *We ran a very successful event last year.
- *Mudgee Lions Club are well respected for their ability to take on a project and deliver a successful outcome.



Project Income	Community Grant (amount sought from Council)	\$350
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$2500
	Other Income	
TOTAL INCOME		\$2850

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Prizes, books	\$1000
	Catering	\$1200
	Donations to Assisting Groups	\$600
	Costs of making games, certificates, painting etc	\$200
TOTAL EXPENDITURE		\$3000
TOTAL SURPLUS / DEFICIT		-\$150

If positive or surplus budget, please provide further details/explanation what this surplus will be used for.

If the outcome of this activity is to be revenue neutral, the Family Fun Day was never meant to be a fundraiser for the Club, but rather a 'Thank You' to the Community for their support.
 If there is a surplus, then those funds will go towards our many projects such as
 *Palliative Care Programme
 *Further Education Scholarships - currently supporting 9 students @ \$1000 each
 *Responses for requests for assistance
 (Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

COMMUNITY GRANTS

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR 2017	AMOUNT \$ In kind
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	N/A	
Comment on cash set aside for specific projects (optional)	N/A	

APPLICATION CHECKLIST

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input type="radio"/>	<input checked="" type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input checked="" type="radio"/>	<input type="radio"/>

AUTHORISATION OF APPLICANT

Name	Lea Leisfield
Position	Project Co-ordinator, Family Fun Day
Date	16.05.18

- 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.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

COMMUNITY GRANTS

SUBMIT YOUR APPLICATION

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

DELIVER TO: Customer Service Locations

86 Market Street
MUDGEE

109 Herbert Street
GULGONG

77 Louee Street
RYLSTONE

MAIL TO: Mid-Western Regional Council
Attn: Finance Department
PO Box 156
MUDGEE NSW 2850

SUBMIT ONLINE

COMMUNITY GRANTS POLICY

PRINT MY APPLICATION



9.3 Monthly Statement of Investment and Bank Balances as at 31 May 2018

REPORT BY THE ACTING CHIEF FINANCIAL OFFICER
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, FIN300053

RECOMMENDATION

That Council:

1. **receive the report by the Acting Chief Financial Officer on the Monthly Statement of Investment and Bank Balances as at 31 May 2018; and**
2. **note the certification of the Responsible Accounting Officer.**

Executive summary

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

Disclosure of Interest

Nil.

Detailed report

The attachment to this report provides information on the performance of the portfolio and provides a register of all investments held as at 31 May 2018.

Community Plan implications

Theme	Good Governance
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Goal	An effective and efficient organisation
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Strategy	Prudently manage risks association with all Council activities
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Strategic implications

Council Strategies

Not applicable.

Council Policies

Council's Investments Policy requires a written report each month setting out the entire investment portfolio.

Legislation

As per Clause 212 of the Local Government (General) Regulation 2005 the Responsible Accounting Officer certifies that;

- a) this report sets out details of all money that the Council has invested under Section 625 of the Act, and
- b) all investments have been made in accordance with the Act, the regulations and Council's investment policies.

Financial implications

Not applicable

Associated Risks

There are inherent risks in investing funds across different platforms, which have the possibility of impacting Council investments. However, the parameters of the Investment Policy have been developed to reduce risk, as much as possible, and are designed to heavily protect capital investment. The higher risk items are that return on investment will not be as high as anticipated, or in very bad economic environments there may be no return on investment – this risk is low, and monthly reporting to Council helps to mitigate investment risk by providing a probity process.

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

10 May 2018

Attachments: 1. Investment Balances 31 May 2018.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

For the month ended: 31/05/2018

Investment Register as at 31 May 2018

Bank Account	Opening Balance	Receipts	Payments	Closing Balance	Overdraft Limit
NAB (Cheque Account)	62,681	24,611,636	24,493,159	181,158	700,000

The bank balances have been reconciled to the General Ledger as at 31/05/2018

Investments	Type	Amount \$'000	Yield %	Maturity Date	Term	Long Term Rating
National Australia Bank	At Call	3,224	1.90%	NA	At Call	AA-
National Australia Bank	Term Deposit	3,000	2.66%	26/09/2018	370	AA-
National Australia Bank	Term Deposit	1,800	2.57%	5/09/2018	322	AA-
National Australia Bank	Term Deposit	1,500	2.54%	14/11/2018	350	AA-
National Australia Bank	Term Deposit	1,000	2.60%	19/12/2018	287	AA-
National Australia Bank	Term Deposit	2,500	2.62%	23/01/2019	301	AA-
National Australia Bank	Term Deposit	1,500	2.90%	29/04/2020	728	AA-
St George Bank	Term Deposit	1,000	2.61%	11/07/2018	364	AA-
St George Bank	Term Deposit	1,300	2.60%	3/10/2018	322	AA-
St George Bank	Term Deposit	1,500	2.57%	9/01/2019	322	AA-
St George Bank	Term Deposit	2,500	2.70%	20/02/2019	280	AA-
CBA	Term Deposit	2,000	2.58%	25/07/2018	359	AA-
CBA	Term Deposit	1,700	2.65%	13/06/2018	287	AA-
CBA	Term Deposit	2,500	2.60%	27/06/2018	293	AA-
CBA	Term Deposit	1,000	2.61%	11/07/2018	307	AA-
CBA	Term Deposit	1,000	2.61%	29/08/2018	356	AA-
CBA	Term Deposit	1,000	2.63%	8/08/2018	314	AA-
CBA	Term Deposit	1,500	2.67%	12/12/2018	336	AA-
CBA	Term Deposit	1,500	2.67%	19/12/2018	343	AA-
CBA	Term Deposit	1,000	2.79%	24/04/2019	363	AA-

Investments	Type	Amount \$'000	Yield %	Maturity Date	Term	Long Term Rating
Westpac	Term Deposit	1,500	2.71%	7/08/2019	546	AA-
Westpac	Term Deposit	1,000	2.85%	15/04/2020	742	AA-
Westpac	Term Deposit	2,500	2.88%	27/05/2020	728	AA-
Suncorp Metway	Term Deposit	2,500	2.55%	28/11/2018	357	A+
AMP	Term Deposit	1,500	2.65%	25/10/2018	260	A
AMP	Term Deposit	1,500	2.65%	21/11/2018	273	A
ING Bank	Term Deposit	1,000	2.92%	2/10/2019	720	A
ING Bank	Term Deposit	2,500	2.86%	4/03/2020	728	A
Bank of Queensland	Term Deposit	1,300	2.60%	22/08/2018	315	BBB+
Bank of Queensland	Term Deposit	1,000	2.60%	8/08/2018	287	BBB+
Bendigo & Adelaide Bank	Term Deposit	1,300	2.65%	31/10/2018	364	BBB+
Rural Bank	Term Deposit	1,500	2.80%	6/02/2019	280	BBB+
Bank Australia	Term Deposit	1,000	2.80%	25/07/2018	322	BBB
Credit Union Australia	Term Deposit	1,000	2.60%	31/10/2018	343	BBB
Credit Union Australia	Term Deposit	1,000	2.78%	1/05/2019	364	BBB
Defence Bank	Term Deposit	1,500	2.65%	19/09/2018	322	BBB
Members Equity Bank	Term Deposit	2,000	2.56%	17/10/2018	329	BBB
TCorp - Cash Fund	Managed Fund	1,688				TCorp (Unrated)
TCorp - Long Term Growth Fund	Managed Fund	995				TCorp (Unrated)
TCorp - Medium Term Growth Fund	Managed Fund	5,082				TCorp (Unrated)
Total Investments		67,389				

Limit Compliance as at 31 May 2018

Investments by Institution	Long Term Rating	Amount \$'000	% of Portfolio	
			Actual	Policy Limit
National Australia Bank	AA-	14,524	22%	30%
St George Bank	AA-	6,300	9%	30%
CBA	AA-	13,200	20%	30%
Westpac	AA-	5,000	7%	30%
Suncorp Metway	A+	2,500	4%	15%
AMP	A	3,000	4%	15%
ING Bank	A	3,500	5%	15%
Bank of Queensland	BBB+	2,300	3%	5%
Bendigo & Adelaide Bank	BBB+	1,300	2%	5%
Rural Bank	BBB+	1,500	2%	5%
Bank Australia	BBB	1,000	1%	5%
Credit Union Australia	BBB	2,000	3%	5%
Defence Bank	BBB	1,500	2%	5%
Members Equity Bank	BBB	2,000	3%	5%
TCorp - Medium Term Growth Fund	TCorp (Unrated)	5,082	8%	15%
TCorp - Long Term Growth Fund	TCorp (Unrated)	995	1%	15%
TCorp - Cash Fund	TCorp (Unrated)	1,688	3%	15%
		67,389	100%	

Investments by S&P Rating	Long Term Rating	Amount \$'000	% of Portfolio	
			Actual	Policy Limit
	AAA to AA-	39,024	58%	100%
	A+ to A-	9,000	13%	40%
	BBB+ to BBB-	11,600	17%	20%
	TCorp (Unrated)	7,766	12%	15%
	Unrated	-	0%	\$ 250,000
		67,389	100%	

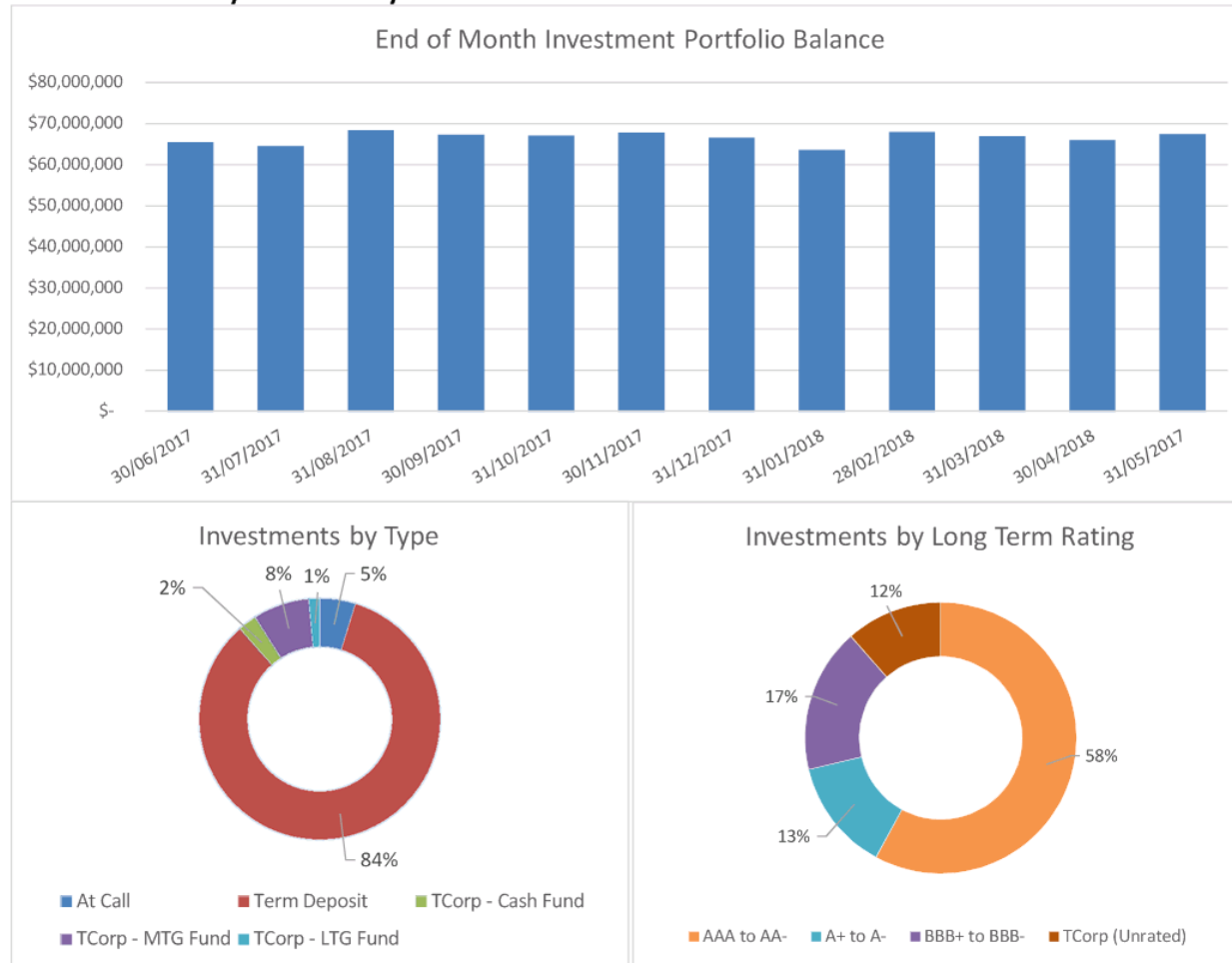
Term to Maturity	Amount \$'000	Actual	% of Portfolio	
			Cumulative Actual	Cumulative Minimum
Less than 3 months	24,489	36%	36%	20%
Between 3 months and 1 year	32,900	49%	85%	40%
Between 1 year and 2 years	10,000	15%	100%	50%
Between 2 years and 4 years	-	0%	100%	85%
More than 5 years	-	0%	100%	0%
	67,389	100%		

Monthly Investment Portfolio Activity

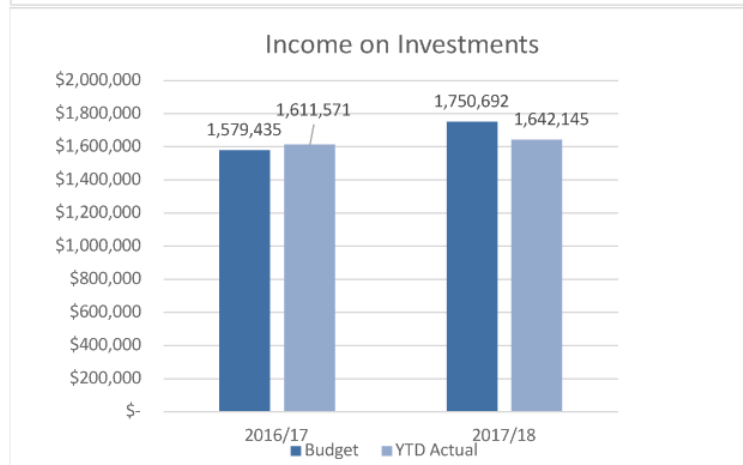
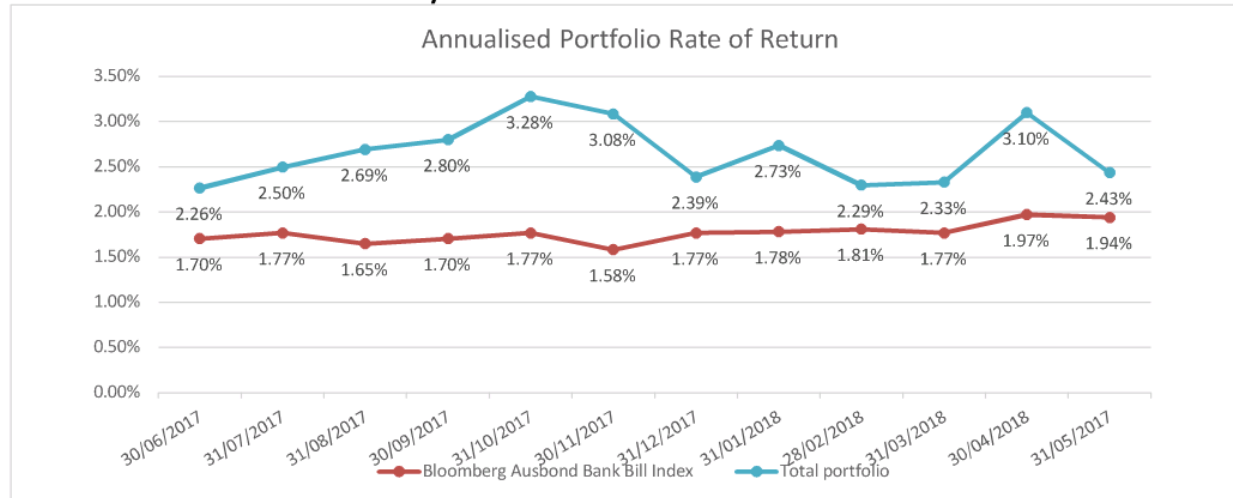
The below table shows investments that have matured and have been redeemed or re-invested, and new investments placed.

Bank Accounts	Opening Balance \$'000	Redeemed Balance \$'000	Re-invested Balance \$'000	Change in interest rate	Change in Term (days)	New Term Rate
NAB (At call account)	4,777		3,224			
TCorp - Cash Fund	1,685		1,688			
TCorp - Long Term Growth Fund			995			
TCorp - Medium Term Growth Fund	5,076		5,082			
St George Bank	1,000	1,000		Redeemed		
AMP	1,000	1,000		Redeemed		
Rural Bank			1,500	New Deposit		2.80%
Credit Union Australia			1,000	New Deposit		2.78%
National Australia Bank			1,500	New Deposit		2.90%
CBA	1,500	1,500		Redeemed		
CBA	1,500	1,500		Redeemed		
St George Bank			2,500	New Deposit		2.70%
St George Bank	1,000	1,000		Redeemed		
ING	1,000	1,000		Redeemed		
Westpac			2,500	New Deposit		2.88%
	18,538		19,989			
Investment Portfolio Movement			1,451	Addition		

Portfolio Summary as at 31 May 2018



Portfolio Performance as at 31 May 2018



9.4 Monthly Budget Review April 2018

REPORT BY THE ACTING MANAGER FINANCIAL PLANNING
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, FIN300065

RECOMMENDATION

That Council receive the report by the Acting Manager Financial Planning on the Monthly Budget Review April 2018.

Executive summary

This report presents to Council the April Monthly Budget Review of the 2017/18 Operational Plan.

Disclosure of Interest

Nil

Detailed report

Clause 202 of the Local Government (General) Regulation 2005 states that the responsible accounting officer is to maintain a system of budgetary control that enables actual income and expenditure to be monitored each month and compared with the estimate of Council's income and expenditure and that any material difference be reported to the next meeting of Council.

The attachment to this report includes status of all capital works projects as at 30 April 2018.

Community Plan implications

Theme	Good Governance
Goal	An effective and efficient organisation
Strategy	Prudently manage risks association with all Council activities

Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Clause 202 of the Local Government (General) Regulation 2005, states that the responsible accounting officer of a Council must;

- a) establish and maintain a system of budgetary control that will enable the council's actual income and expenditure to be monitored each month and to be compared with the estimate of council's income and expenditure, and

b) if any instance arises where the actual income or expenditure of the council is materially different from its estimated income or expenditure, report the instance to the next meeting of Council.

Financial implications

Not Applicable

Associated Risks

Not Applicable

TRISH ELSEGOOD
ACTING MANAGER FINANCIAL PLANNING

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

10 May 2018

Attachments: 1. Monthly Budget Attachment - April 2018.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



*Good
Government*

MONTHLY BUDGET REVIEW – APRIL 2018

ATTACHMENT 1 – CAPITAL
PROGRAM UPDATE

6 JUNE 2018

MID-WESTERN REGIONAL COUNCIL
CORPORATE: FINANCE

■ ■ ■ ■ ■ TOWARDS 2030



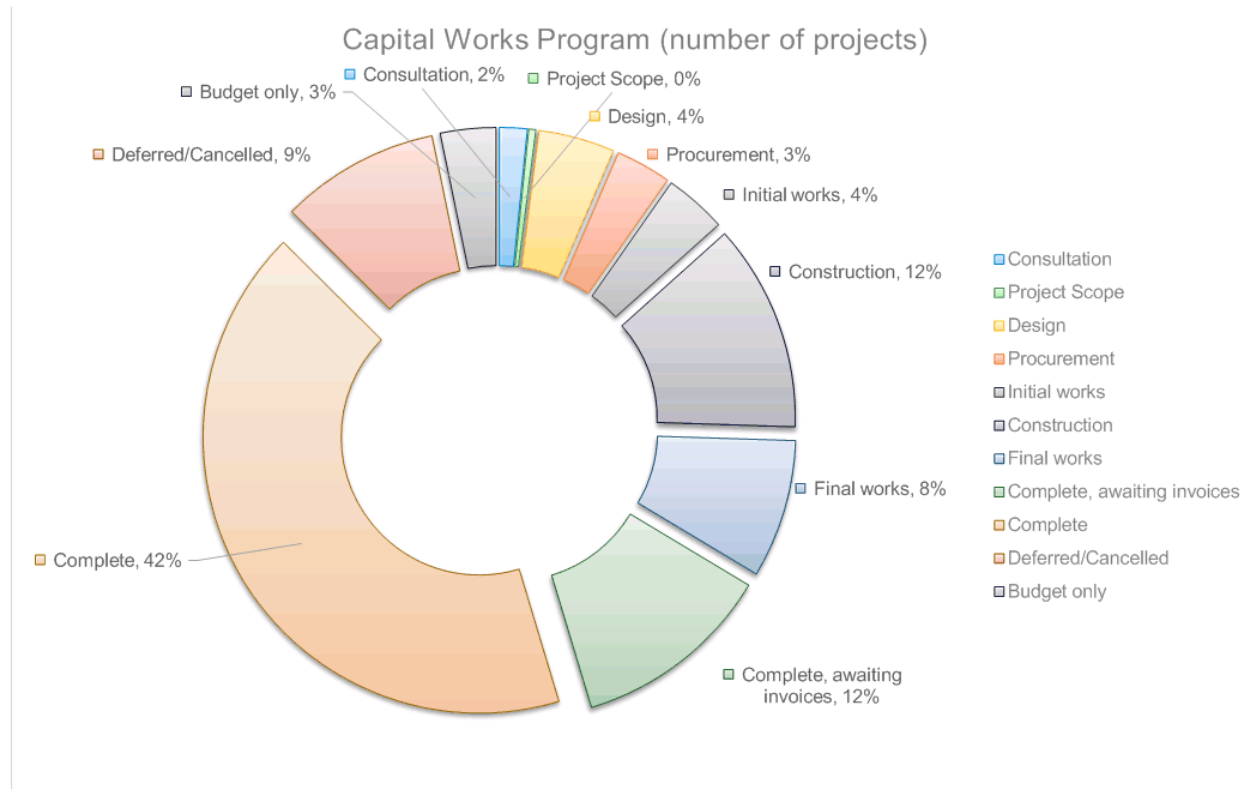
THIS DOCUMENT HAS BEEN PREPARED BY NEIL BUNGATE, ACTING CFO FOR MID-WESTERN REGIONAL COUNCIL.

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

DATE OF PUBLICATION: 6 JUNE 2018

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 for budget purposes only. Fully allocated out to projects.



CORPORATE: FINANCE | MONTHLY BUDGET REVIEW – APRIL 2018

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
Looking after our Community								
RURAL FIRE SERVICE - GULGONG STATION	0	25	25	0	25	21	83%	Construction
RURAL FIRE SERVICE - MUDGEES FIRE STATION	0	37	37	0	37	0	0%	Construction
RURAL FIRE SERVICE - TOILET CONSTRUCTION	0	75	75	0	75	63	85%	Construction
IMPOUNDING FACILITY	0	16	16	0	16	16	100%	Complete
COMM. TRANSPORT- VEHICLE PURCHASE	46	(46)	0	0	0	0	0%	Complete
AGED CARE UNITS - CAP -COOYAL/ANDERSON ST GULGONG	20	(9)	11	0	11	10	93%	Complete
AGED CARE UNITS - CAP -LOUEE ST UNITS	10	(3)	8	0	8	7	95%	Complete
WOLLAR PROGRESS ASSOCIATION COMMUNITY INFRASTRUCTURE	0	15	15	0	15	13	84%	Complete
CAPITAL -DENISON STREET UNITS	12	0	12	0	12	7	57%	Complete, awaiting invoices
MUDGEES CEMETERY CAP IMPV	0	61	61	0	61	32	52%	Final works
GPS CEMETERY SITES	40	0	40	0	40	0	0%	Final works
CEMETERY CAPITAL PROGRAM	15	0	15	0	15	4	26%	Final works
GULGONG LAWN CEMETERY EXTENSION	25	0	25	0	25	13	51%	Final works
RYLSTONE CEMETERY NICHE WALL	0	22	22	0	22	10	46%	Construction
PUBLIC TOILETS - CAPITAL UPGRADES - BUDGET ONLY	59	(57)	2	0	2	2	95%	Deferred/Cancelled
REDHILL PUBLIC TOILETS - CAP UPGRADE	55	(55)	0	0	0	0	0%	Deferred/Cancelled
LIBRARY MUDGEES CAPITAL UPGRADES	45	(9)	37	0	37	35	96%	Complete
LIBRARY BOOKS	68	0	68	0	68	61	90%	Construction
RYLSTONE LIBRARY BRANCH	30	0	30	0	30	0	0%	Design
CAPITAL UPGRADE - RYLSTONE HALL	80	(22)	58	0	58	8	15%	Construction
CAPITAL UPGRADE - KANDOS HALL	25	10	35	0	35	34	97%	Complete
CAPITAL UPGRADE - KANDOS PRESCHOOL	0	0	0	0	0	0	0%	Complete, awaiting invoices

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
CAP UPGRD-COMMUNITY BLD-BUDGET ONLY	23	(23)	0	0	0	0	0%	Budget only
CAPITAL UPGRADE - RYLSTONE GUIDE HALL	50	(50)	0	0	0	0	0%	Deferred/Cancelled
CAPITAL UPGRADE - MUDGEE TOWN HALL STAGE LIGHTING	0	8	8	0	8	8	95%	Complete
GULGONG POOL - DISABLED ACCESS	0	27	27	0	27	0	0%	Complete, awaiting invoices
POOL CLEANER REPLACEMENT	16	(16)	0	0	0	0	0%	Deferred/Cancelled
POOL FILTER REPLACEMENT	20	9	29	0	29	29	100%	Complete
MUDGEE SHOWGROUND GRANDSTAND DEMOLITION	60	(55)	5	0	5	5	94%	Procurement
WALKERS FIELD AMENITIES REPAIRS	10	(2)	8	0	8	7	89%	Complete, awaiting invoices
GLEN WILLOW SPORTS GROUND UPGRADES	3,000	(2,960)	40	0	40	1	3%	Consultation
GLEN WILLOW CRICKET WICKET	139	10	149	0	149	145	97%	Complete
GLEN WILLOW NETBALL COURTS	110	(110)	(0)	0	(0)	0	0%	Deferred/Cancelled
GULGONG NETBALL COURT UPGRADE	35	32	67	0	67	68	101%	Complete
GLEN WILLOW NETBALL BBQ AREA	10	0	10	0	10	0	0%	Initial works
GLEN WILLOW DRIVEWAY	0	123	123	0	123	125	102%	Complete
MUDGEE SKATE PARK	250	(214)	36	0	36	10	28%	Budget only
CAPITAL UPGRADE - KANDOS SPORTSGROUND CANTEEN	0	30	30	0	30	7	23%	Complete
GULGONG TENNIS COURTS	0	14	14	0	14	14	101%	Complete, awaiting invoices
BILLY DUNN SYNTHETIC WICKET	7	0	7	0	7	6	92%	Complete, awaiting invoices
VICTORIA PARK GULGONG - FENCING	0	16	16	0	16	15	99%	Complete
VICTORIA PARK GULGONG - DISABLED AMENITIES	52	0	52	0	52	14	26%	Final works
MUDGEE TENNIS COURTS - CAPITAL UPGRADE	20	0	20	0	20	20	101%	Complete
GLEN WILLOW ARBORETUM	5	0	5	0	5	1	20%	Complete, awaiting invoices
SMART CUT MOWER	0	30	30	0	30	28	92%	Complete

CORPORATE: FINANCE | MONTHLY BUDGET REVIEW – APRIL 2018

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
PASSIVE PARKS - LANDSCAPING IMPROVEMENTS	5	0	5	0	5	6	105%	Final works
PLAYGROUND UPGRADE - ANZAC PARK GULGONG	8	0	8	0	8	12	150%	Complete
SCULPTURES ACROSS THE REGION	31	0	31	0	31	13	41%	Deferred/Cancelled
AVISFORD RESERVE - CAPITAL	0	3	3	0	3	3	82%	Final works
PARK BIN REPLACEMENT	11	0	11	0	11	0	0%	Complete
MUDGEES OUTDOOR WATER PARK	500	(500)	0	0	0	0	0%	Deferred/Cancelled
IRRIGATION RENEWAL PROGRAM	60	0	60	0	60	38	63%	Complete
VICTORIA PARK GULGONG CAPITAL UPGRADES	15	0	15	0	15	14	93%	Complete
ROBERTSON PARK MUDGEES CAPITAL UPGRADES	15	(3)	12	0	12	12	100%	Complete
WARATAH PARK PLAYGROUND UPGRADE	28	(7)	21	0	21	21	100%	Deferred/Cancelled
ART GALLERY FACILITY	0	38	38	0	38	10	26%	Project Scope
STREETSCAPE - CBD INFRASTRUCTURE	13	9	22	0	22	0	0%	Procurement
STREETSCAPE - TREE PLANTING RYLSTONE/KANDOS	5	3	8	0	8	10	119%	Complete
Total	5,028	(3,527)	1,501	0	1,501	977	65%	

Protecting our Natural Environment

RURAL WASTE DEPOT UPGRADES	150	0	150	0	150	0	0%	Complete
MUDGEES WASTE DEPOT UPGRADES	34	0	34	0	34	0	0%	Final works
NEW TIP CONSTRUCTION	2,000	(1,994)	7	0	7	6	100%	Complete
WASTE SITES REHABILITATION	135	0	135	0	135	31	23%	Construction
REMOTE SECURITY CAMERAS AT WTS	43	0	43	0	43	0	0%	Complete
WTS - HARGRAVES UPGRADE	50	0	50	0	50	0	0%	Final works
WTS - BYLONG UPGRADE	30	0	30	0	30	0	0%	Complete
LEACHATE POND ENLARGEMENT	250	(250)	0	0	0	1	0%	Complete

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
WEIGHBRIDGE SOFTWARE UPGRADE	35	0	35	0	35	2	6%	Construction
CARDBOARD COLLECTION CONTAINERS	30	0	30	0	30	0	0%	Complete, awaiting invoices
WTS FRONT LIFT BINS	50	0	50	0	50	51	101%	Complete
HOOKLIFT BINS	115	0	115	0	115	23	20%	Complete
DRAINAGE CAPITAL IMPROVEMENTS	48	(48)	(0)	0	(0)	0	0%	Budget only
CAUSEWAY IMPROVEMENTS	62	(62)	0	0	0	3	0%	Budget only
RIFLE RANGE ROAD CULVERT UPGRADE	0	32	32	0	32	33	101%	Complete
MUDGEES RACECOURSE DRAINAGE UPGRADE	0	36	36	0	36	27	75%	Complete
MASON STREET DRAINAGE IMPROVEMENTS	0	1	1	0	1	1	100%	Complete
BENT STREET DRAINAGE IMPROVEMENTS	80	10	90	0	90	30	33%	Final works
LAWSON PARK WEST PIPE EXTENSION	52	(20)	32	0	32	14	43%	Final works
MUDGEES FLOOD STUDY & FLOODPLAIN MANAGEMENT PLAN	82	(50)	32	0	32	0	0%	Initial works
BOMBIRA AVE DRAINAGE IMPROVEMENTS	35	(35)	0	0	0	0	0%	Deferred/Cancelled
DUNN STREET KANDOS DRAINAGE IMPROVEMENTS	10	0	10	0	10	9	93%	Complete
COURT STREET DRAINAGE IMPROVEMENTS	10	0	10	0	10	0	0%	Construction
CAUSEWAY IMPROVEMENT - BLACK SPRINGS RD	0	27	27	0	27	26	99%	Complete
CAUSEWAY IMPROVEMENT - TRIAMBLE ROAD	0	41	41	0	41	15	36%	Complete, awaiting invoices
STORMWATER PUMP PITTS LANE	0	35	35	0	35	2	7%	Construction
PUTTA BUCCA WETLANDS CAPITAL	16	22	38	0	38	35	92%	Complete
PUTTA BUCCA WETLANDS EXTENSION	0	92	92	0	92	70	76%	Complete
ROADSIDE HABITAT CREATION	0	38	38	0	38	5	12%	Complete
WATER NEW CONNECTIONS	76	(20)	56	0	56	38	68%	Deferred/Cancelled
WATER AUGMENTATION - MUDGEES HEADWORKS	1,332	(1,332)	0	0	0	0	0%	Complete
WATER AUGMENTATION - ULAN RD EXTENSION	1,574	(1,490)	84	0	84	48	57%	Complete, awaiting invoices

CORPORATE: FINANCE | MONTHLY BUDGET REVIEW – APRIL 2018

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
WATER RYLSTONE DAM UPGRADE	5,800	(5,578)	222	0	222	22	10%	Design
WATER TELEMETRY	20	0	20	0	20	0	0%	Complete
WATER MAINS - CAPITAL BUDGET ONLY	850	(850)	0	0	0	0	0%	Construction
WATER MAINS - LYNNE ST GULGONG	0	5	5	0	5	5	97%	Design
WATER MAINS - ANGUS AVE KANDOS	0	15	15	0	15	18	120%	Complete
WATER MAINS - MEDLEY STREET	0	94	94	0	94	93	100%	Initial works
WATER MAINS - MORTIMER STREET	0	72	72	0	72	71	99%	Complete
WATER MAINS - BELMORE STREET	0	54	54	0	54	53	99%	Complete
WATER MAINS - THIRD STREET	0	40	40	0	40	25	63%	Consultation
WATER MAINS - STATION STREET	0	50	50	0	50	30	60%	Final works
WATER MAINS - COURT STREET	0	64	64	0	64	65	101%	Final works
WATER MAINS - LYNNE STREET	0	36	36	0	36	37	101%	Complete
WATER MAINS - DENISON STREET	0	75	75	0	75	76	101%	Initial works
WATER MAINS - CALDERWOOD ROAD	0	19	19	0	19	0	0%	Design
WATER MAINS - WHITE STREET	0	27	27	0	27	27	100%	Complete, awaiting invoices
WATER MAINS - MAYNE STREET	0	130	130	0	130	130	100%	Construction
WATER MAINS - OPORTO ROAD	0	37	37	0	37	37	100%	Complete
WATER MAINS - ROBINSON STREET	0	30	30	0	30	6	19%	Construction
WATER MAINS - DANGAR STREET	0	94	94	0	94	0	0%	Procurement
WATER MAINS - CASTLEREAGH HWY GULGONG	0	17	17	0	17	17	99%	Complete
WATER PUMP STATION - CAPITAL RENEWALS	207	(207)	0	0	0	0	0%	Deferred/Cancelled
RESERVOIRS - RYLSTONE, KANDOS, CHARBON, CLANDULLA	80	0	80	0	80	35	44%	Complete, awaiting invoices
RAW WATER SYSTEMS RENEWALS	16	14	30	0	30	29	95%	Complete
WATER TREATMENT PLANT - RENEWALS	98	(84)	14	0	14	0	0%	Budget only
WATER TREATMENT PLANT - pH CORRECTION SYSTEM	0	45	45	0	45	29	63%	Complete

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
ONLINE ANALYSER REPLACEMENT - M, G, R WTP (Inc Flouride)	0	25	25	0	25	17	69%	Complete, awaiting invoices
WATER METER REPLACEMENT	415	(415)	0	0	0	(2)	0%	Deferred/Cancelled
NEW WATER CONNECTIONS SPS	0	9	9	0	9	1	6%	Complete
SEWER NEW CONNECTIONS	24	(7)	17	0	17	11	64%	Construction
SEWER AUGMENTATION - RYLSTONE & KANDOS	1,295	(1,295)	0	0	0	2	0%	Deferred/Cancelled
SEWER AUGMENTATION - MUDGEE	0	4	4	0	4	4	96%	Complete
SEWER TELEMTRY	21	0	21	0	21	0	0%	Procurement
SEWER MAINS - CAPITAL BUDGET ONLY	230	(230)	0	0	0	0	0%	Budget only
SEWER MAINS RELINING	600	497	1,097	0	1,097	947	86%	Complete
SEWER MAINS - BELLEVUE TO RIFLE RANGE ROAD	0	47	47	0	47	0	0%	Complete, awaiting invoices
SEWER PUMP STATION - CAPITAL RENEWALS	69	(69)	0	0	0	0	0%	Procurement
SEWER PUMP STATION - CAERLEON	30	0	30	0	30	0	0%	Complete, awaiting invoices
SEWER TREATMENT WORKS - RENEWALS	46	(46)	0	0	0	0	0%	Budget only
STW - RSTP DISINFECTION SYSTEM	0	32	32	0	32	32	99%	Complete
STW - KSTP DISINFECTION SYSTEM	0	17	17	0	17	16	99%	Complete
MUDGEE STP SLUDGE MIXER	0	23	23	0	23	11	48%	Complete, awaiting invoices
Total	16,100	(12,177)	3,923	0	3,923	2,313	59%	

Building a Strong Local Economy

CUDGEGONG WATERS CARAVAN PARK PLAYGROUND UPGRADE	124	(15)	109	0	109	109	100%	Complete
CUDGEGONG WATERS CARAVAN PARK	210	62	272	0	272	227	84%	Construction
SALEYARDS - POST AND RAIL REPLACEMENT	10	0	10	0	10	4	36%	Construction
PROPERTY - MUDGEE AIRPORT SUBDIVISION	0	13	13	0	13	0	0%	Final works

CORPORATE: FINANCE | MONTHLY BUDGET REVIEW – APRIL 2018

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
PROPERTY - EX SALEYARDS STAGE I	390	(390)	0	0	0	2	0%	Deferred/Cancelled
PROPERTY - MORTIMER ST PRECINCT	0	18	18	0	18	18	100%	Complete
PROPERTY - BURRUNDULLA LAND DEVELOPMENT	0	1	1	0	1	2	153%	Complete
PROPERTY - DEVELOPMENT MORTIMER ST	4,820	(4,764)	56	0	56	0	0%	Deferred/Cancelled
RYLSTONE KANDOS PRESCHOOL EXTENSION	160	(150)	10	0	10	1	15%	Design
Total	5,714	(5,225)	489	0	489	363	74%	

Connecting our Region

URBAN RESEAL - COURT STREET SEG 30 TO 40	12	0	12	0	12	2	13%	Complete, awaiting invoices
URBAN RESEAL - DEWHURST DRIVE SEG 30 TO 60	27	0	27	0	27	27	100%	Complete
URBAN RESEAL - FLEMING STREET SEG 10 TO 50	45	0	45	0	45	2	6%	Complete, awaiting invoices
URBAN RESEAL - LLOYD AVENUE SEG 10 TO 20	6	0	6	0	6	1	13%	Complete, awaiting invoices
URBAN RESEAL - LOVEJOY STREET SEG 10	22	0	22	0	22	2	10%	Complete, awaiting invoices
URBAN RESEAL - LOWANA CLOSE SEG 10	7	3	11	0	11	11	101%	Complete
URBAN RESEAL - LYNNE STREET SEG 30 TO 80	24	0	24	0	24	0	0%	Complete, awaiting invoices
URBAN RESEAL - LYNWOOD AVENUE SEG 10 TO 20	7	0	7	0	7	7	107%	Complete
URBAN RESEAL - MADEIRA ROAD SEG 45 TO 50	10	(10)	0	0	0	0	77%	Deferred/Cancelled
URBAN RESEAL - MCDONALD STREET SEG 60	3	0	3	0	3	0	11%	Complete, awaiting invoices
URBAN RESEAL - MEDLEY STREET SEG 20 TO 70, 110 TO 140	26	(2)	24	0	24	24	100%	Complete
URBAN RESEAL - MORTIMER STREET SEG 130 TO 140	26	0	26	0	26	1	5%	Complete, awaiting invoices
URBAN RESEAL - PERRY STREET SEG 70	6	(1)	5	0	5	5	100%	Complete

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
URBAN RESEAL - RIFLE RANGE ROAD SEG 10 TO 20	15	9	24	0	24	24	100%	Complete
URBAN RESEAL - STATION STREET SEG 10 TO 20	12	0	12	0	12	0	0%	Complete, awaiting invoices
URBAN RESEAL - THIRD STREET SEG 10 TO 40	9	(9)	0	0	0	0	0%	Deferred/Cancelled
URBAN RESEAL - WHITE CRESCENT SEG 10 TO 20	8	0	8	0	8	0	0%	Complete, awaiting invoices
URBAN RESEAL - MASON STREET SEG 10 TO 30	8	0	8	0	8	0	0%	Complete, awaiting invoices
URBAN RESEAL - BELMORE STREET SEG 30 TO 40	13	7	21	0	21	20	100%	Complete
URBAN RESEAL - DENISON STREET SEG 140 TO 190	20	1	22	0	22	22	100%	Complete
URBAN RESEAL - MELTON ROAD SEG 10 TO 20	8	0	8	0	8	7	92%	Complete
URBAN RESEAL - COX STREET SEG 30 TO 70	59	0	59	0	59	4	6%	Complete
URBAN ROADS KERB & GUTTER CAPITAL	24	0	24	0	24	24	98%	Complete
REHAB - CHURCH ST SEG 120	0	17	17	0	17	17	98%	Complete
URBAN REHAB - ANGUS AVENUE KANDOS	453	150	603	0	603	445	74%	Final works
URBAN REHAB - CAIRO STREET SEG 10	60	(3)	57	0	57	57	101%	Complete
URBAN HEAVY PATCHING	142	0	142	0	142	65	46%	Construction
URBAN REHAB - LEWIS STREET SEG 50 TO 60	94	(22)	72	0	72	72	100%	Complete
URBAN REHAB - INGLIS STREET SEG 20 TO 30	135	(10)	125	0	125	97	77%	Final works
URBAN REHAB - WHITE STREET SEG 30 TO 40	49	(17)	32	0	32	32	100%	Complete
URBAN REHAB - LIONS DRIVE SEG 10 TO 20	251	(95)	156	0	156	115	74%	Complete
RESHEETING - URBAN ROADS	15	0	15	0	15	12	85%	Construction
MARKET & LEWIS STREET INTERSECTION	0	4	4	0	4	0	0%	Complete
FAIRYDALE LANE LAND MATTERS CAPITAL	0	18	18	0	18	14	80%	Final works
URBAN ROADS LAND MATTERS CAPITAL	22	(18)	4	0	4	0	3%	Initial works
RURAL RESEAL - YARRABIN RD SEG 20, 30, 40	43	2	44	0	44	44	100%	Complete
RURAL RESEAL - LAHEYS CREEK RD SEG 40, 50	70	32	102	0	102	102	100%	Complete
RURAL RESEAL - LUE ROAD SEG 280, 345, 110	110	14	124	0	124	124	100%	Complete

CORPORATE: FINANCE | MONTHLY BUDGET REVIEW – APRIL 2018

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
RURAL RESEAL - WILBERTREE ROAD SEG 10 TO 80	165	33	198	0	198	198	100%	Complete
RURAL RESEAL - NARRANGO ROAD SEG 60	29	5	34	0	34	34	100%	Complete
RURAL RESEAL - HENRY LAWSON DRIVE SEG 170	18	(18)	0	0	0	0	0%	Deferred/Cancelled
RURAL RESEAL - TINJA LANE SEG 50 TO 60	25	3	28	0	28	27	99%	Complete
RURAL RESEAL - YARRABIN ROAD SEG 100 TO 160	252	(61)	191	0	191	190	100%	Complete
RURAL RESEAL - GOREE LANE SEG 1	54	(19)	35	0	35	35	99%	Complete
RURAL RESEAL - ILFORD HALL ROAD SEG 10	35	0	35	0	35	36	102%	Complete
RURAL RESEAL - SPRING RIDGE RD SEG 130 - 180	218	(64)	154	0	154	154	100%	Complete
RURAL REHAB - CUDGEGONG RD SEG 60 TO 70	597	(79)	517	0	517	517	100%	Complete
RURAL REHAB - LUE ROAD SEG 170	280	50	330	0	330	324	98%	Complete
RURAL REHAB - BERYL ROAD WIDENING	0	863	863	0	863	14	2%	Initial works
REALIGNMENT - ULAN WOLLAR RD	0	229	229	0	229	73	32%	Design
HEAVY PATCHING	109	0	109	0	109	36	33%	Construction
CUDGEGONG ROAD GUARDRAIL	100	(50)	50	0	50	51	101%	Complete
FUTURE YRS REFS - BUDGET ONLY	6	(6)	0	0	0	0	0%	Budget only
RURAL SEALED ROAD LAND MATTERS	27	(16)	11	0	11	2	21%	Initial works
RURAL SEALED REGIONAL ROAD REPAIR PROGRAM	0	17	17	0	17	18	102%	Complete
BLACKSPOT HILL END ROAD	0	360	360	0	360	360	100%	Complete
REHAB HILL END ROAD SEG 2080	215	(215)	0	0	0	0	0%	Deferred/Cancelled
RESEAL HILL END ROAD SEG 2260 TO 2300	210	175	385	0	385	384	100%	Complete
REHAB BYLONG VALLEY WAY SEG 1040 TO 1045	518	(300)	218	0	218	151	69%	Complete, awaiting invoices
MUNGHORN GAP REALIGNMENT & UPGRADE	0	84	84	0	84	0	0%	Design
REG RESEALS - BYLONG VALLEY WAY RESEAL SEG 1095	0	94	94	0	94	94	100%	Complete
REHAB - BVW SEG 2305	0	310	310	0	310	36	11%	Construction
BVW SEG 2250 SURVEY AND DESIGN	0	30	30	0	30	0	0%	Design

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
RURAL SEALED REGIONAL ROAD LAND MATTERS CAPITAL	5	(5)	0	0	0	0	100%	Final works
TRIANGLE ROAD ACCESS	435	(10)	425	0	425	423	99%	Complete
BLACK LEAD LANE CONSTRUCTION	0	10	10	0	10	0	0%	Initial works
SEAL EXTENSION - QUARRY LANE	90	(10)	80	0	80	80	100%	Complete
SEAL EXTENSION - OAKLANDS ROAD	0	43	43	0	43	41	95%	Complete
SEAL EXTENSION - BLACK LEAD LANE	0	51	51	0	51	0	0%	Consultation
RESHEETING	1,039	(124)	915	0	915	888	97%	Construction
REALIGNMENT MALONEYS ROAD	60	(39)	22	0	22	34	160%	Final works
UNSEALED ROADS LAND MATTERS CAPITAL	16	0	16	0	16	6	38%	Final works
SEAL EXTENSION - WOLLAR ROAD	9,480	(1,299)	8,181	0	8,181	4,268	52%	Construction
CURRANS CUTTING - WOLLAR RD SEAL EXTENSION	0	771	771	0	771	771	100%	Complete
HENRY LAWSON DRIVE BRIDGE	970	(550)	420	0	420	13	3%	Design
GOODIMAN CREEK BRIDGE REPLACEMENT	0	172	172	0	172	17	10%	Design
WINDEYER RD BRIDGE - GUARD RAIL	0	20	20	0	20	21	105%	Complete
REGIONAL ROAD BRIDGE CAPITAL	56	0	56	0	56	27	48%	Construction
ULAN ROAD - CHURCH LN TO OVERTAKING LN 14.5	870	(140)	730	0	730	750	103%	Complete
ULAN ROAD - COPE RD TO UCML MINE ENTRANCE	122	0	122	0	122	2	2%	Design
ULAN ROAD - WATTLEGROVE LN TO MIDBLOCK 19.999	2,058	800	2,858	0	2,858	1,862	65%	Construction
ULAN ROAD - WYALDRA LN TO QUARRY ENTRANCE 27.783	2,721	500	3,221	0	3,221	1,338	42%	Construction
FOOTWAYS - CAPITAL WORKS	127	(15)	112	0	112	105	94%	Complete, awaiting invoices
PEDESTRIAN - GLEN WILLOW WALKWAY	32	0	32	0	32	0	0%	Consultation
CYCLEWAY LINK LAWSON PARK TO PITTS LANE	300	135	435	0	435	433	100%	Complete, awaiting invoices
PEDESTRIAN BRIDGE RYLSTONE	400	(400)	0	0	0	0	0%	Deferred/Cancelled
GLEN WILLOW FOOTBRIDGE RECTIFICATION	0	150	150	0	150	125	83%	Construction
AIRPORT - RELOCATION OF FENCING	50	3	53	0	53	21	41%	Construction

CORPORATE: FINANCE | MONTHLY BUDGET REVIEW – APRIL 2018

\$'000	Original Annual Budget	Approved Variations	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Project Status
AIRPORT - TERMINAL BUILDING FITOUT	0	5	5	0	5	5	99%	Complete
AIRPORT - EXTENSION OF WATER & SEWER SERVICES	171	48	219	0	219	243	111%	Complete
AIRPORT - SAFETY MARKERS	25	(3)	22	0	22	22	100%	Complete
AIRPORT - TAXIWAY CIVIL WORKS	0	180	180	0	180	155	86%	Complete
AIRPORT - HANGAR	0	220	220	0	220	0	0%	Procurement
Total	23,725	2,010	25,735	0	25,735	15,765	61%	

Good Government

MUDGEES ADMINISTRATION BUILDING UPGRADE	100	(100)	0	0	0	0	0%	Deferred/Cancelled
RYLSTONE COUNCIL BUILDING	30	(23)	7	0	7	6	83%	Deferred/Cancelled
CAPITAL UPGRADE - MWRC DEPOT	100	(100)	0	0	0	0	0%	Deferred/Cancelled
MUDGEES TOWN HALL	0	5	5	0	5	5	100%	Complete
CAPITAL UPGRADE - RYLSTONE DEPOT	52	(3)	49	0	49	49	101%	Complete
IT SPECIAL PROJECTS	45	0	45	0	45	24	53%	Construction
IT NETWORK UPGRADES	60	0	60	0	60	19	32%	Construction
IT CORPORATE SOFTWARE	161	33	194	0	194	66	34%	Construction
SERVER ROOM MUDGEES CAPITAL UPGRADES	30	0	30	0	30	4	14%	Initial works
PLANT PURCHASES	4,717	1,590	6,307	0	6,307	5,029	80%	Procurement
MUDGEES DEPOT CAPITAL WORKS	23	(17)	7	0	7	7	104%	Complete
GULGONG DEPOT WASHBAY	100	23	123	0	123	121	99%	Complete
MUDGEES WORKSHOP TRUCK HOIST	40	6	46	0	46	46	99%	Complete
MUDGEES DEPOT WASHBAY	40	(35)	5	0	5	1	16%	Procurement
Total	5,497	1,379	6,876	0	6,876	5,377	78%	
Total Capital Works Program	56,065	(17,540)	38,525	0	38,525	24,795	64%	

9.5 Write-off of Debts - Period 8/6/2017 to 4/6/2018

REPORT BY THE ASSISTANT MANAGER REVENUE AND PROPERTY
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, A0140197, A0340005

RECOMMENDATION

That Council:

1. **receive the report by the Assistant Manager Revenue and Property on the Write-off of Debts - Period 8/6/2017 to 4/6/2018;**
2. **note the write-offs totalling \$9,370.64 made under delegated authority as stipulated in Attachment 1 to this Report for the period 8/6/2017 to 4/6/2018; and**
3. **authorise the write-off of those debts greater than \$2,500 and totalling \$69,338.69 as stipulated in Attachment 1 to this Report for the period 8/6/2017 to 4/6/2018.**

Executive summary

This report provides a summary of debts less than \$2,500 owed to Council that have been written off since 8th June 2017 under delegated authority and seeks Council's resolution to write off debts that are greater than \$2,500 that are owed to Council as stipulated in the attached summary.

Disclosure of Interest

Nil

Detailed report

Sections 213 and 131 of the Local Government (General) Regulation 2005 specify restrictions on writing off debts owed to a council. Council has previously resolved that the General Manager be delegated to write off amounts up to \$2,500. Debts owed to Council that are greater than \$2,500 must have a Council resolution directing that the stipulated amounts be written off.

Regulation 213(5) states that a debt can only be written off if it satisfies one of the following criteria:

- a) if the debt is not lawfully recoverable, or
- b) as a result of a decision of a court, or
- c) if the council or the general manager believes on reasonable grounds that an attempt to recover the debt would not be cost effective.

Regulation 131(6) states that the general manager must advise the council of rates and charges written off by written order of the general manager.

The attached summary supports the delegated write offs and outlines the debts greater than \$2,500 that require Council's resolution to write off.

The total amount written off for the period 8 June 2017 to 4 June 2018 under delegation was \$9,370.64.

Consultation has been undertaken with Council's debt collection agent throughout the entire debt recovery process. The alternative option was to continue to pursue the debts, however this was not considered appropriate for the reasons stated in the attachment.

It is important to note that a debt that has been written off does not prevent Council taking legal proceedings in the future to recover the debt. Any amount written off will be adjusted if part or all of the debt is subsequently recovered.

The total amount of debts greater than \$2,500 and requiring a Council resolution to write off is \$69,338.69. These amounts are required to be written off as a result of the Sale of Land for Unpaid Rates process where the purchase price for the properties was less than the amounts owing to Council. Section 719 of the Local Government Act, 1993 states that rates are taken to be settled in full in these circumstances.

Community Plan implications

Theme	Good Governance
Goal	An effective and efficient organisation
Strategy	Prudently manage risks association with all Council activities

Strategic implications

Council Strategies

Not applicable

Council Policies

Councils Debt Recovery & Credit Policies

Legislation

Sections 213 and 131 of the Local Government (General) Regulation 2005 and Section 719 of the Local Government Act, 1993.

Financial implications

The writing off of the amounts shown in the attachment will reduce the balances of outstanding receivables. The rates and sundry debtor write-offs exceed existing provisions for doubtful debts. The impact on operating performance ratio will depend on the assessment of other debts at financial year end.

Councils Credit Policy is in place to minimise the expenditure of valuable resources collecting and writing off overdue and bad debts.

Associated Risks

Not applicable

IAN CLAYTON
ASSISTANT MANAGER REVENUE AND
PROPERTY

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

4 June 2018

Attachments: 1. Summary of amounts written off under delegation & Council resolution.
(Confidential - separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.6 Summary of the Outcomes from the Sale of Land to Recover Rates and Charges Conducted on 6 April 2018

REPORT BY THE REVENUE AND PROPERTY MANAGER

TO 20 JUNE 2018 ORDINARY MEETING

GOV400066, A0340011

RECOMMENDATION

That Council:

1. **receive the report by the Revenue and Property Manager on the Summary of the Outcomes from the Sale of Land to Recover Rates and Charges Conducted on 6 April 2018; and**
2. **note the outcomes of the Sale of Land to Recover Overdue Rates and Charges process for each of the following properties:**
 - 2.1 **Property 21150 – Sold at auction, outstanding balance written off**
 - 2.2 **Property 21642 – Sold at auction, outstanding balance written off**
 - 2.3 **Property 20822 - Sold at auction, outstanding balance written off**
 - 2.4 **Property 21377 – Withdrawn, partial payment and arrangement entered into for payment in full by 31/12/2018**

Executive summary

This report has been prepared to inform Council of the outcomes in relation to the sale of land to recover unpaid rates and charges which was conducted under Chapter 17, Part 2, Division 5, Section 713 of the Local Government Act 1993 (the Act) held on 6 April 2018.

Disclosure of Interest

Nil

Detailed report

Section 713(1) of the Act, states that Council may sell land where a rate or charge is overdue if it has remained unpaid for more than 1 year from the date on which it became payable in the case of vacant land, and in the case of any other land, it has remained unpaid for more than 5 years.

Council resolved on 15 November 2017, to sell 4 properties at auction with outstanding rates and charges totalling \$82,409.21.

Prior to the public auction on 6 April 2018, 1 property at Spring Flat was withdrawn from the sale as a satisfactory agreement was negotiated with the owner and the General Manager for the payment of the outstanding amount of \$46,998.93 (as at 31/10/2017) - \$23,500 was paid on 15/1/2018 with the balance of \$25,058 due to be paid by 31 December 2018.

The remaining 3 properties were auctioned on 6 April 2018 and all were sold at the fall of the hammer.

The purchase price realised for each of the 3 properties was insufficient to cover both expenses and outstanding rates in respect to each property. The shortfall has been written off in accordance with the Act. Due to small size, no dwelling entitlement, unusual use (cemetery and small dam) along with access issues and other impediments, it is considered a positive outcome that the 3 properties were sold to respective adjoining owners in spite of the low prices realised. The Valuer General will amalgamate these land parcels for future rating purposes with the existing parcels owned by the respective purchasers.

The attached table summarises the results (Confidential attachment 1).

Community Plan implications

Theme	Good Governance
Goal	An effective and efficient organisation
Strategy	Prudently manage risks association with all Council activities

Strategic implications

Council Strategies

Not Applicable

Council Policies

Debt Recovery Policy

Legislation

Chapter 17, Part 2, Division 5, Section 713 of the Local Government Act 1993

Financial implications

Sections 718, 719 & 720 of the Act provide for the application of purchase money as follows:-

718 Application of purchase money -

The council must apply any purchase money received by it on the sale of land for unpaid rates and charges in or towards payment of the following purposes and in the following order:

- (a) firstly, the expenses of the council incurred in connection with the sale,*
- (b) secondly, any rate or charge in respect of the land due to the council, or any other rating authority, and any debt in respect of the land (being a debt of which the council has notice) due to the Crown as a consequence of the sale on an equal footing.*

719 What if the purchase money is less than the amounts owing?

If the purchase money is insufficient to satisfy all rates, charges and debts referred to in section 718 (b):

- (a) the amount available is to be divided between the rates, charges and debts in proportion to the amounts owing on each, and*
- (b) the rates, charges and debts are taken to have been fully satisfied.*

720 What if the purchase money is more than the amounts owing?

(1) Any balance of the purchase money must be paid into the council's trust fund and held by the council in trust for the persons having estates or interests in the land immediately before the sale according to their respective estates and interests.

(2) The council may pay the balance of the purchase money or any part of the balance to or among the persons who are, in its opinion, clearly entitled to it, and the receipt of the person to whom any payment is so made is an effectual discharge to the council for it.

The partial payment of \$23,500 on the Spring Flat property before the auction date and the successful auction of the remaining 3 properties listed, means that \$61,631 in outstanding rates and charges has been removed, either by way of write-off or partial monetary payment, from Council's outstanding debtors listing.

The sale of land process will favourably influence Council's Outstanding Rates and Charges key performance indicator, for 2017/2018.

This indicator assesses the impact of uncollected rates and annual charges on liquidity and the effectiveness of Council's debt recovery. The percentage of rates and annual charges that are unpaid at the end of a financial year is a measure of how well a council is managing debt recovery.

There are no further financial implications to this report as the recommendation to write-off the shortfall from sale is presented in a separate report to Council.

Associated Risks

Not Applicable

DIANE SAWYERS
REVENUE AND PROPERTY MANAGER

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

30 May 2018

Attachments: 1. Summary of results of auction & subsequent write-off. (Confidential - separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.7 Proposed Road Closure of an Unformed Part of a Council Road Reserve - Part of Melrose Road

REPORT BY THE PROPERTY OFFICER

TO 20 JUNE 2018 ORDINARY MEETING

GOV400064, ROA100007, R0028003

RECOMMENDATION

That Council:

1. **receive the report by the Property Officer on the Proposed Road Closure of an Unformed Part of a Council Road Reserve - Part of Melrose Road; and**
2. **consent to Deon Giles Moore making a road closure application to NSW Department of Industry - Lands in connection with the unformed part of the Melrose Road reserve within Lot 2 DP 1029859 at Mount Frome.**

Executive summary

The purpose of this report is for Council to consider an application from a land owner requesting consent to close the unformed part of the Melrose Road contained within Lot 2 DP1029859 by application to NSW Department of Industry - Lands.

Disclosure of Interest

Nil

Detailed report

Council has received a request from Deon Giles Moore seeking Council's consent to the making of a road closure application to NSW Department of Industry – Lands in relation to the unformed part of Melrose road within Lot 2 DP1029859 at Mount Frome.

That part of the road reserve is unformed and does not constitute part of Council's current or future road network. There is a legal, formed road currently used and Council maintained which is adjacent to the section of the road proposed to be closed. Consultation with Council's Planning and Operations Departments have confirmed that Council has no requirement for the section of unformed road reserve proposed to be closed.

Council notified the neighbours of the proposed road closure application and received the following responses;

- Telephone call from Mary Lovett on the 15th of March 2018. Ms Lovett needed an explanation of the road closure process. She was concerned about possible drainage issues that may arise as a result of the closure. She also wanted to know the roads controlling authority of the section of the road adjacent to the road section to be closed. She was advised to put any objections in writing. No written objection was lodged by Ms Lovett.

- Ms Tanya Scott attended at Customer Service on 6 April 2018 and requested information regarding the identity of the possible purchaser of the road after closure. She wanted to know what the road closure applicant was going to use the closed road for after purchasing it. She said she was not objecting to the road closure per se but was requiring more information. No written objection was received from Ms Scott.
- Written objection from Mr Robin Page. His objection is that “if there is a chance of the road being sealed it may need to be widened and straightened, this section is on a bend”. Mr Page’s objection is appended to this Report as Attachment 2.

A response addressing the concerns raised by Mr Page was issued on 29 May 2017. This response is appended as Attachment 3. It is considered that the issue raised by Mr Page has been clarified and that the objection should not obstruct the progression of the Road Closure Application to Crown Lands.

If ratified by Council, a report with a summary, assessment and resolution of the objection will be lodged with Crown lands.

Any person can make application to NSW Department of Industry – Lands for the closure of an unformed Council public road provided they have written consent from Council as the relevant roads authority.

As the road is un-formed and un-maintained it will vest in the Crown upon closure. Crown Lands will then offer the land for sale to Deon Giles Moore being the adjoining owner and Applicant.

Crown will progress all the stages of the road closure in accordance with legislation and processes. This includes the notification to Council, neighbours, advertising in a local newspaper and attending to any enquiries and objections.

Council will not incur any costs in relation to this matter, and has been paid an amount of \$369 being Council’s first stage fees for Permanent Council Road Closure Application as per Council’s 2017/2018 Fees and Charges.

Accordingly, it is recommended that Council consent to Deon Giles Moore making a road closure application to NSW Department of Industry - Lands in connection with the unformed part of Melrose Road reserve contained within Lot 2 DP1029859 at Mount Frome.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide a roads network that balances asset conditions with available resources and community needs

Financial implications

Not applicable

LILIAN MUTYIRI
PROPERTY OFFICER

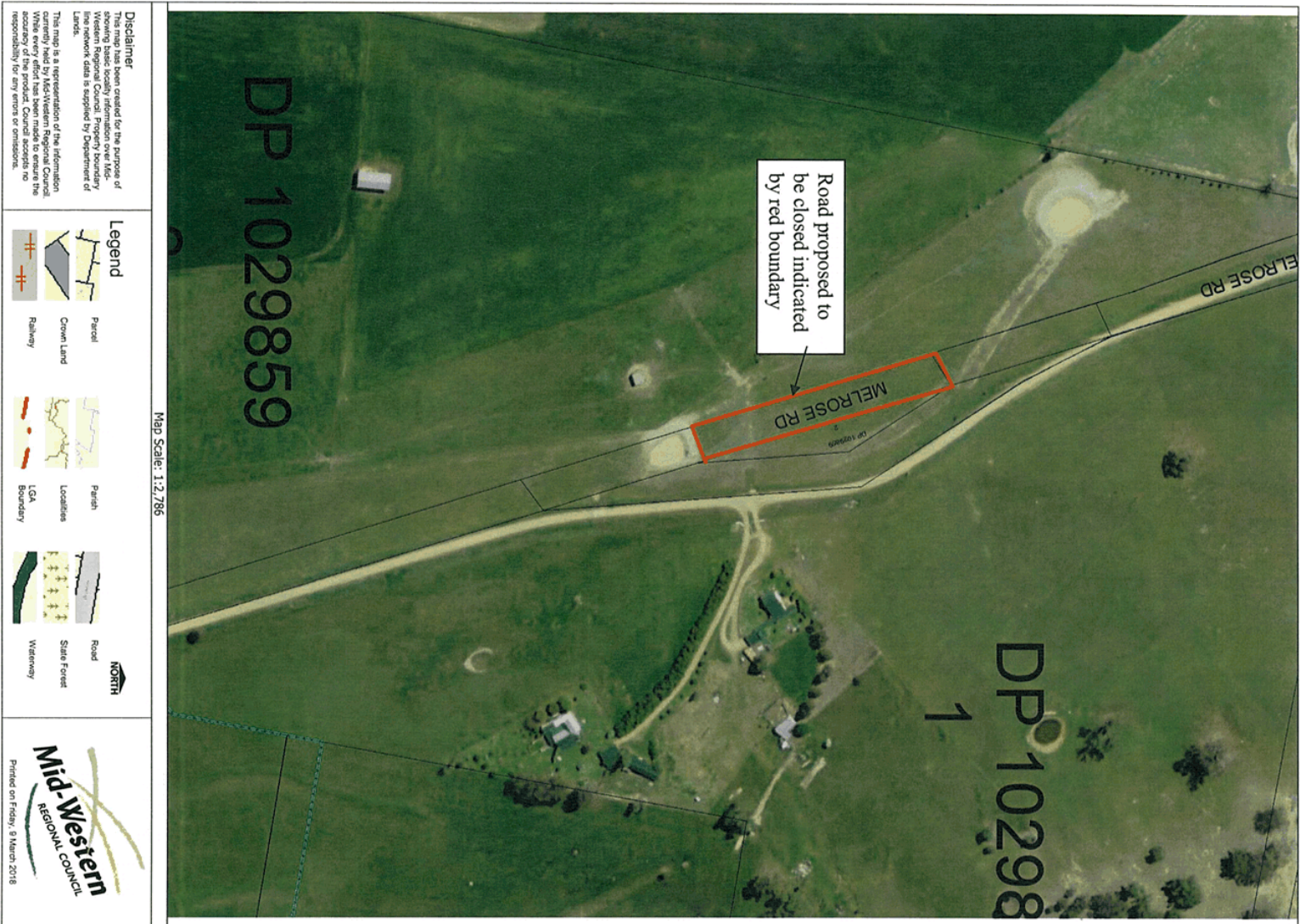
NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

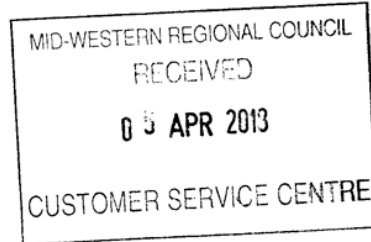
14 May 2018

- Attachments:*
1. Map of road proposed to be closed.
 2. Objection submission from Mr Robin Page.
 3. Council's Response to Mr Robin Page's submission.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER





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

RE: PROPOSED ROAD CLOSURE, PART OF MELROSE ROAD
REF: LM ROA100007; DA0063/2018

Dear Sir

I, (name) Robin Page

of, (address) 389 Melrose Rd Mt. Frome

.....
have/~~have no~~ objections to the closure of the section of Road Reserve as referred to in the attached letter and map

State objections, if any If there is a chance of
the road being sealed it may need to be
widened & straitened, this section is on a bend.

Signed R Page

Date 4-4-18



LM;ROA100007, DA0063/2018

PO BOX 156
MUDGEE NSW 285086 Market Street MUDGEE
109 Herbert Street GULGONG
77 Louee Street RYLSTONEPh: 1300 765 002 or (02) 6378 2850
Fax: (02) 6378 2815

email: council@midwestern.nsw.gov.au

29 May 2018

Mr Robin Page
389 Melrose Road
MOUNT FROME NSW 2850

Dear Mr Page

YOUR OBJECTION TO PROPOSED CLOSURE OF PART OF UNFORMED MELROSE ROAD

I refer to your correspondence to Council regarding the proposed closure of unformed Part of Melrose Road reserve.

Your objection was regarding the possibility of the sealing and widening of the current formed road which is adjacent to the portion of the road proposed to be closed.

Council's Planning Department and Operations (Roads) Department were consulted regarding the proposed closure. They commented that they did not have reasons to object to the proposed closure as there is continuous, maintained and registered Melrose Road access adjacent to the section to be closed.

Your submission will be presented to the 6 June Council 2018 meeting of Council for further comment. However it will be recommended that Council consent to the proposed road closure.

If you require further information please contact Council's Property Department on (02) 6378 2850.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Diane Sawyers', written over a horizontal line.

DIANE SAWYERS
MANAGER REVENUE & PROPERTY

9.8 Proposed Road Closure of an Unformed Part of a Council Road Reserve - Road South of Anzac Avenue Kandos

REPORT BY THE PROPERTY OFFICER

TO 20 JUNE 2018 ORDINARY MEETING

GOV400064, R0790007

RECOMMENDATION

That Council:

1. **receive the report by the Property Officer on the Proposed Road Closure of an Unformed Part of a Council Road Reserve - Road South of Anzac Avenue Kandos; and**
2. **do not consent to Mr Gary Francis Burnside making a road closure application to NSW Department of Industry - Lands in connection with the unformed and unmaintained Council road south of Anzac Avenue in Kandos.**

Executive summary

The purpose of this report is for Council to consider an application from a land owner requesting consent to close the unformed and unmaintained Council road reserve south of Anzac Avenue in Kandos by application to NSW Department of Industry - Lands.

Disclosure of Interest

Nil

Detailed report

Council has received a request from Gary Francis Burnside seeking Council's consent to make a road closure application to NSW Department of Industry – Lands in relation to the unformed and unmaintained Council road reserve south of Anzac Avenue in Kandos. Mr Burnside owns Lots 4, 5 and 6 in Section 5 DP 8433 which are adjacent to the road proposed to be closed. The request and Map is appended to this report as Attachment 1.

NSW Department of Industry – Lands will consider applications for the closure of unformed Council public road reserves provided Council tenders written consent as the relevant roads authority. Contingent upon Council's consent, the Crown will then progress all the stages of the road closure in accordance with legislation and processes.

Unformed Council public road reserve will vest in the Crown upon closure and Crown Lands will receive the proceeds of the sale.

Council's Development Directorate was consulted and has objected to the proposed road closure based on grounds that Lot 1 & 2 Section 5 in DP 8433 both owned by Ms Valda Erkilinc, currently have access off Anzac Avenue. If Lot 2 changes ownership, the only legal access to it would be via the road proposed to be closed. In that event there would be no legal access to Lot 2. Council's Development Directorate's written objection is appended to this report as Attachment 2.

Neighbours located within the vicinity of the proposed road closure application area were also consulted and the following responses were received;-

- Telephone call from Valerie Warwick stating her objection to the proposed closure. She attended at Customer Service on the 30th of April and stated that she was objecting to the proposed closure and that she wanted to close the road and purchase it years ago but was advised by a Council Officer that the road was required for Rural Fire Service access to surrounding land. On the 21st of May, Ms Warwick provided a written objection to the proposed road closure. Ms Warwick's objection is appended to this Report as Attachment 3.
- A written objection from Valda Erkilinc. Her reason for objecting is that she does not want to have sheep near her urban property. Her objection is appended to this report as Attachment 4.
- Written objection from Richard Barry Trounson and Rachel Trounson. Their reason for objection is that in the future, they may need to use the road as access to their land. They also stated that closure of this road would result in loss of access to their Lots 1001 and 1002 in DP1091133. Their objections are appended to this report as Attachment 5. There is an alternative sealed access to their land. This alternative access is 1 block away from their land.
- Written objection from Michael Patrick Adcock. His reason for objection is that if needed, Fire Service would use the road to access the land behind his property. His objection is appended to this report as Attachment 6.
- Written consent from Cudgegong District NSW Rural Fire Service. Their "no objection" response is appended to this Report as Attachment 7.
- Council's Operations Directorate has confirmed that Council has no objection to the closure of the unformed and unmaintained road reserve south of Anzac road, proposed to be closed.

As there are valid legal objections to the proposed closure, it is recommended that Council object to Gary Francis Burnside making a road closure application to NSW Department of Industry - Lands in connection with the unformed and unmaintained road reserve south of Anzac Avenue in Kandos.

A summary and assessment of the proposed refusal will be lodged with Crown Lands

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide a roads network that balances asset conditions with available resources and community needs

Financial implications

Council will not incur any costs in relation to this matter, and has been paid by Mr Burnside an amount of \$369 being Council's first stage fees for Permanent Council Road Closure Application as per Council's 2017/2018 Fees and Charges.

LILIAN MUTYIRI
PROPERTY OFFICER

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

28 May 2018

- Attachments:*
1. Request to Close unformed Part of a Council Road.
 2. Development Directorate's Objection.
 3. Valerie Warwick Objection.
 4. Valda Erkilinc Objection.
 5. Richard Barry Trounson & Rachel Trounson Objection.
 6. Michael Patrick Adcock Objection.
 7. NSW Rural Fire Service not objecting to proposed road closure.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

GARY FARNER'S BURNSIDE WOULD LIKE TO BUY THE LAND THAT
LIES BESIDE MY LAND AND BEHIND MY LAND.

Regards G. B. 17.3.2018.

6-10 ANZAC AV LANDOS

PH 0419472049.

EMAIL gazzab65@hotmail.com

MID-WESTERN REGIONAL COUNCIL
RECORDS RECEIVED
14 MAR 2018
 SCANNED
 REGISTERED

MID-WESTERN REGIONAL COUNCIL
Customer Services
RECEIVED
14 MAR 2018
 SCANNED



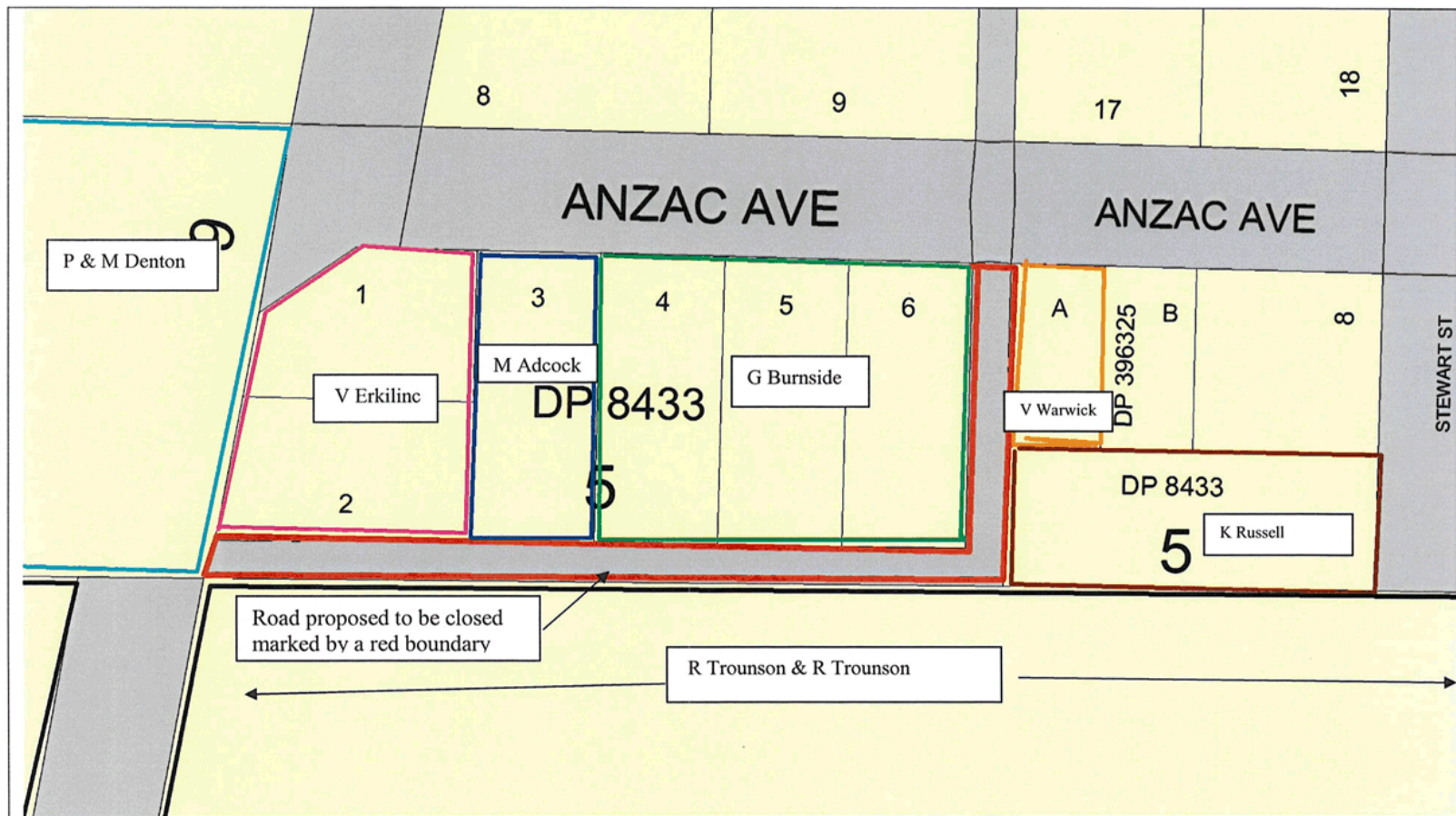


Disclaimer
 This map has been created for the purpose of showing the Council's proposed boundary. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions.

Legend

	Parcel		Localities
	Crown Land		LGA Boundary
	Railway		Road
			State Forest
			Waterway

Mid-Western
 REGIONAL COUNCIL
 Printed on Wednesday, 14 March 2018



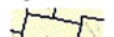









Map Scale: 1:950.1

Disclaimer

This map has been created for the purpose of showing basic locality information over Mid-Western Regional Council. Property boundary line network data is supplied by Department of Lands.

This map is a representation of the information currently held by Mid-Western Regional Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions.

Legend

-  Parcel
-  Parish
-  LGA Boundary
-  Road
-  Waterway
-  Crown Land
-  Localities
-  National Park
-  Railway
-  State Forest



Printed on Friday, 1 June 2018

Lilian Mutyiri

From: Kim Orth
Sent: Thursday, 31 May 2018 9:53 AM
To: Lilian Mutyiri; Kelly Barnes
Subject: FW: Anzac road Proposed Road Closure in Kandos - Warwick objection
Attachments: Anzac road Proposed Road Closure in Kandos - Warwick objection.ECD

Hi ladies

After looking at this road closure proposal, Planning would like to object on the grounds that this road reserve serves as the legal means of access to Lot 2 Section 5 in DP 8433 and until such time as alternate legal access is provided, this road reserve should remain open.

We realised that Lot 1 and Lot 2 and owned by the same person and obviously access is gained through Lot 1 off Anzac Avenue, however, if the ownership of these lots is separated, Lot 2 becomes land locked.

If you have any question, please do not hesitate to call me.

Kind Regards Kim

Kim Orth
Town Planner
Mid-Western Regional Council

t 02 6378 2850 | f 02 6378 2815 |
e kim.orth@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee
NSW 2850
w www.midwestern.nsw.gov.au



[facebook](#) | [twitter](#) | [youtube](#)
Confidentiality notice: This email may contain confidential and/or private information. If you received this in error please delete and notify sender.

From: Krystie Baker
Sent: Wednesday, 30 May 2018 4:24 PM
To: Kim Orth <Kim.Orth@midwestern.nsw.gov.au>
Subject: FW: Anzac road Proposed Road Closure in Kandos - Warwick objection

From: Lilian Mutyiri
Sent: Wednesday, 30 May 2018 10:13 AM
To: Roads <Roads@midwestern.nsw.gov.au>; Planning and Development Admin <P&DAdmin@midwestern.nsw.gov.au>
Subject: Anzac road Proposed Road Closure in Kandos - Warwick objection

Good morning

Please advise if your Department has any objections to the linked road closure proposal.

ROA100007
RO790007

21 MAY 2018

SCANNED
 REGISTERED

12 ANZAC AVE
KANDOS 2648

DEAR. MRS SANHERS

I WISH TO STATE MY OBJECTION TO THE
CLOSURE OF THE LANE WHICH RUNS
ADJACENT TO MY PROPERTY (PROPERTY NO
15452) - 12 ANZAC AVE KANDOS AND
TO THE EASEMENTS AS SHOWN ON THE
MAP PROVIDED

IN JUNE 2006, AFTER MOVING INTO MY
PROPERTY I MADE AN OVER THE COUNTER
(IN MURBEE) ENQUIRY AS TO THE
POSSIBILITY OF PURCHASING THE LANEWAY

I WAS ADVISED CATEGORICALLY NO ?
BECAUSE IT WAS RETAINED AS A FIRE
ACCESS TO THE FARMLAND AT THE END
OF THE LANE

IN 2018, IN MY OPINION, NOTHING HAS
CHANGED, IN FACT, DUE TO CURRENT
DROUGHT CONDITIONS THE OCCURRENCE
OF A FIRE IS PROBABLY HIGHER NOW

I HAVE BEEN ADVISED BY NEIGHBOURS
THAT THE OWNER OF BLOCKS 6, 8 + 10
ANZAC AVE WANTS TO USE THE LANE
AND EASEMENTS AS A SHEEP RUN
CURRENTLY HE HAS 5 SHEEP AND
I HAVE BEEN ADVISED BY A MEMBER
OF THE SHIRE THAT SHEEP ARE
PROHIBITED ON TOWN BLOCKS

PLEASE TAKE MY OBJECTIONS INTO
ACCOUNT WHEN MAKING YOUR DECISION
ON THIS MATTER.

YOURS FAITHFULLY

Valerie Lu Warwick
V.L. WARWICK (MRS)



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

**RE: PROPOSED ROAD CLOSURE-LANEWAY SOUTH OF ANZAC AVENUE IN KANDOS AS
INDICATED ON THE ATTACHED MAP
REF: LM R0790007**

Dear Sir

I, (name) RACHEL TROUNSON
of, (address) 14 LANDSEER ST, RAGLAN
2795

have/~~has~~ no objections to the closure of the section of Road Reserve as referred to in the attached letter and map

State objections, if any this road may be used in the future to provide access to our land

Signed Rachel Trounson

Date 15.05.18

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

**RE: PROPOSED ROAD CLOSURE-LANEWAY SOUTH OF ANZAC AVENUE IN KANDOS AS
INDICATED ON THE ATTACHED MAP
REF: LM R0790007**

Dear Sir

I, (name) RICHARD BARRY TROUNSON
of, (address) 44 CASTNEREACH HIGHWAY
CAPERTEE NSW 2846

have/~~has~~ objections to the closure of the section of Road Reserve as referred to in the attached letter and map

State objections, if any THIS LANEWAY IS THE ONLY
ALL-WEATHER ACCESS I HAVE TO 1622 BYLONG VALLEY
WAY. (LOTS 1001 - 1002 DP 1091133 AND LOT 2 DP 1091134
Signed RTrounson IF I WAS TO SELL THE BLOCK
Date 15-5-18. SEPARATELY IN THE FUTURE,
THE LOSS OF THIS ACCESS

WOULD GREATLY REDUCE THE VALUE OF THE 100 ACRE
BLOCK AS IT WOULD BE LAND LOCKED. THE LEGAL
COSTS OF GAINING AN EASEMENT, WHEN ACCESS
CURRENTLY EXISTS, WOULD BE UNFAIR. I REQUEST

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

**RE: PROPOSED ROAD CLOSURE-LANEWAY SOUTH OF ANZAC AVENUE IN KANDOS AS
INDICATED ON THE ATTACHED MAP
REF: LM R0790007**

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2795

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State objections, if any this road may be used in the future to provide access to our land

Signed Rachel Trounson

Date 15.05.18

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

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COSTS OF GAINING AN EASEMENT, WHEN ACCESS
CURRENTLY EXISTS, WOULD BE UNFAIR. I REQUEST



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

**RE: PROPOSED ROAD CLOSURE-LANEWAY SOUTH OF ANZAC AVENUE IN KANDOS AS
INDICATED ON THE ATTACHED MAP
REF: LM R0790007**

Dear Sir

I, (name) Michael Patrick ADEOCK
of, (address) 4 ANZAC AVE
KANDOS 2848

have/~~have no~~ objections to the closure of the section of Road Reserve as referred to in the attached letter and map

State objections, if any loss of the access to the rear of my land.

do I retain the use of portion of land at the rear of my land.

Signed M. Adeock

Date 1-5-2018

M.B. pine services will not be able to get to any pine in the paddock at the back of my plat

Lilian Mutyiri

From: Troy Porter <Troy.Porter@rfs.nsw.gov.au>
Sent: Monday, 14 May 2018 2:55 PM
To: Lilian Mutyiri
Subject: FW: Notification of Proposed road closure in Kandos and request for NSW Rural Fire Service opinion

Afternoon Lilian,

In regards your request to review the below road closure, both the NSW RFS and NSWFR have reviewed the documentation and have no issue with this road being and will not affect either firefighting agency operations.

Cheers
Superintendent Troy Porter | District Manager | Cudgegong District
NSW RURAL FIRE SERVICE

From: Brett Jackson <Brett.Jackson@fire.nsw.gov.au>
Sent: Monday, 14 May 2018 9:53 AM
To: Troy Porter <Troy.Porter@rfs.nsw.gov.au>
Subject: RE: Notification of Proposed road closure in Kandos and request for NSW Rural Fire Service opinion

Hi Troy,

I'm not aware of any issues relating to this address.

It borders right on FRNSW / RFS area but I can't see why this cannot be closed. I don't think it would affect firefighting capabilities of either service should it be closed.



Thanks for letting me know.

Regards,

Brett

9.9 Renaming of an undeveloped discontinuous section of Burgundy Road, Mudgee

REPORT BY THE PROPERTY SUPPORT OFFICER

TO 20 JUNE 2018 ORDINARY MEETING

GOV400066, R0790141

RECOMMENDATION

That Council:

1. **receive the report by the Property Support Officer on the Renaming of an undeveloped discontinuous section of Burgundy Road, Mudgee; and**
2. **formally approve the name of Quinn Place for this street.**

Executive summary

Formal approval is requested to rename the undeveloped discontinuous section of Burgundy Road in the town of Mudgee, Quinn Place.

Disclosure of Interest

Nil.

Detailed report

Council received a request from NSW Fire & Rescue to rename a section of Burgundy Road in Mudgee to avoid confusion with the developed cul-de-sac of the same name. Council has a requirement, under the Addressing Standard, to provide clear and concise addressing for all properties in the Council area. Per the Addressing Standard, as a result of being a discontinuous road, the undeveloped section should be renamed.

Council wrote to the neighbours of the undeveloped section of Burgundy Road requesting their naming suggestions on 9 February 2018. Public consultation was also invited in an advertisement placed in the 16 February 2018 Mudgee Guardian.

No submissions were received. Council turned to the Pre-Approved Names list and provisionally approved the name of Quinn Place at their 18 April 2018 meeting.

Brad Quinn (1981-2002) was a young man involved in the Rural Bush Fire Brigade and the Youth Café who was killed in a motor vehicle accident.

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

Quinn Place was advertised in the 11 May 2018 Mudgee Guardian and on Council's website with no additional submissions received.

Notices of the new road name were served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW

Police Force, NSW SES and NSW VRA via the NSW Online Road Naming System with no objections received.

Street naming is legislated under the Roads Act 1993. This Act empowers the authority in charge of the road with the rights to name it. The renaming of the undeveloped section of Burgundy Road will allow for future addressing as properties are developed along it and will ensure no confusion with the currently developed section. Section 162 of the Roads Act (1993) states that “a road authority may name and number all public roads for which it is the authority. A roads authority may not alter the name of a public road unless it has given the Geographical Names Board (GNB) at least two months’ notice of the proposed name.”

In accordance with Council’s Road Naming Policy, should Council formally endorse the renaming of this section of road, notice of the approved name will be:

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

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not applicable.

Council Policies

Road Naming Policy.

Legislation

Roads Act 1993.

Roads Regulation 2008.

Geographical Names Act 1996.

Geographical Names Board of NSW Guidelines.

Financial implications

The cost of installation of one street sign to be located at the intersection of Quinn Place and Henry Bayly Drive is currently within existing street signage budgets.

Associated Risks

Nil.

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

4 June 2018

Attachments:

1. NSW Fire & Rescue Request dated 9 May 2016.
2. List of Pre-Approved Names.
3. Submission.
4. Submission.
5. Map of Road to be named.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

From: Kathryn Toovey
Sent: Tuesday, 10 May 2016 4:15 PM
To: Carolyn Atkins <Carolyn.Atkins@midwestern.nsw.gov.au>
Subject: FW: Burgundy Road

Hi Carolyn,


Please find attached email as discussed.

Thanks
Kathryn

From: Brett Griffiths [<mailto:Brett.Griffiths@lpi.nsw.gov.au>]
Sent: Tuesday, 10 May 2016 12:46 PM
To: Kathryn Toovey <Kathryn.toovey@midwestern.nsw.gov.au>
Subject: Burgundy Road

Hi Kathryn,
How's Things in Mudgee,
I had this email from NSW Fire and Rescue. John Perfect has checked and advised this should come to you guys for investigation.

Cheers

 Kind regards

Brett Griffiths
Business Development Officer, Spatial Client Services
Business Development and Delivery

Land and Property Information | Department of Finance, Services & Innovation
p 02 6332 8078 | f 02 6332 8296 | e brett.griffiths@lpi.nsw.gov.au | www.lpi.nsw.gov.au
346 Panorama Avenue, Bathurst NSW 2795



Please consider the environment before printing this email

From: John Perfect
Sent: Tuesday, 10 May 2016 12:24 PM
To: Brett Griffiths
Subject: RE: Burgundy Road Mudgee

Brett,

I have checked the adjoining DP's and they all refer to 2 instances of Burgundy Rd. Maps on the Mid-Western Regional Council web site also refer to 2 instances of Burgundy Road. Therefore I believe the data held in the DCDB is correct.

All communication regarding a change of name should in the first instance be directed to the relevant council.

JP

From: Brett Griffiths
Sent: Monday, 9 May 2016 3:57 PM
To: John Perfect
Subject: FW: Burgundy Road Mudgee

Hi John,
Could you please comment on the below.

Kind regards

Brett Griffiths
Business Development Officer, Spatial Client Services
Business Development and Delivery

Land and Property Information | Department of Finance, Services & Innovation
p 02 6332 8078 | f 02 6332 8296 | e brett.griffiths@lpi.nsw.gov.au | www.lpi.nsw.gov.au
346 Panorama Avenue, Bathurst NSW 2795



Please consider the environment before printing this email

From: Graham Chapman [<mailto:Graham.Chapman@fire.nsw.gov.au>]
Sent: Monday, 9 May 2016 3:05 PM
To: Brett Griffiths
Subject: Burgundy Road Mudgee

Brett,

Please ask the question as to if Burgundy Street is split and as there are no properties connected to the section off Henry Bayly Drive why we can't change this something else as it can cause confusion.

Thanks

Graham

Graham Chapman
Manager Geographic Information Systems
L2 189 Wyndham Street Alexandria NSW 2015
T: 9265 2975 M: 0407 144 058 F: 9265 2982
E: graham.chapman@fire.nsw.gov.au



FIRE & RESCUE NSW

List of Approved Street/Road Names as at 3rd May 2018

COUNCIL MEETING 3 AUGUST 1993

McEwen (Mudgee) – For Alexander McEwen, the first Presbyterian minister at St Paul's Presbyterian Church in Mudgee from 1858 to his death in 1883.

Dud Mills (Mudgee) – CD (Dud) Mills was a successfully published Bush Poet born in Mudgee 30/6/1908. He spent time in south-west Queensland, the central west of NSW & the Kimberly region of WA as a stockman and a drover. In 1942 he joined the Australian Army and spent time in New Guinea during WWII eventually leaving the Army in 1946. Author of several volumes of bush poetry. Died in Mudgee 8/7/1985.

Marsh (Mudgee) – For Allan Marsh who served on Council and was a member of an old Mudgee family. And for Harold Marsh who also served on Council and was a member of an old Mudgee family and was a Stock & Station Agent and Auctioneer.

Rowell (Mudgee) – For Nicholas Rowell who laid the foundation stone for the Salvation Army Citadel, which opened in 1889. He was a partner in the early Kelleys Department Store and then opened up his own store during the gold rush before taking up farming along Lawson's Creek.

Gillis (Mudgee) – For Aboriginal tracker, James Gillis McDonald (-1937) who was attached to Mudgee District Police for 40 years. He was a noted and respected athlete, swimmer and boxer who won the famous Botany Handicap (now Stawell Gift) and was involved in the capture of the Governor Brothers. Died 1937.

Thomas Fiaschi (1853-1927) (Mudgee Eurunderee) - Born in Florence and came to Australia in 1875. A famous Doctor who practiced at Sydney Hospital. After World War I he took over Mudgee Vineyard from the Roth family and was president of the Australian Wine Producers Association of NSW in 1902-27.

Boldrewood (Gulgong) - Rolf Boldrewood, author of Robbery Under Arms, The Miners Right and others. Rolf Boldrewood, was the pen name of Thomas Alexander Browne, Police Magistrate in Gulgong 1871-1881 and Gold Commissioner from 1872-1881. Died 11/3/1915.

Kamilaroi – The name of an Aboriginal people who moved over part of the Council area.

COUNCIL MEETING 15 MARCH 2006

Quinn (Mudgee) – Brad Quinn was a young man, involved in the Rural Bush Fire Brigade and the Youth Café. Killed in motor vehicle accident in 2002. Approved for use for a road in Mudgee at the 18/4/18 Council Meeting. Not yet formally approved.

COUNCIL MEETING 18 APRIL 2007

Melaleuca - Species of native shrubs and trees.

COUNCIL MEETING SEP 2009

Ralphs Road (Mudgee South) – Named after Ralph Turner a POW in Changi Prison where he died aged 21. The Turner property was in the area of the road that was commonly named Old Reservoir Road (near Redbank Dam). Ralphs Road was approved by Council November 2008 but the residents in the area preferred Old Reservoir Road. Ralphs Road was changed to Old Reservoir Road by Council in September 2009. Ralphs Road was already approved so can be used for a new road name but preferably in the Mudgee South area.

COUNCIL MEETING 17 NOV 2012

Oldfield (Gulgong) – For the Oldfield Family – Richard Oldfield came to Australia and settled in Windsor then resettled in Gulgong during the gold rush. He married Mary Ann Field but was not a successful miner so he bought a stamping machine. With his sons he crushed rocks in Gulgong and Mebul. His son, George Oldfield, carried on the rock crushing business until it was not viable. George and his son William Oldfield then acquired a coach run to Gilgandra and Mudgee from Gulgong. Years later Cobb and Co acquired the

coach run from George and William. William Oldfield became a Whyaldra Shire Council employee working as a horse and dray driver, then a road maintenance and grader driver. During World War II he went to Darwin and worked as a grader driver on the airfields, grading aerodrome areas when Darwin was bombed. After the war William (Bill) returned to Gulgong and continued working for Council as a garbage collector. When Bill retired, Mudgee Council presented him with a watch at a dinner in his honour after 30 plus years of service. Bill also served 25 years on the Gulgong Fire Brigade. The Oldfield family history started in 1865 until 1972, over one hundred years in Gulgong.

Endeavour – HMS Endeavour or HM Bark Endeavour was the ship captained by Lieutenant James Cook on his first voyage of discovery to Australia and New Zealand from 1769 to 1771. She was launched in 1764 as the collier Earl of Pembroke but was purchased by the Royal Navy in 1768 for a scientific mission to the Pacific Ocean to observe the 1769 transit of Venus, and to explore the seas for the surmised Terra Australis Incognita.

Resolution – HMS Resolution was the ship captained by Captain James Cook on his second and third voyages of exploration in the Pacific from 1772 to 1775 and 1776 to 1780, after Cook's death in 1779. She was launched in 1770 as the collier Marquis of Granby and was purchased by the Royal Navy in 1771. She was originally registered as HMS Drake but was renamed HMS Resolution in December 1771.

COUNCIL MEETING 1 MAY 2013

Sorata (Windeyer) – Sorata Street as a street name in the village of Windeyer. May have never been formed but has since been closed as Lot 1 DP 1181771 (registered 18/12/12). Name added to Pre-Approved List for use in the Windeyer area to retain the history.

Minorca (Rylstone Kandos Clandulla Charbon) – Named for the convict ship Minorca which sailed in June 1801 and arrived in the New South Wales Colony on 31/1/1802 carrying free settler James Vincent. The pioneer pastoralist lived on the property Carwell.

Riversdale (Rylstone Kandos Clandulla Charbon) – Local pioneer James Vincent's daughter, Elizabeth, married John Nevell and two of their properties were resumed for Windamere Dam. One was called Riversdale.

Oakborough (Rylstone Kandos Clandulla Charbon) – Local Pioneer James Vincent's daughter, Elizabeth, married John Nevell and two of their properties were resumed for Windamere Dam. One was called Oakborough.

COUNCIL MEETING 19 JUNE 2013

Lambert (Rylstone Kandos Clandulla Charbon) – Jimmy Lambert Born 1823 and died in 1882. Acknowledged during his lifetime as the King of the Dabee tribe. Jimmy was well respected by both the indigenous and European communities.

COUNCIL MEETING 24/713

Lillie Cook (Mudgee) – The property of Glen Ayr, which covered the land from Henry Bayly Drive back along Rifle Range Road, was for many years, until the 1950s, used as Cooks Dairy Farm owned and run by Walter Cook and his wife Lillie Cook nee Cox.

Annie Pyne (Mudgee Eurunderee) – Born 9/3/1888 in Woolloomooloo, Annie Williams married Edmund Pyne of Eurunderee in 1925 and became a staunch support of the Red Cross and the Mudgee District Hospital Auxiliary. On 13/10/1971 Annie was awarded a Life Membership of United Hospital Auxiliaries of NSW for her work and dedication to the Mudgee District Hospital. On 6/5/1972 she was selected as the Quota Club of Mudgee's Woman of the Year for 1972 in recognition of her wonderful and consistent work in the service of the community over the years. Annie passed away on 29/9/1992 at 104 years of age. Photo of Mrs Pyne in the Pre-Approved Names folder.

COUNCIL MEETING 18/2/15

Lucas (Kandos) – William Lucas was the first Police Officer in the town of Kandos. He began his assignment there in 1903 as a Constable. In 1922 he was promoted to Sergeant and received an assistant. He was transferred away from Kandos in 1922.

Cant (Kandos) – William Cant came to Kandos in 1926 as the head gardener for the Cement Works General Manager. He and his staff transformed the bush and dirt surrounding the Cement Works into magnificent gardens and also built tennis courts and a bowling green. He retired in 1965.

Singh (Kandos) – Jundah Singh came from the Punjab in far north-west India as a child at the turn of the 20th century. He married in 1910 and moved his family and business from Portland to Kandos in 1918. He built a store and bought land in the town but in 1927 his wife passed away. With 9 children from the age of 17 to 2 he found the going hard. In 1934 the stress took its toll and he died.

Oakden (Kandos) – Frank Oakden was the first General Manager of the Kandos Cement Works. He came to Australia in 1912 to report on the Cement Works near Clandulla. In 1913 he was head hunted for the position of General Manager. He eventually returned to New Zealand and died in 1931.

Kearins (Kandos) – Irene Kearins bought a shop in Kandos in 1947. Her husband agreed with the purchase so long as he didn't have to work there and she didn't go into debt. They raised a family in the residence attached to the shop full of lollies, ice blocks and ice creams. She became an institution with the children of Kandos and ran the shop until she died in 2009.

Bugg (Mudgee Cooyal Wollar) – Mary Ann Bugg was the aboriginal wife of Captain Thunderbolt. Her family lived in the Cooyal area and she met Fred Ward when he was "paroled" to Cooyal Station. Later it was deemed he had misbehaved too much so his ticket of leave was revoked and he was eventually sent back to Cockatoo Island to serve the rest of his sentence. After his escape from Cockatoo Island Fred became Captain Thunderbolt in a robbery in December 1863. He then returned to Mary Ann and she went bushranging with him until she and Ward separated in 1867. She died in 1905 in Mudgee.

COUNCIL MEETING 16/9/15

Millett (Mudgee) – Walter Millett, Mayor of the former Cudgegong Shire from 1891-1892.

COUNCIL MEETING 16/3/16

Dunnachie (Mudgee Cooks Gap) – John Dunnachie (1943-2011) with his wife Margaret, chose Mudgee as the location for his semi-retirement to be close to the wineries and because of his love of rural life. John was a long time participant of the Mudgee Field Days and a third generation master Cooper. John also worked on restoring and repairing sloop buckets, water and storage barrels for the HMB Endeavour at the National Maritime Museum in Sydney. He also handcrafted spittoons for Steins Wines, barrels for DiLusso Winery and Mudgee Winery, wine barrels for Farmers Daughter Wines, tubs, buckets, barrels, casks & butter churns for Elizabeth Farm in Parramatta and Hyde Park Barracks in Sydney, and wine barrel tables for hotels in Rylstone and Mudgee. His craftsmanship was highly sought after and many residents and visitors own a piece of his work.

COUNCIL MEETING 21/2/18

Knowles (Mudgee Budgee Budgee) – Bill Knowles (1923-1999) was a very active member in the Mudgee Scouts community, bringing it back to life after a period of inactivity. His methods of assessing Scouts was taken up by the Scout movement. Bill was awarded the King Scout badge in 1940. He was welfare officer for the Mudgee Salvation Army and active in helping members of his own and other rural communities. After attempting to join up twice (he worked in a protected industry), Bill joined the RAAF in 1942. He was a radio technician who worked on Kitty Hawk P40 fighters, sometimes in the air during dog fights, installed telephone systems between bases on pacific islands and even ran a radio station. He served in Milne Bay in Papua New Guinea, Goodenough Island in the Solomon Sea, Manus Island & Los Negros Island in the Bismarck Sea, and Noemfoor (Numfor) Island in Cenderawasih Bay north east of New Guinea Island. Bill bought his family to Mudgee in 1977 and put his touch on many homes in the area as a licensed handy man and a Master Locksmith.

COUNCIL MEETING 21/3/18

Newton (Gulgong) – for the late Ray Newton, a former and highly regarded resident of Gulgong.

Kerin or Corporal (Gulgong) – for the late Kerin Corporal, a young aboriginal football player for the Gulgong Terriers.

Reid (Gulgong) – for the late Robert Reid who was a war veteran and has family living just south of the town of Gulgong.

Nellie or Melba (Gulgong) – for Nellie Melba who sang at the Prince of Wales Opera House in Gulgong.

Cullengoral (Gulgong) – an Aboriginal word meaning water running over metal relating to gold sluicing during the gold rush in Gulgong.

Gould – for John Gould (1804-1881), considered the father of bird study in Australia and publisher of a number of monographs of birds and three volumes of The Mammals of Australia.

Roxy (Gulgong) – for the Roxy Theatre/Prince of Wales Opera House in Gulgong.

Darcy (Gulgong) – for Les Darcy (1895-1917) the Australian boxer who fought in Gulgong during the gold rush days.

BeauFoy or Merlin (Gulgong) – for Henry BeauFoy Merlin (1830-1873) a travelling photographer, well known during the Gulgong gold rush days. One of his photographs was used for the background of the original \$10 note.

Corella – for the native bird, local to the entire Council area.

Angoves (Gulgong) – for Mary Angoves (1831-1908) Gulgong's first Post Mistress, appointed in 1870, and partner in the general store and later a Hotel with her husband, Richard.

Pioneer – for the many pioneers who opened up the entire Council area.

Alluvial (Gulgong) – for Gulgong's rich history of alluvial gold.

Burrannah (Gulgong) – for the Burrannah Formation mineralisation located between the Mudgee and Home Rule faults.

Sibley (Hargraves) – for Mary and Ern Sibley (1887-1975 & 1891-1979) who were highly regarded members and leaders in the Hargraves community. They were both born in Hargraves, lived most of their lives there and are now buried in the village cemetery with three previous generations of their respective families.

Vogt (Hargraves) – for Fred Vogt (-2017?) who lived in the Hargraves community for many years and was instrumental in the creation and care of the park next to the Empire Hall (Louisa Park). He build the BBQ, worked on the erection of the fence and was a force behind retrieval of the Stamper Battery and its display in the park. He maintained the park, mowing, picking up sticks and rubbish and emptying the garbage bins until ill health forced his move to family in Lismore before his eventual passing.

Goldfields – for the many goldfields located throughout the Council area. Especially Hargraves and Gulgong.

COUNCIL MEETING 18/4/18

Mariyan (Gulgong) – Aboriginal (Wiradjuri language) for Wedge Tailed Eagle, known in the Mebul & Beryl area for over 50 years.

Dean (Gulgong) – for Alexander Dean who had land in the Beryl area in the 1830s.

Yoyang – Aboriginal (Wiradjuri language) for Black Cockatoo, local to the entire Council area.

Yurana– Aboriginal (Wiradjuri language) for Yellow Box tree, local to the entire Council area.

Yurali – Aboriginal (Wiradjuri language) for blossom of Eucalyptus, local to the entire Council area.

Yulan – Aboriginal (Wiradjuri language) for Black Wattle tree, local to the entire area.

Balganbaa – Aboriginal (Wiradjuri language) for boomerang shaped creek.

Murrung – Aboriginal (Wiradjuri language) for Grey Box tree, local to the entire area.

Wangarang – Aboriginal (Wiradjuri language) for tortoise, local to the entire area.

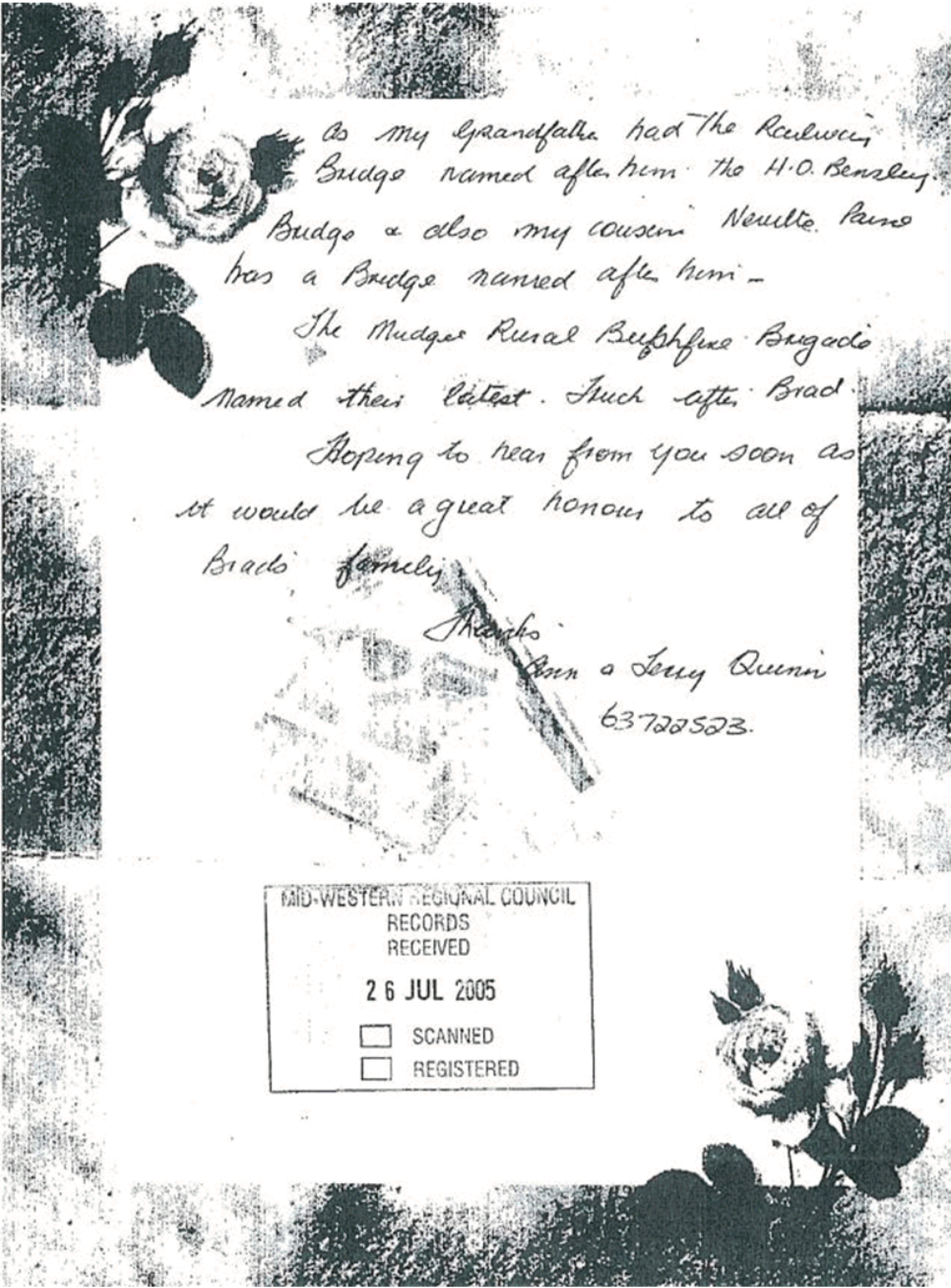
Yamagan – Aboriginal (Wiradjuri language) for Kurrajong tree, local to the entire area.

Yarrany – Aboriginal (Wiradjuri language) for Wattle, local to the entire area.

Bagurra – Aboriginal (Wiradjuri language) for Kurrajong tree blossom, local to the entire area.

Gungan – Aboriginal (Wiradjuri language) for running stream.

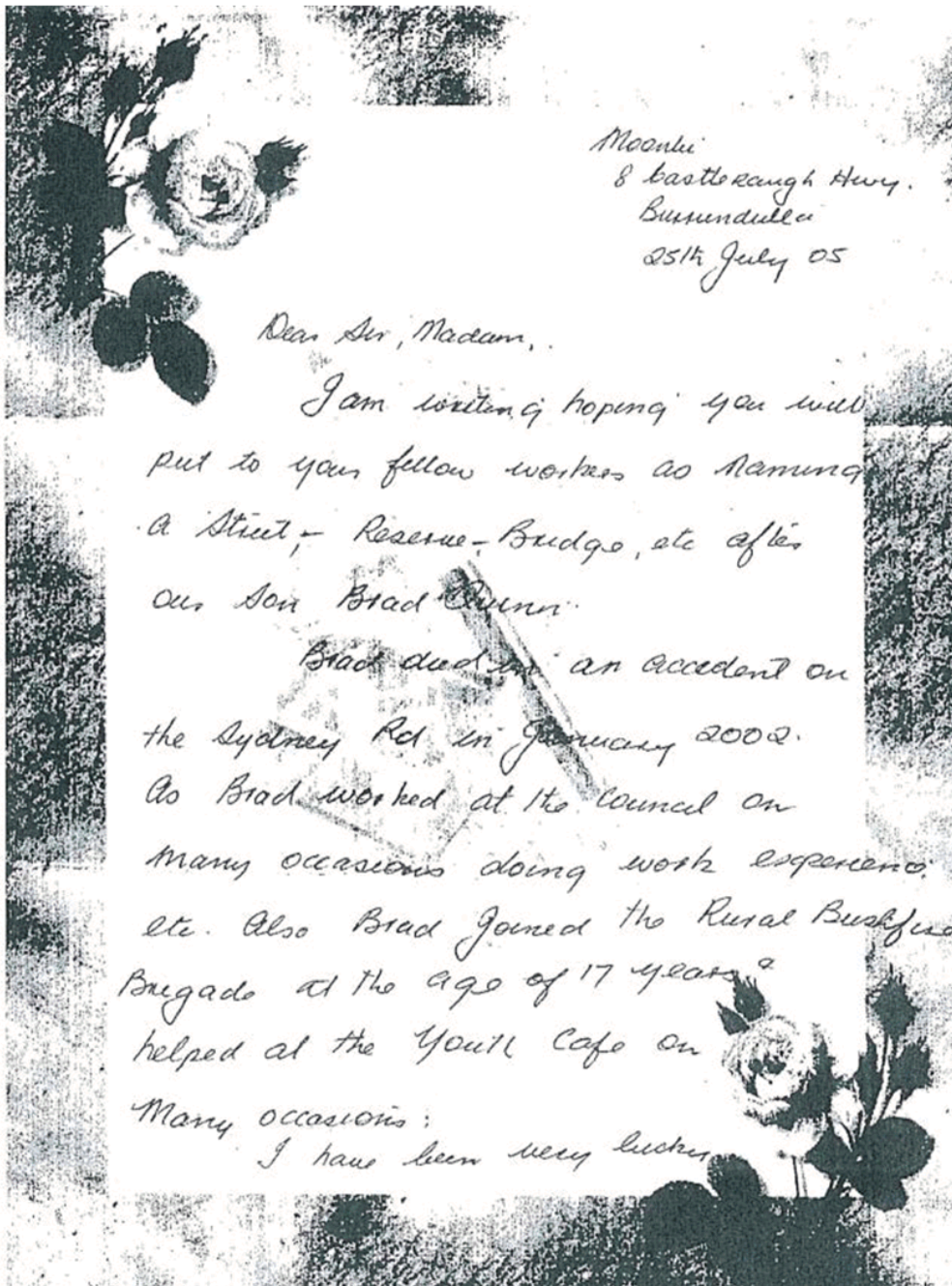
Wirrang – Aboriginal (Wiradjuri language) for Rock Wallaby, local to the entire area.



As my Grandfather had the Redwin
 Bridge named after him the H.O. Bensley
 Bridge & also my cousin Neville Paine
 has a Bridge named after him -
 The Mudgee Rural Bushfire Brigade
 named their latest truck after Brad
 Hoping to hear from you soon as
 it would be a great honour to all of
 Brad's family

Thanks
 Ann & Terry Quinn
 63722523

MID-WESTERN REGIONAL COUNCIL
 RECORDS
 RECEIVED
 26 JUL 2005
 SCANNED
 REGISTERED





Margaret Dunnachie
P.O. Box 1118
Mudgee NSW 2850

TO WHOM IT MAY CONCERN

SUBJECT:

Naming of Reserve/Park

LOCATION:

On the corner of Eleanor Dark Court and Banjo Paterson Avenue, Mudgee

Dear Sir/Madam,

I am submitting this to you in the hope that you will consider my application to name the above mentioned reserve/park

“JOHN DUNNACHIE RESERVE”

Profile:

- ❖ A third generation cooper (barrel maker) John chose Mudgee as the location for semi retirement to be close to the wineries and because of a love of rural life
- ❖ He was a regular exhibitor at the Mudgee Small Farm Field days where he would demonstrate the art of barrel making as well as making buckets, old style colonial water canteens for the 73rd Regiment and special orders for customers
- ❖ Restoration and repairing sloop buckets, water and storage barrels for the “Endeavour” ship at Darling Harbour’s National Maritime Museum, Sydney
- ❖ John worked his magic to produce handcrafted spittoons for Steins Winery, barrels for Di Lusso Winery, wine barrels for Farmers’ Daughter Wines, tables made out of old wine barrels for hotels in Rylstone and in Mudgee,
- ❖ Wine coolers (*for which he was awarded prizes for Mudgee Show*), barrels for Mudgee Winery and even a custom made a birthday present for a private customer turning an old wine barrel into an entertainment unit, as well as designing a letter box recycled from an old wine barrel for a neighbour on the outskirts of Mudgee
- ❖ *Everything he did, he made with expert craftsmanship and love because it was what he excelled in and because everything he created was from his heart and soul*

TESTIMONIALS!

Mr Scott McGregor - In his very kind words upon hearing of the death of John in the Mudgee Small Farm Field Days magazine, 2011

Mr. Scott Cam - His opinions upon visiting the site at the Mudgee Small Farm Field Days.

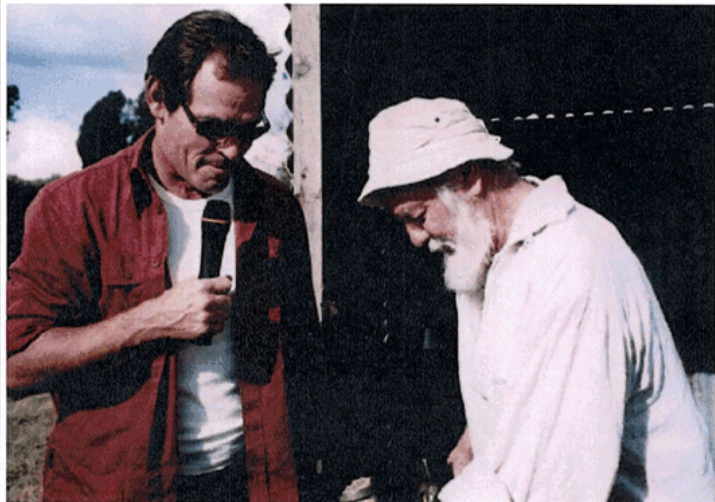
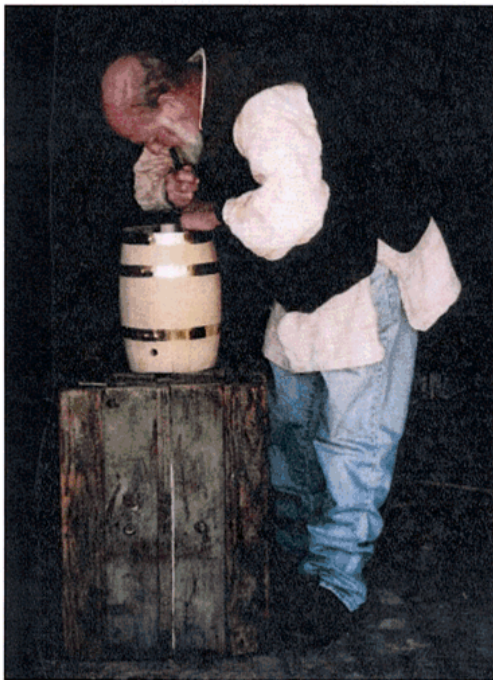
REASON FOR NOMINATION OF PARK/RESERVE: In loving memory of my soul mate and best friend and dear departed husband John Dunnachie. In remembrance of a kind, gentle soul and human being who was taken from this life far too soon.

Yours sincerely

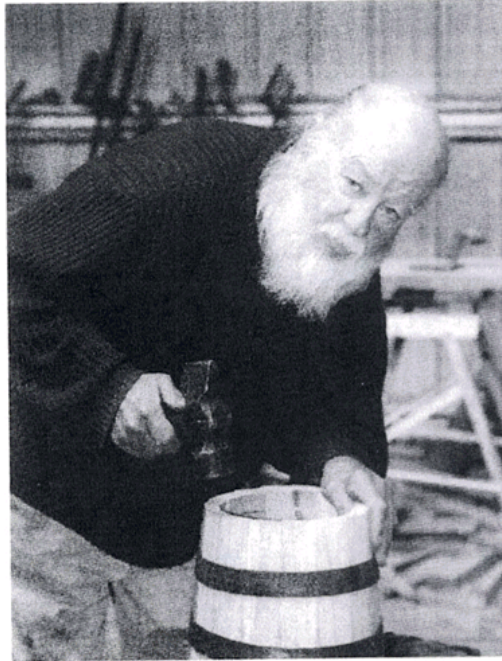
M. Dunnachie

THANK YOU VERY MUCH





ARTISAN PROFILE



THE MASTER COOPER

By Viktoria Darab

Coopering is in John Dunnachie's blood. A third-generation cooper, John is an Australian-born Scotsman to Scottish parents. His grandfather and uncle were coopers and as a young boy he was fascinated by what they did. He took on a five-year apprenticeship with his uncle in Gosford, NSW, and later at the Union Cooperage at Rozelle. "At that time a coopering apprenticeship was all 'hands on' work and you just seemed to keep on learning all the time," John says.

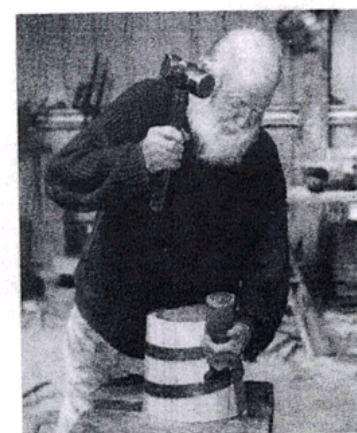
The barrel maker's trade, or coopering as it is known, has its roots in Roman times, however the Gauls claim to be the first coopers. The coopers' guilds in the early Middle Ages in France and England were large and powerful, receiving a royal charter in the 1500s. Barrels were ideal for Great Britain's global maritime trade in the 1700s. Huge weights in dry and wet goods could be moved about easily by rolling the barrels or casks on and off ships. By the 1750s, many hundreds of thousands of barrels were made in Britain and its colonies.

There were three main types of specialisation that developed with the craft. Tight work containers were for liquids; dry tight work casks were for fine powdery material like flour; and slack work containers were for dry goods. The making of buckets and tubs was called white work. The oaks used for barrel making in medieval times were harvested at 80 to 100 years old. Nowadays, they are matured for eight to 15 years before harvesting.

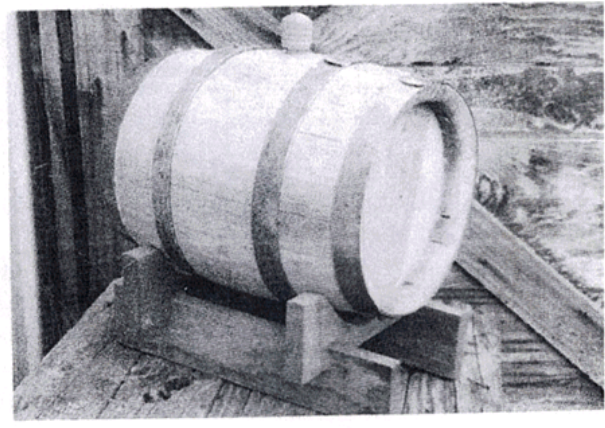
Work on a barrel would begin by the cooper selecting flat planks called blanks, to make staves. Tight work mainly required white oak. Slack work used red oak, chestnut and yellow pine. Rough staves were cut and air dried outside for at least two years. The rough staves were then shaped, bent, fitted together and banded with a metal hoop. Round end pieces called heads were installed in each end.

The measuring to make a barrel is done by eye, which indicates the importance of experience in making a good barrel. Preparation of staves and hoops for a typical batch of 10 new timber →

ARTISAN PROFILE



Above top: John works on fitting the hoops to a barrel in progress. **Above:** A butter churn. **Left:** A letterbox John made for a neighbour. **Below left:** The much-used lathe, which is an essential part of the process. **Below right:** A superbly crafted small wine barrel. **Opposite:** The barrel nearing completion.





Some of John's larger wares in his workshop awaiting sale.

buckets takes about four days; "standing" and "hooping" each bucket takes about 40 minutes. Add more time to this if using recycled timbers — they require extra preparation.

"The tools a cooper uses today are much the same as those used hundreds of years ago," explains John. "Those tools are quite numerous — 20 or more — and include saws, axes, a variety of draw knives for tapering, hollowing and backing the staves and several planes. The croze, a type of router, is used to cut the slots in the ends of the barrel staves to house the heads. Heat from a fire for some barrel applications is used to bend the staves and later to harden them."

According to John, "Coopering is a rare trade because a lot of wooden barrels have been replaced by stainless steel for lower maintenance. The maintenance on the oak wine barrels involves shaving out the cream of tartar buildup, which would interfere with the oaking process over time. This process would gain the wine maker one more season from the barrel." Today, a new oak barrel from France would cost about A\$2000 and is used for only four to six years before being retired.

With the support of his devoted wife, Margaret, John operates his one-man cooperage in Mudgee, NSW. He specialises in making wooden buckets and recycling old wine barrels into other smaller coopered objects and employing the retired barrels in different ways. "My work today comes about largely from word of mouth, plus Margaret and I travel about doing demonstrations at Field Days and Heritage Festivals. The demand is steady, but as you would imagine, there is greater demand for Father's Day, for men's birthdays and Christmas," he explains.

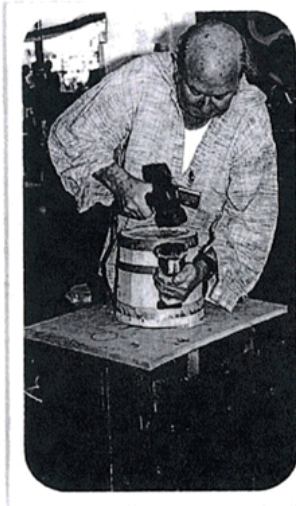
John's products have come about from requests by private individuals. The esky, wine cooler and ice buckets were developed after many requests and have proven very popular at shows. John uses recycled timber as much as possible, but he is happy to make anything in a special timber you request. His favourite timber to work with is Jarrah.

The commission work he gets today is primarily for re-enactment groups and the Historic Houses Trust — places such as Elizabeth Farm in Parramatta and Hyde Park Barracks, NSW. Their needs range from large laundry tubs to buckets, as well as port barrels, water casks and butter churns.

"All my work is interesting, but I especially enjoyed a recent commission which involved the challenge of recycling old barrels into an entertainment unit and bar, with two opening doors and shelves for glasses and bottles," relates John. "I also got great joy from trying to make an historic bucket from a partial drawing. The most unusual piece I have worked on was a Birka Bucket, where I had to use triangular steel hoops."

John can be contacted by phone on (02) 6373 5473 or 0429 442 181 or by mail at PO Box 1118, Mudgee NSW 2850.

Viktoria Darabi: Viktoria and Chris Woolcock are members of the Hawkesbury Artisan's Trail (www.hawkesburyartisantrail.com.au). For more information phone (02) 4577 8697.



Classic & Wooden Boat Festival

National Maritime Museum, Darling Harbour, 8-10 October 1999

Celebrate sail and speed at this year's Classic & Wooden Boat Festival, Sydney's fun-for-everyone harbourside celebration. It's even bigger this year with more boats, displays, stalls and loads more entertainment. Some highlights:

- More than 130 superb craft afloat, from graceful yachts to streamlined speedboats.
- A large display of dinghies, dories and skiffs ashore, with a helpful Clinker Clinic.
- More than 20 entrants in the 1999 Classic Ferryboat Challenge.
- Outstanding guest speakers, including the leader of the US team seeking to identify the submerged hull of Captain Cook's Endeavour in Newport Harbour, Rhode Island.
- Maritime Marketplace, trade stands, specialty food and refreshment stalls.

The Classic & Wooden Boat Festival is staged by the Australian National Maritime Museum. Further information: Festival Co-ordinator – Diane Fenton (02) 9298 3614.



SMALL FARM MUDJEE FIELD DAYS

Obituary

John Dunnachie 1943-2011

LONG time participant of the field days and master cooper, John Dunnachie, of Cocks Gap, has died, aged 67.

His knowledge and skill demonstrating the art of the cooper will be missed.

Friend, Scott McGregor, said of Mr Dunnachie:

"I first got to know of John's rare talents when I took time out with him in his shed.

"Decades of craftsmanship, coopering tools, templates, bits of barrels and all manner of wood craft was the backdrop to many a long chat over the finer points of tinkering with timber.

"He was most generous with his time and his knowledge built up over a lifetime involved in one of the special 'rare trades'.

"It was fascinating to watch him transform bits of kindling into



something most desirable.

"He was a part of the special breed of craftspeople who make the Mudjee region such an interesting place and his friendship, his character and creativity will be sorely missed.

"My sincerest sympathies to his wife, Margaret, friends and family."

Talk

By KIM
CHAPPELL

A WEALTH of knowledge will be on-hand of the Mudjee Field Days.

The Essential Energy and Lecture Pavilion with talks from a range of industry experts on a variety of topics from permaculture, beekeeping to aquaculture.

Organised by Milkwood Permaculture, of Mudjee, the day talks are designed to give attendees a "short look at the topics on

Milkwood Permaculture owner, Nick Ritar, says the program would run from 9.30am until 5pm on Friday and Saturday, covering farming-specific topics and broader topics on

Speakers will include Georgiadis of SBS sh



9.10 Naming of an unnamed lane off Wenonah Street, Gulgong

REPORT BY THE PROPERTY SUPPORT OFFICER

TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, R0790141

RECOMMENDATION

That Council:

1. **receive the report by the Property Support Officer on the Naming of an unnamed lane off Wenonah Street, Gulgong;**
2. **endorse the naming of this lane as Reddish Lane and place this on public exhibition for a period of 21 days; and**
3. **approve Hubert, Pecan, Plum and Mariposa for inclusion in the Pre-Approved Names List for future use in the Council area.**

Executive summary

A request was received from a member of the public, to name the lane running from Wenonah Street to Anderson Street in the town of Gulgong.

Disclosure of Interest

Nil.

Detailed report

Council has a requirement, under the Addressing Standard, to provide clear and concise addressing for all properties within the Council area. A request was received to name this lane and, while not required for addressing at this stage, naming this lane will future proof addressing in case of dual occupancies or subdivisions at a later stage.

Council wrote to the neighbouring property owners on 22 February 2018 requesting their naming submissions. Public consultation was also invited in an advertisement placed in the 2 March 2018 issue of the Mudgee Guardian. Submissions closed on 23 March 2018 and during this period the following names were suggested:

Reddish Lane
Hubert Street
Pecan Lane
Pine Street
Plum Lane
Mariposa Street

The Geographical Names Board has been advised of these possible road names and has no objection to Reddish Lane, Hubert Street, Pecan Lane, Plum Lane or Mariposa Street. There is an objection to Pine Street as Pine Close already exists within the defined proximity of 30km.

The recommended name relates to the Reddish Family who have made Gulgong their home since the 1860s. Three generations of the family have lived adjacent to the lane being named.

Street naming is legislated under the Roads Act 1993. This Act empowers the authority in charge of the road with the rights to name it. The naming of this unnamed lane will allow more precise addressing to be allocated when the requirement arises. Section 162 of the Roads Act (1993) states that “a road authority may name and number all public roads for which it is the authority. A roads authority may not alter the name of a public road unless it has given the Geographical Names Board (GNB) at least two months’ notice of the proposed name.”

In accordance with Council’s Road Naming Policy, the name that Council endorses for this lane will be:

1. Advertised in the Mudgee Guardian inviting submissions in writing from the public for a period of 21 days.
2. Concurrently, notice of the proposed name will be sent to Australia Post, the Registrar General, the Surveyor General, the Chief Executive of the Ambulance Service of NSW, Fire and Rescue NSW, the NSW Rural Fire Service, the NSW Police Force, the State Emergency Services, the NSW Volunteer Rescue Association Inc., and, in the case of a classified road – Roads & Maritime Services, inviting submissions in writing for a period of 21 days.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not Applicable.

Council Policies

Road Naming Policy.

Legislation

Roads Act 1993.

Roads Regulation 2008.

Geographical Names Act 1996.

Geographical Names Board of NSW Guidelines.

Financial implications

The cost of installation for three street signs to be located at the intersections of the unnamed lane and Wenonah Street, Stuart Street and Anderson Street is currently within existing street signage budgets.

Associated Risks

Nil.

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

18 May 2018

Attachments: 1. GNB Email dated 15/3/18.
2. Submission.
3. Submission.
4. Map.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Carolyn Atkins

From: Susan Fietz <Susan.Fietz@finance.nsw.gov.au>
Sent: Tuesday, 15 May 2018 9:29 AM
To: Carolyn Atkins
Subject: Proposed road name in Gulgong
Attachments: Road name in Gulgong.pdf

Hi Carolyn

Thank you for your letter of 13 April 2018. I have assessed the proposed names and advise:

- Reddish Lane – approved for use as long as it is not named after a living person
- Hubert Street – approved for use as long as it is not named after a living person
- Pecan Lane – approved for use
- Pine Street – **objection**, there is a Pine Close approximately 10.5kms away in Yarrowonga
- Plum Lane – approved for use
- Mariposa Street – approved for use

Regards
Susan

Susan Fietz
Statutory Officer | Geographical Names Board
Spatial Services | Department of Finance, Services & Innovation
Tel: (02) 6332 8215
Email: susan.fietz@finance.nsw.gov.au | SS-GNB@finance.nsw.gov.au | www.gnb.nsw.gov.au
346 Panorama Ave Bathurst NSW 2795 | PO Box 143, BATHURST NSW 2795



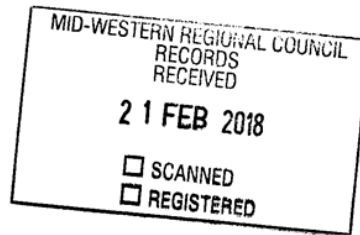
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The Gables
32 Wenonah Street
GULGONG NSW 2852

20/2/2018

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

Dear Mr Cam

Submission to name un-named lane in Gulgong

I believe that the lane running parallel with Cooyal Street between Wenonah and Anderson Streets in Gulgong, is un-named. The lane provides access to the back yards of residences fronting Cooyal, Wenonah, Anderson and Stuart Streets.

I would like Council to consider my proposal to name this lane either Reddish Lane or Reddish Lane after the first 4 generations of the Reddish family who have lived in Gulgong since the 1860's. The representatives of each generation are:-

1. Thomas Reddish (b. 1835 Liverpool England d.1909 Gulgong)
2. Peter Reddish, son of Thomas Reddish (b.1868 d.1935 Gulgong)
3. Thomas Culhene Reddish, son of Peter Reddish (b. 1908 d.1962 Gulgong)
4. Peter James Reddish, son of Thomas Culhene Reddish (b. 1935 d.1990 Gulgong)

Thomas Reddish arrived in Australia as a convict from England in 1849 at the age of 14. He arrived on the *Randolph* along with 84 other convicted Parkhurst Prison boys who were considered capable of rehabilitation to turn their past lives around in Australia.

Reference is made to these 85 boys who arrived on the *Randolph* by Paul Buddee in his research notes and in his book, *Fate of the Artful Dodger*.

After the travail of his early life in England, Thomas' story proved to be a success story in his new land of Australia and he was granted a Ticket of Leave. He made his home in Gulgong in the 1860's and married Margaret Culhene in 1867.

Hence began the 6 generation Reddish association with Gulgong spanning over 152 years.

Over this time, 4 generations were renown in the local timber and sleeper cutting business since Peter Reddish started cutting sleepers in the late 1880's with a broad axe and; children for 5 generations have attended school in Gulgong for well over 110 years.

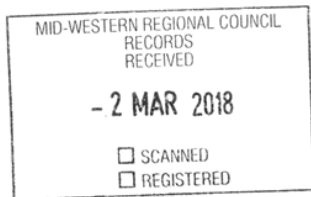
Not only does the Reddish family have an unbroken generational association with Gulgong, 3 generations have lived in Cooyal Street on the southern side adjacent to the lane, for a period of over 90 years. The un-named lane has a direct historical connection with the family. As older residents of Gulgong could confirm, the lane was known as *Reddishs Lane*.

The lane named after the first 4 generations of the Reddish family would certainly be most fitting and I hope that Council is able to consider this submission favourably.

Yours faithfully



Peter M Reddish



5 Cooyal Street
Gulgong NSW 2852
02 6374 1388
0437 204 753
redroof2843@gmail.com

26 February 2018

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

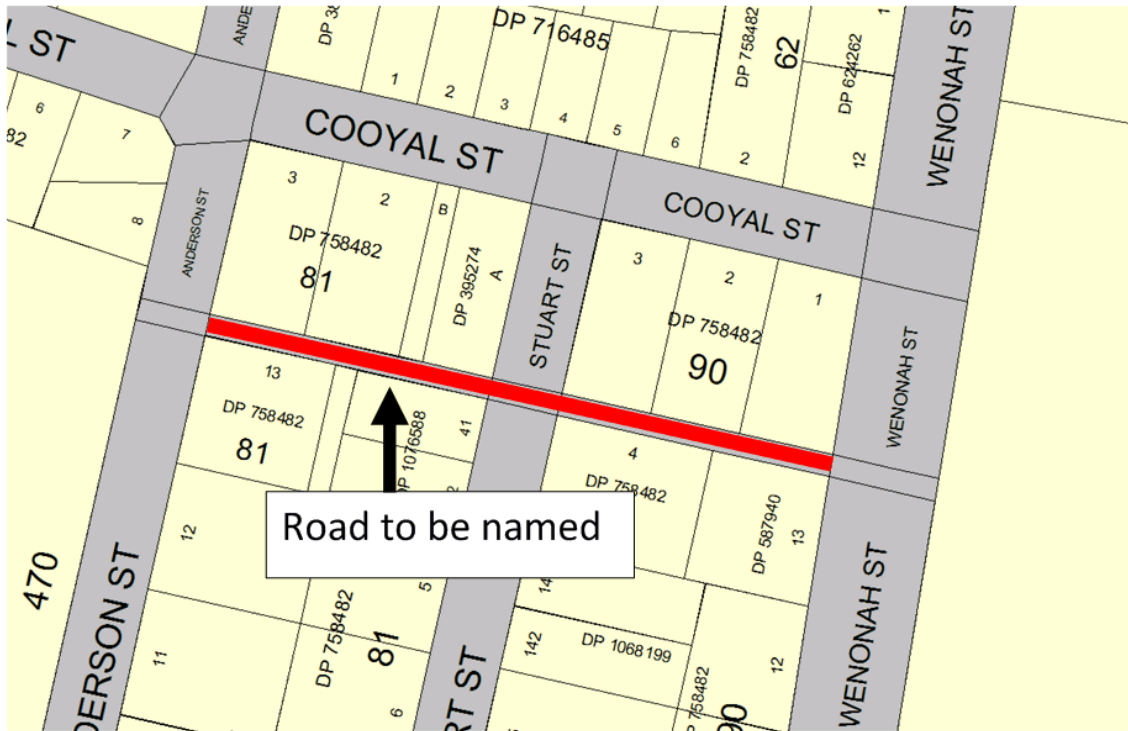
Dear Manager,

Thank you for requesting suggestions for a name for the rear lane behind my home, referred to in your letter as **Road Reserve off Wenonah Street to Anderson Street**. My suggestions appear below, and are in agreement with your guidelines.

1. Charles Hubert Street (war/casualty lists category). This is my maternal grandfather. I have his WWI service medal, Driver Charles Hubert 301246 Canadian Field Ambulance.
2. Pecan Lane (thematic flora & fauna category). I have planted several pecan trees in the back yard, replacing dead trees which were removed. The Apache Pecan is growing very quickly and soon will reach above the back fence line (lane way) and dominate this space as its predecessor did (a peppercorn tree). The Cherokee Pecan, also along fence line and a grafted tree, is growing more slowly. The Pine Nut tree also is growing more slowly, at back corner nearest Stuart Street – Pine Street also is a good name – and when mature will be a major feature of the landscape.
3. Plum Lane. I also have planted plum trees in the back yard which are growing very rapidly, but when mature the pecan and pine nut trees will hide the plums from view in lane way. One is a Mariposa Plum (Mariposa Street also is a good name) and the other a Satsuma Plum, both red-fleshed Japanese-style varieties.

Kind regards,

Susan M. Lightowlers



9.11 Naming of unnamed road off Campbells Creek Road, Windeyer

REPORT BY THE PROPERTY SUPPORT OFFICER

TO 20 JUNE 2018 ORDINARY MEETING

GOV400066, R0790041

RECOMMENDATION

That Council:

1. **receive the report by the Property Support Officer on the Naming of unnamed road off Campbells Creek Road, Windeyer; and**
2. **endorse the naming of this road as Sorata Lane and place this on public exhibition for a period of 21 days.**

Executive summary

Addressing is required for nine properties accessed via the unnamed road reserve running south off Campbells Creek Road, necessitating the road to be named.

Disclosure of Interest

Nil

Detailed report

Council has a requirement, under the Addressing Standard, to provide clear and concise addressing for all properties in the Council area. As part of the ongoing Rural Addressing Project it was noted that 9 properties are accessed via an unnamed road off Campbells Creek Road. At the moment the addressing for these properties relates to the point where the unnamed road leaves Campbells Creek Road rather than the actual point at which their property is accessed.

Council wrote to the affected property owners on 21 March 2018 advising that Council was looking into naming the road and requesting their naming suggestions. Public consultation was also invited in an advertisement placed in the 23 March 2018 issue of the Mudgee Guardian. Submissions closed on 13 April 2018 and during this period no submissions were received. The following names from Council's Pre-Approved Names List are applicable to the area:

Sorata	Endeavour
Pioneer	Resolution
Corella	Yoyang (Black Cockatoo)
Yurana (Yellow Box tree)	Yurali (Eucalyptus blossom)
Yulan (Black Wattle tree)	Yarrany (Wattle tree)
Wirrang (Rock Wallaby)	

The Geographical Names board have been advised of these possible names and has no objection to any of them.

The recommended name relates to Sorata Street which was a street name in the village of Windeyer. The street reserve was closed in 2012 and converted to freehold land. Sorata was added to Council's Pre-Approved List for use in the Windeyer area to retain this part of the area's history. It is believed that Sorata Street originated from the name of the ship, SS Sorata, which was part of the Orient Steam Navigation Company. SS Sorata serviced Australia from at least 1854 and brought many prospective miners to the country as well as many sailors who deserted and joined the gold rush.

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

In accordance with Council's Road Naming Policy, the name that Council endorses for this lane will be:

1. Advertised in the Mudgee Guardian inviting submissions in writing from the public for a period of 21 days.
2. Concurrently, notice of the proposed name will be sent to Australia Post, the Registrar General, the Surveyor General, the Chief Executive of the Ambulance Service of NSW, Fire and Rescue NSW, the NSW Rural Fire Service, the NSW Police Force, the State Emergency Services, the NSW Volunteer Rescue Association Inc., and, in the case of a classified road – Roads & Maritime Services, inviting submissions in writing for a period of 21 days.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not Applicable.

Council Policies

Road Naming Policy.

Legislation

Roads Act 1993.

Roads Regulation 2008.

Geographical Names Act 1996.

Geographical Names Board of NSW Guidelines.

Financial implications

The cost of installation of one street sign to be located at the intersection of Campbells Creek Road and the unnamed road is currently within existing street signage budgets.

Associated Risks

Nil.

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

24 May 2018

Attachments: 1. GNB Letter dated 20/3/2013.
2. Pre-Approved Names List.
3. Map of road being named.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

**Land & Property
Information**

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

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

Attention: Carolyn Atkins

20th March 2013

Your Ref: CA: R0790141 R0790041
Our Ref: T02/0175 2013 - 050

Dear Madam,

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

I refer to your letter dated 19th March 2013 which proposed the following public road names:

**LOVETT STREET, BLOODSWORTH STREET, MINORCA STREET,
OAKBOROUGH STREET, RIVERSDALE STREET, SORATA STREET**

On behalf of the Geographical Names Board (GNB), Surveyor General (SG) and Registrar General (RG), the names have been reviewed under the GNB Guidelines for the Naming of Roads and there is no objection to their use providing they do not refer specifically to any living persons.

Yours Faithfully

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



List of Approved Street/Road Names as at 3rd May 2018

COUNCIL MEETING 3 AUGUST 1993

McEwen (Mudgee) – For Alexander McEwen, the first Presbyterian minister at St Paul's Presbyterian Church in Mudgee from 1858 to his death in 1883.

Dud Mills (Mudgee) – CD (Dud) Mills was a successfully published Bush Poet born in Mudgee 30/6/1908. He spent time in south-west Queensland, the central west of NSW & the Kimberly region of WA as a stockman and a drover. In 1942 he joined the Australian Army and spent time in New Guinea during WWII eventually leaving the Army in 1946. Author of several volumes of bush poetry. Died in Mudgee 8/7/1985.

Marsh (Mudgee) – For Allan Marsh who served on Council and was a member of an old Mudgee family. And for Harold Marsh who also served on Council and was a member of an old Mudgee family and was a Stock & Station Agent and Auctioneer.

Rowell (Mudgee) – For Nicholas Rowell who laid the foundation stone for the Salvation Army Citadel, which opened in 1889. He was a partner in the early Kelleys Department Store and then opened up his own store during the gold rush before taking up farming along Lawson's Creek.

Gillis (Mudgee) – For Aboriginal tracker, James Gillis McDonald (-1937) who was attached to Mudgee District Police for 40 years. He was a noted and respected athlete, swimmer and boxer who won the famous Botany Handicap (now Stawell Gift) and was involved in the capture of the Governor Brothers. Died 1937.

Thomas Fiaschi (1853-1927) (Mudgee Eurunderee) - Born in Florence and came to Australia in 1875. A famous Doctor who practiced at Sydney Hospital. After World War I he took over Mudgee Vineyard from the Roth family and was president of the Australian Wine Producers Association of NSW in 1902-27.

Boldrewood (Gulgong) - Rolf Boldrewood, author of Robbery Under Arms, The Miners Right and others. Rolf Boldrewood, was the pen name of Thomas Alexander Browne, Police Magistrate in Gulgong 1871-1881 and Gold Commissioner from 1872-1881. Died 11/3/1915.

Kamilaroi – The name of an Aboriginal people who moved over part of the Council area.

COUNCIL MEETING 15 MARCH 2006

Quinn (Mudgee) – Brad Quinn was a young man, involved in the Rural Bush Fire Brigade and the Youth Café. Killed in motor vehicle accident in 2002. Approved for use for a road in Mudgee at the 18/4/18 Council Meeting. Not yet formally approved.

COUNCIL MEETING 18 APRIL 2007

Melaleuca - Species of native shrubs and trees.

COUNCIL MEETING SEP 2009

Ralphs Road (Mudgee South) – Named after Ralph Turner a POW in Changi Prison where he died aged 21. The Turner property was in the area of the road that was commonly named Old Reservoir Road (near Redbank Dam). Ralphs Road was approved by Council November 2008 but the residents in the area preferred Old Reservoir Road. Ralphs Road was changed to Old Reservoir Road by Council in September 2009. Ralphs Road was already approved so can be used for a new road name but preferably in the Mudgee South area.

COUNCIL MEETING 17 NOV 2012

Oldfield (Gulgong) – For the Oldfield Family – Richard Oldfield came to Australia and settled in Windsor then resettled in Gulgong during the gold rush. He married Mary Ann Field but was not a successful miner so he bought a stamping machine. With his sons he crushed rocks in Gulgong and Mebul. His son, George Oldfield, carried on the rock crushing business until it was not viable. George and his son William Oldfield then acquired a coach run to Gilgandra and Mudgee from Gulgong. Years later Cobb and Co acquired the

coach run from George and William. William Oldfield became a Whyaldra Shire Council employee working as a horse and dray driver, then a road maintenance and grader driver. During World War II he went to Darwin and worked as a grader driver on the airfields, grading aerodrome areas when Darwin was bombed. After the war William (Bill) returned to Gulgong and continued working for Council as a garbage collector. When Bill retired, Mudgee Council presented him with a watch at a dinner in his honour after 30 plus years of service. Bill also served 25 years on the Gulgong Fire Brigade. The Oldfield family history started in 1865 until 1972, over one hundred years in Gulgong.

Endeavour – HMS Endeavour or HM Bark Endeavour was the ship captained by Lieutenant James Cook on his first voyage of discovery to Australia and New Zealand from 1769 to 1771. She was launched in 1764 as the collier Earl of Pembroke but was purchased by the Royal Navy in 1768 for a scientific mission to the Pacific Ocean to observe the 1769 transit of Venus, and to explore the seas for the surmised Terra Australis Incognita.

Resolution – HMS Resolution was the ship captained by Captain James Cook on his second and third voyages of exploration in the Pacific from 1772 to 1775 and 1776 to 1780, after Cook's death in 1779. She was launched in 1770 as the collier Marquis of Granby and was purchased by the Royal Navy in 1771. She was originally registered as HMS Drake but was renamed HMS Resolution in December 1771.

COUNCIL MEETING 1 MAY 2013

Sorata (Windeyer) – Sorata Street as a street name in the village of Windeyer. May have never been formed but has since been closed as Lot 1 DP 1181771 (registered 18/12/12). Name added to Pre-Approved List for use in the Windeyer area to retain the history.

Minorca (Rylstone Kandos Clandulla Charbon) – Named for the convict ship Minorca which sailed in June 1801 and arrived in the New South Wales Colony on 31/1/1802 carrying free settler James Vincent. The pioneer pastoralist lived on the property Carwell.

Riversdale (Rylstone Kandos Clandulla Charbon) – Local pioneer James Vincent's daughter, Elizabeth, married John Nevell and two of their properties were resumed for Windamere Dam. One was called Riversdale.

Oakborough (Rylstone Kandos Clandulla Charbon) – Local Pioneer James Vincent's daughter, Elizabeth, married John Nevell and two of their properties were resumed for Windamere Dam. One was called Oakborough.

COUNCIL MEETING 19 JUNE 2013

Lambert (Rylstone Kandos Clandulla Charbon) – Jimmy Lambert Born 1823 and died in 1882. Acknowledged during his lifetime as the King of the Dabee tribe. Jimmy was well respected by both the indigenous and European communities.

COUNCIL MEETING 24/713

Lillie Cook (Mudgee) – The property of Glen Ayr, which covered the land from Henry Bayly Drive back along Rifle Range Road, was for many years, until the 1950s, used as Cooks Dairy Farm owned and run by Walter Cook and his wife Lillie Cook nee Cox.

Annie Pyne (Mudgee Eurunderee) – Born 9/3/1888 in Woolloomooloo, Annie Williams married Edmund Pyne of Eurunderee in 1925 and became a staunch support of the Red Cross and the Mudgee District Hospital Auxiliary. On 13/10/1971 Annie was awarded a Life Membership of United Hospital Auxiliaries of NSW for her work and dedication to the Mudgee District Hospital. On 6/5/1972 she was selected as the Quota Club of Mudgee's Woman of the Year for 1972 in recognition of her wonderful and consistent work in the service of the community over the years. Annie passed away on 29/9/1992 at 104 years of age. Photo of Mrs Pyne in the Pre-Approved Names folder.

COUNCIL MEETING 18/2/15

Lucas (Kandos) – William Lucas was the first Police Officer in the town of Kandos. He began his assignment there in 1903 as a Constable. In 1922 he was promoted to Sergeant and received an assistant. He was transferred away from Kandos in 1922.

Cant (Kandos) – William Cant came to Kandos in 1926 as the head gardener for the Cement Works General Manager. He and his staff transformed the bush and dirt surrounding the Cement Works into magnificent gardens and also built tennis courts and a bowling green. He retired in 1965.

Singh (Kandos) – Jundah Singh came from the Punjab in far north-west India as a child at the turn of the 20th century. He married in 1910 and moved his family and business from Portland to Kandos in 1918. He built a store and bought land in the town but in 1927 his wife passed away. With 9 children from the age of 17 to 2 he found the going hard. In 1934 the stress took its toll and he died.

Oakden (Kandos) – Frank Oakden was the first General Manager of the Kandos Cement Works. He came to Australia in 1912 to report on the Cement Works near Clandulla. In 1913 he was head hunted for the position of General Manager. He eventually returned to New Zealand and died in 1931.

Kearins (Kandos) – Irene Kearins bought a shop in Kandos in 1947. Her husband agreed with the purchase so long as he didn't have to work there and she didn't go into debt. They raised a family in the residence attached to the shop full of lollies, ice blocks and ice creams. She became an institution with the children of Kandos and ran the shop until she died in 2009.

Bugg (Mudgee Cooyal Wollar) – Mary Ann Bugg was the aboriginal wife of Captain Thunderbolt. Her family lived in the Cooyal area and she met Fred Ward when he was "paroled" to Cooyal Station. Later it was deemed he had misbehaved too much so his ticket of leave was revoked and he was eventually sent back to Cockatoo Island to serve the rest of his sentence. After his escape from Cockatoo Island Fred became Captain Thunderbolt in a robbery in December 1863. He then returned to Mary Ann and she went bushranging with him until she and Ward separated in 1867. She died in 1905 in Mudgee.

COUNCIL MEETING 16/9/15

Millett (Mudgee) – Walter Millett, Mayor of the former Cudgegong Shire from 1891-1892.

COUNCIL MEETING 16/3/16

Dunnachie (Mudgee Cooks Gap) – John Dunnachie (1943-2011) with his wife Margaret, chose Mudgee as the location for his semi-retirement to be close to the wineries and because of his love of rural life. John was a long time participant of the Mudgee Field Days and a third generation master Cooper. John also worked on restoring and repairing sloop buckets, water and storage barrels for the HMB Endeavour at the National Maritime Museum in Sydney. He also handcrafted spittoons for Steins Wines, barrels for DiLusso Winery and Mudgee Winery, wine barrels for Farmers Daughter Wines, tubs, buckets, barrels, casks & butter churns for Elizabeth Farm in Parramatta and Hyde Park Barracks in Sydney, and wine barrel tables for hotels in Rylstone and Mudgee. His craftsmanship was highly sought after and many residents and visitors own a piece of his work.

COUNCIL MEETING 21/2/18

Knowles (Mudgee Budgee Budgee) – Bill Knowles (1923-1999) was a very active member in the Mudgee Scouts community, bringing it back to life after a period of inactivity. His methods of assessing Scouts was taken up by the Scout movement. Bill was awarded the King Scout badge in 1940. He was welfare officer for the Mudgee Salvation Army and active in helping members of his own and other rural communities. After attempting to join up twice (he worked in a protected industry), Bill joined the RAAF in 1942. He was a radio technician who worked on Kitty Hawk P40 fighters, sometimes in the air during dog fights, installed telephone systems between bases on pacific islands and even ran a radio station. He served in Milne Bay in Papua New Guinea, Goodenough Island in the Solomon Sea, Manus Island & Los Negros Island in the Bismarck Sea, and Noemfoor (Numfor) Island in Cenderawasih Bay north east of New Guinea Island. Bill bought his family to Mudgee in 1977 and put his touch on many homes in the area as a licensed handy man and a Master Locksmith.

COUNCIL MEETING 21/3/18

Newton (Gulgong) – for the late Ray Newton, a former and highly regarded resident of Gulgong.

Kerin or Corporal (Gulgong) – for the late Kerin Corporal, a young aboriginal football player for the Gulgong Terriers.

Reid (Gulgong) – for the late Robert Reid who was a war veteran and has family living just south of the town of Gulgong.

Nellie or Melba (Gulgong) – for Nellie Melba who sang at the Prince of Wales Opera House in Gulgong.

Cullengoral (Gulgong) – an Aboriginal word meaning water running over metal relating to gold sluicing during the gold rush in Gulgong.

Gould – for John Gould (1804-1881), considered the father of bird study in Australia and publisher of a number of monographs of birds and three volumes of The Mammals of Australia.

Roxy (Gulgong) – for the Roxy Theatre/Prince of Wales Opera House in Gulgong.

Darcy (Gulgong) – for Les Darcy (1895-1917) the Australian boxer who fought in Gulgong during the gold rush days.

BeauFoy or Merlin (Gulgong) – for Henry BeauFoy Merlin (1830-1873) a travelling photographer, well known during the Gulgong gold rush days. One of his photographs was used for the background of the original \$10 note.

Corella – for the native bird, local to the entire Council area.

Angoves (Gulgong) – for Mary Angoves (1831-1908) Gulgong's first Post Mistress, appointed in 1870, and partner in the general store and later a Hotel with her husband, Richard.

Pioneer – for the many pioneers who opened up the entire Council area.

Alluvial (Gulgong) – for Gulgong's rich history of alluvial gold.

Burrannah (Gulgong) – for the Burrannah Formation mineralisation located between the Mudgee and Home Rule faults.

Sibley (Hargraves) – for Mary and Ern Sibley (1887-1975 & 1891-1979) who were highly regarded members and leaders in the Hargraves community. They were both born in Hargraves, lived most of their lives there and are now buried in the village cemetery with three previous generations of their respective families.

Vogt (Hargraves) – for Fred Vogt (-2017?) who lived in the Hargraves community for many years and was instrumental in the creation and care of the park next to the Empire Hall (Louisa Park). He build the BBQ, worked on the erection of the fence and was a force behind retrieval of the Stamper Battery and its display in the park. He maintained the park, mowing, picking up sticks and rubbish and emptying the garbage bins until ill health forced his move to family in Lismore before his eventual passing.

Goldfields – for the many goldfields located throughout the Council area. Especially Hargraves and Gulgong.

COUNCIL MEETING 18/4/18

Mariyan (Gulgong) – Aboriginal (Wiradjuri language) for Wedge Tailed Eagle, known in the Mebul & Beryl area for over 50 years.

Dean (Gulgong) – for Alexander Dean who had land in the Beryl area in the 1830s.

Yoyang – Aboriginal (Wiradjuri language) for Black Cockatoo, local to the entire Council area.

Yurana– Aboriginal (Wiradjuri language) for Yellow Box tree, local to the entire Council area.

Yurali – Aboriginal (Wiradjuri language) for blossom of Eucalyptus, local to the entire Council area.

Yulan – Aboriginal (Wiradjuri language) for Black Wattle tree, local to the entire area.

Balganbaa – Aboriginal (Wiradjuri language) for boomerang shaped creek.

Murrung – Aboriginal (Wiradjuri language) for Grey Box tree, local to the entire area.

Wangarang – Aboriginal (Wiradjuri language) for tortoise, local to the entire area.

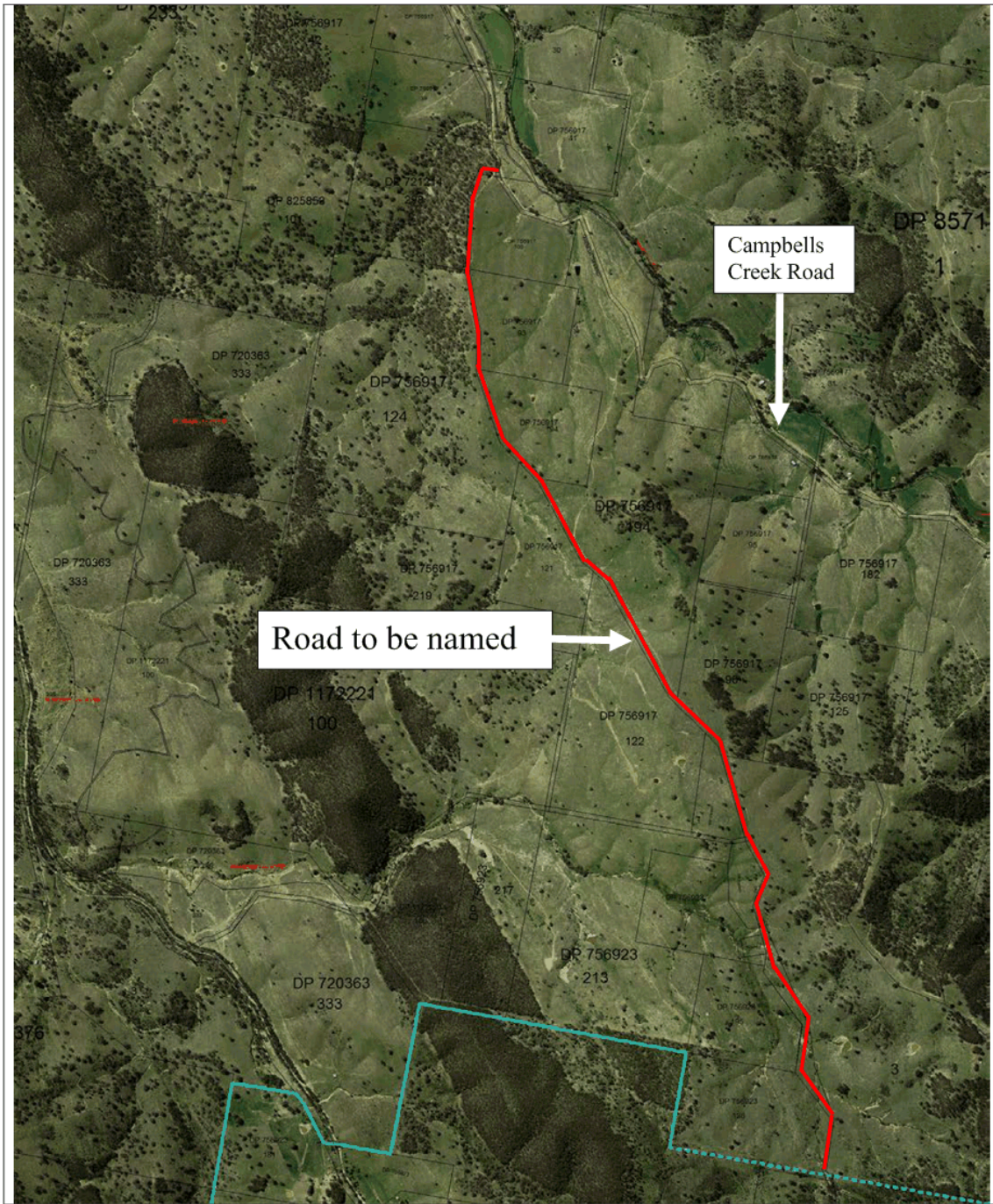
Yamagan – Aboriginal (Wiradjuri language) for Kurrajong tree, local to the entire area.

Yarrany – Aboriginal (Wiradjuri language) for Wattle, local to the entire area.

Bagurra – Aboriginal (Wiradjuri language) for Kurrajong tree blossom, local to the entire area.

Gungan – Aboriginal (Wiradjuri language) for running stream.

Wirrang – Aboriginal (Wiradjuri language) for Rock Wallaby, local to the entire area.



Map Scale: 1:22,400

Disclaimer
This map has been created for the purpose of showing basic locality information over Mid-Western Regional Council. Property boundary line network data is supplied by Department of Lands.

This map is a representation of the information currently held by Mid-Western Regional Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions.

Legend

- | | | | | | |
|--|------------|--|--------------|--|--------------|
| | Parcel | | Parish | | Road |
| | Crown Land | | Localities | | State Forest |
| | Railway | | LGA Boundary | | Waterway |

NORTH



Printed on Thursday, 15 February 2018

9.12 Naming of an unnamed road off Ridout Lane Gulgong

REPORT BY THE PROPERTY SUPPORT OFFICER

TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, R0790041

RECOMMENDATION

That Council:

1. **receive the report by the Property Support Officer on the Naming of unnamed road off Ridout Lane Gulgong; and**
2. **formally approve the name of Koongarra Lane for this unnamed road.**

Executive summary

Formal approval is requested to name the unnamed road off Ridout Lane in the Locality of Gulgong, Koongarra Lane.

Disclosure of Interest

Ni

Detailed report

The need to name this unnamed road was noted as part of the Rural Addressing Project to allow for clear and concise addressing for the four properties accessed by this road. Council wrote to the affected property owners requesting their naming suggestions on 22 June 2017. Public consultation was also invited in an advertisement placed in the 30 June 2017 issue of the Mudgee Guardian.

From submissions received, Council provisionally approved the name of Koongarra Lane at their 21 March 2018 meeting.

Koongarra is a Northern Territory Aboriginal word meaning “flock of birds ascending” or “place of birds” probably from the language of the Djork clan.

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

The Bathurst Local Aboriginal Land Council have confirmed there would be no issue with the use of this word.

Koongarra Lane was advertised in the 11 May 2018 Mudgee Guardian and on Council’s website with no additional submissions received.

Notices of the new road name were served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW SES and NSW VRA via the NSW Online Road Naming System with no objections received.

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

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

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

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not applicable.

Council Policies

Road Naming Policy.

Legislation

Roads Act 1993.

Roads Regulation 2008.

Geographical Names Act 1996.

Geographical Names Board of NSW Guidelines.

Financial implications

The cost of installation of one street sign at the intersection of Koongarra Lane with Ridout Road is currently within existing street signage budgets.

Associated Risks

Nil.

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

4 June 2018

Attachments:

1. GNB Letter dated 15/2/18.
2. Submission.
3. Submission.
4. Map of Road to be named.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



PO Box 143
Bathurst NSW 2795
T: 02 6332 8214
F: 02 6332 8217
E: gnb@lpi.nsw.gov.au
www.gnb.nsw.gov.au

Your Reference: CA:R0790041
Contact Officer: Nikko Muldoon
Telephone No: 02 6332 8304
Email: GNB@lpi.nsw.gov.au

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

ATTENTION: Carolyn Atkins

Dear Carolyn

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

I refer to your letter dated 8 February 2018, which proposed the following public road names:

KOONGARRA LANE

On behalf of the Geographical Names Board (GNB) and Surveyor General (SG), the names have been reviewed under the GNB NSW Addressing User Manual and the name is approved for use.

Kind Regards,

Nikko Muldoon
Trainee Spatial Information Officer
Geographical Names Board of NSW
15 February 2018



CA:R0790041

PO BOX 156
MUDGEE NSW 2850

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

Ph: 1300 765 002 or (02) 6378 2850
Fax: (02) 6378 2815
email: council@midwestern.nsw.gov.au

22 June 2017

Mr IR Oatley
845 Henry Lawson Drive
EURUNDEREE NSW 2850

Dear Mr Oatley,

PROPOSED ROAD NAMING – HOMER STREET EXTENSION TO RIDOUT LANE

Council is currently reviewing all addressing within the Mid-Western Regional Council area. Street and Rural addressing is a standardised addressing system used throughout Australia that is a straight forward means to identify and locate properties. Valid addressing assists emergency vehicles and others to locate properties, thereby minimising delays and inconvenience for emergency services and the delivery of goods and services to the community. It is a requirement that all properties within the Mid-Western Regional Council area have a valid address.

As Homer Street becomes impassable approximately 350 metres from the Mayne Street/Henry Lawson Drive intersection Council is required to allocate a separate road name to the road reserve running south to Ridout Lane, that provides access to your property – Lot 91 DP 755433 .

At the moment, your property has a Flirtation Hill Lane address which does not actually reflect the access to your property. The only option would be to allocate an address from the point the road leaves Ridout Lane rather than to the point where it enters your property. This is not ideal. Once this road is named a more precise address can be allocated to your property. This will enable more exact addressing which can be crucial in an emergency services situation.

As your property is serviced by this road reserve, Council invites you to submit a name or names for this road. The Geographical Names Board Guidelines for the Naming of Roads identifies that the preferred sources for road names include the following:

- Aboriginal names
- Local history
- Early explorers, pioneers, settlers and other eminent persons (not living)
- War/casualty lists
- Thematic names such as flora, fauna or ships.

Please keep in mind that a name cannot relate to a living person or a commercial interest. Names should also be reasonably easy to read, spell and pronounce, and should not duplicate a name already in use in the Council area. Please include the reasons or background information for your proposed name in your submission.

Submissions should be made in writing to the General Manager, Mid-Western Regional Council, PO Box 156 Mudgee NSW 2850 and will be accepted until Friday, 21st of July 2017.

Should you have any questions concerning the naming of this street, please do not hesitate to contact Carolyn Atkins of Council's Revenue & Property Department on ☎ 02 63782850 or 1300 765 002.

4th July 2017

845 Henry Lawson Drive
Eurunderee NSW 2850

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

Dear Sir

Re: Proposed road naming – Homer Street extension to Ridout Lane

I acknowledge your letter dated 22nd June 2017 Ref CA: R0790041 seeking submissions for renaming the road Homer Street extension to Ridout Lane.

The name I submit for consideration is “Koongarra” which is an Aboriginal name meaning “flock of birds ascending”.

As a matter of fact, the cottage on my property is also named “Koongarra Cottage”.

It seems an appropriate name for a road in this part of the country; however I leave it to your deliberations.

I hope this submission will be considered favorably.

Yours faithfully

Ian Oatley

Ian Oatley



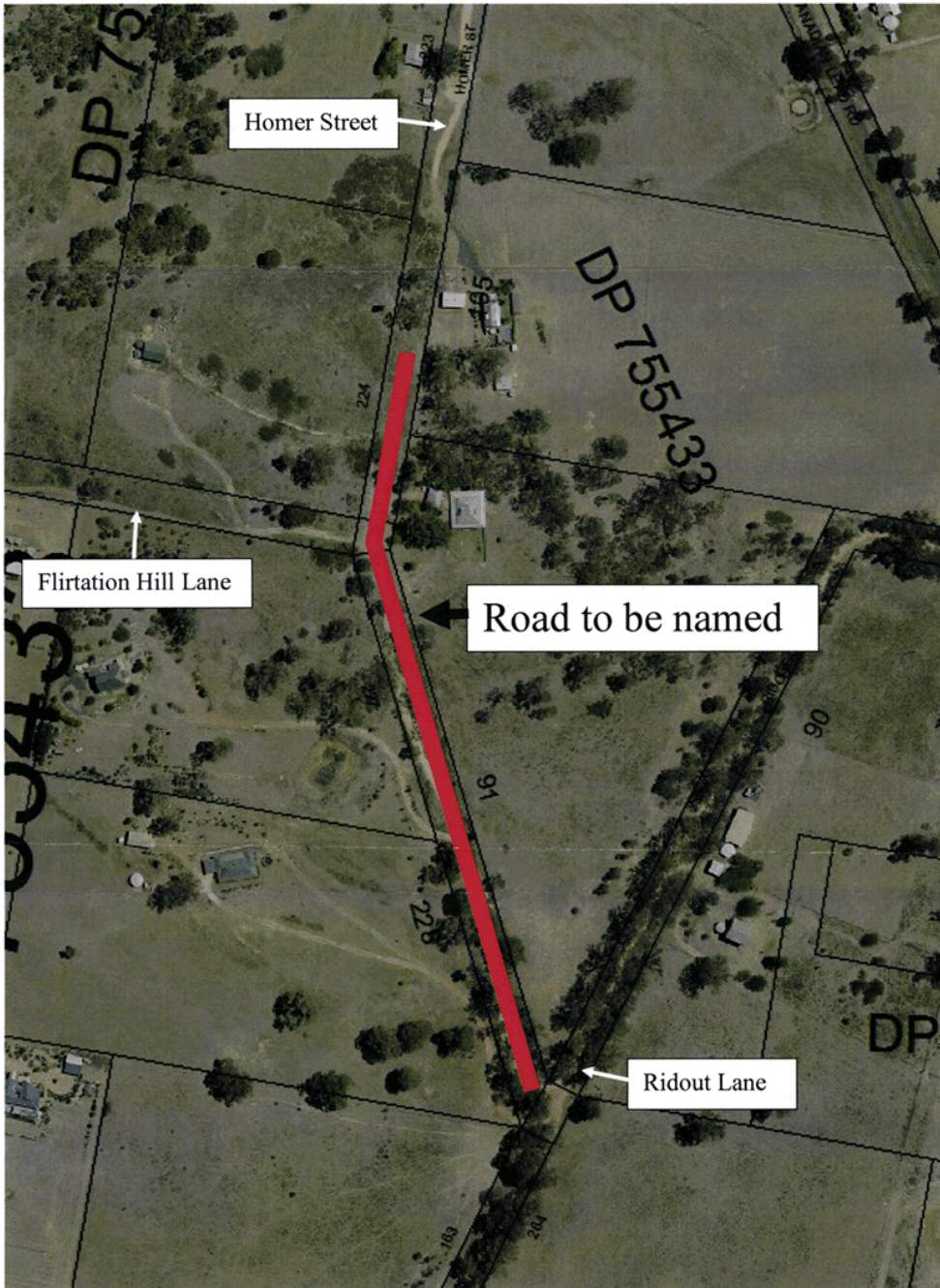
MID-WESTERN REGIONAL COUNCIL

2

Yours faithfully

D. Sawyer
Diane Sawyers
Manager Revenue & Property

*Koongana
"Flock of birds ascending"*





CA:R0790041

PO BOX 156
MUDGEE NSW 285086 Market Street MUDGEE
109 Herbert Street GULGONG
77 Louee Street RYLSTONEPh: 1300 765 002 or (02) 6378 2850
Fax: (02) 6378 2815
email: council@midwestern.nsw.gov.au

22 June 2017

Mr AF & Mrs LM Birchall
PO Box 493
GULGONG NSW 2852

Dear Mr and Mrs Birchall,

PROPOSED ROAD NAMING – HOMER STREET EXTENSION TO RIDOUT LANE

Council is currently reviewing all addressing within the Mid-Western Regional Council area. Street and Rural addressing is a standardised addressing system used throughout Australia that is a straight forward means to identify and locate properties. Valid addressing assists emergency vehicles and others to locate properties, thereby minimising delays and inconvenience for emergency services and the delivery of goods and services to the community. It is a requirement that all properties within the Mid-Western Regional Council area have a valid address.

As Homer Street becomes impassable approximately 350 metres from the Mayne Street/Henry Lawson Drive intersection Council is required to allocate a separate road name to the road reserve running south to Ridout Lane, that provides access to your property – Lot 228 DP 755433 .

At the moment, your property does not have a valid address and the only option is to allocate an address from the point the road leaves Ridout Lane rather than to the point where it enters your property. This is not ideal. Once this road is named a more precise address can be allocated to your property. This will enable more exact addressing which can be crucial in an emergency services situation.

As your property is serviced by this road reserve, Council invites you to submit a name or names for this road. The Geographical Names Board Guidelines for the Naming of Roads identifies that the preferred sources for road names include the following:

- Aboriginal names
- Local history
- Early explorers, pioneers, settlers and other eminent persons (not living)
- War/casualty lists
- Thematic names such as flora, fauna or ships.

Please keep in mind that a name cannot relate to a living person or a commercial interest. Names should also be reasonably easy to read, spell and pronounce, and should not duplicate a name already in use in the Council area. Please include the reasons or background information for your proposed name in your submission.

Submissions should be made in writing to the General Manager, Mid-Western Regional Council, PO Box 156 Mudgee NSW 2850 and will be accepted until Friday, 21st of July 2017.

Should you have any questions concerning the naming of this street, please do not hesitate to contact Carolyn Atkins of Council's Revenue & Property Department on ☎ 02 63782850 or 1300 765 002.

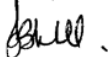
14.7.2017

Dear GM – MWRC,

We wish to submit a name for the un-named road our property borders, letter REF CA:R0790041.

The name we wish to submit is “Koongarra” – Which is aboriginal for meaning place of birds/natural fauna.

Thank you for accepting this submission.



Andrew Birchall

Lot 228, Homer Street Gulgong NSW 2852





9.13 Naming of an unnamed Road off White House Road, Gulgong

REPORT BY THE PROPERTY SUPPORT OFFICER

TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, R0790041

RECOMMENDATION

That Council:

1. **receive the report by the Property Support Officer on the Naming of unnamed Road off White House Road, Gulgong; and**
2. **formally approve the name of Egans Lane for this unnamed road.**

Executive summary

Formal approval is requested to name the unnamed road off White House Road to Henry Lawson Drive in the Locality of Gulgong, Egans Lane.

Disclosure of Interest

Nil.

Detailed report

Council has a requirement, under the Addressing Standard, to provide clear and concise addressing for all properties in the Council area. A property owner, whose property is accessed via the unnamed road reserve, requested the road be named and be included in Council's roads maintenance list. This was approved at Council's 19 July 2017 meeting.

Council wrote to the affected property owners requesting their naming suggestions on 27 July 2017. Public consultation was also invited in an advertisement placed in the 4 August 2017 issue of the Mudgee Guardian.

From submissions received, Council provisionally approved the name of Egans Lane at their 21 March 2018 meeting.

Egan is the name of a family with connections to the area. James (1828-1893) and Ellen (1839-1910) Egan came to Australia from Ireland in 1856 and then to Gulgong for the Gold Rush. They ran the Shamrock Hotel at Canadian Lead and had a farm at Spring Creek just above the road being named. Ellen and their son Frank later took over the license of Tattersalls Hotel and then the Prince of Wales Hotel in Gulgong. Another son, James (1854-1937), owned land on the road being named that is still called Egans Block.

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

Egans Lane was advertised in the 11 May 2018 Mudgee Guardian and on Council's website with no additional submissions received.

Notices of the new road name were served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW SES and NSW VRA via the NSW Online Road Naming System with no objections received.

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

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

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

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not applicable.

Council Policies

Road Naming Policy.

Legislation

Roads Act 1993.

Roads Regulation 2008.

Geographical Names Act 1996.

Geographical Names Board of NSW Guidelines.

Financial implications

The cost of installation of one street sign at the intersection of Egans Lane and Henry Lawson Drive is currently within existing street signage budgets.

Associated Risks

Nil.

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

4 June 2018

- Attachments:*
1. GNB Letter dated 15/2/18.
 2. Submission.
 3. Submission.
 4. Submission.
 5. Submission.
 6. Map of Road to be named.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



PO Box 143
Bathurst NSW 2795
T: 02 6332 8214
F: 02 6332 8217
E: gnb@lpi.nsw.gov.au
www.gnb.nsw.gov.au

Your Reference: CA:R0790041
Contact Officer: Nikko Muldoon
Telephone No: 02 6332 8304
Email: GNB@lpi.nsw.gov.au

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

ATTENTION: Carolyn Atkins

Dear Carolyn

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

I refer to your letter dated 8 February 2018, which proposed the following public road names:

**CUMBANDRY LANE, EGANS LANE, RATES PAID UNMAINTAINED ROAD,
GUMIRRI ROAD**

On behalf of the Geographical Names Board (GNB) and Surveyor General (SG), the names have been reviewed under the GNB NSW Addressing User Manual and the following objection has been raised:

CUMBANDRY LANE - objection is raised under *Principle 6.7.4 Uniqueness, Duplication* of the NSW Addressing User Manual. A road name will be regarded as a duplicate if it is the same or similar in spelling or sound to an existing name, regardless of the road type. Cumbandry Lane already exists within the defined proximity.

RATES PAID UNMAINTAINED ROAD – *Principle 6.7.2 Language* of the NSW Addressing User Manual. b. Road names shall be easy to pronounce, spell and write, and preferably not exceed three words (including the road type) or 25 characters.

Should you wish to proceed with adoption of the name to which objection has been raised, then Council should write to the **Secretary of the Geographical Names Board, PO Box 143, Bathurst NSW 2795** setting out reasons why the name is valid. The matter will then be put to the Board who may choose to overturn the objection.

EGANS LANE and **GUMIRRI ROAD** are approved for use.



PO Box 143
Bathurst NSW 2795
T: 02 6332 8214
F: 02 6332 8217
E: gnb@lpi.nsw.gov.au
www.gnb.nsw.gov.au

Kind Regards,

Nikko Muldoon
Trainee Spatial Information Officer
Geographical Names Board of NSW
15 February 2018

Carolyn Atkins

From: Kylie Leech <kyliejleech@gmail.com>
Sent: Wednesday, 26 July 2017 1:48 PM
To: Council
Subject: Road Naming

To Whom it May Concern,

I refer to Council Meeting held 19/7/17 and 6.4 - Road Naming

It was passed to have our road named and I would like to suggest the following two names for consideration:-

- Cumbandry Lane
- Egans Lane

Could you please advise when this will be processed?

Thanks for your assistance in this matter

Kind Regards

Kylie Leech
0427 677 154

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.

From: Janice Moore <jmo97484@bigpond.net.au>
Sent: Saturday, 5 August 2017 12:39 PM
To: Council
Subject: naming of road

the General Manager
Mid-Western Regional Council

Carolyn Atkins

I have the perfect name for the road reserve off White House Road, to Henry Lawson Drive.

How about you call it,,,,,,,,,RATES PAID UNMAINTAINED ROAD.....

Regards

Janice Moore 63742271

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.

6.8.17

CAROT90041

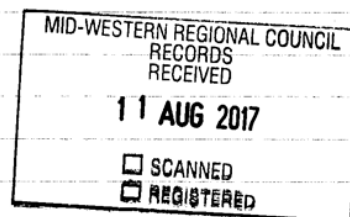
To the General Manager
Mid-Western
Regional Council.

Susan Mills
2508 Henry Lawson
Dive Gulgong
NSW 2852

As requested I am submitting a name
(Egans Lane) it has heritage connecting
to the area

Many Thanks
a.g. Buakspear-

Susan Mills



Carolyn Atkins

From: Janice Moore <jmo97484@bigpond.net.au>
Sent: Sunday, 13 August 2017 11:31 AM
To: Council
Subject: road naming

Hi

Naming of Unmaned road off White House Road, Gulgong.

I wish to submit the following name:-

<http://www.lesbursill.com/site/aboriginalwords.htm#Landscape>

Gumirri--HOLE.....

Janice Moore 63742271

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.



9.14 Naming of an unnamed road off Goolma Road to Bergalin Road, Gulgong

REPORT BY THE PROPERTY SUPPORT OFFICER

TO 20 JUNE 2018 ORDINARY MEETING

GOV400066, R0790041

RECOMMENDATION

That Council:

1. **receive the report by the Property Support Officer on the Naming of an unnamed road off Goolma Road to Bergalin Road, Gulgong; and**
2. **formally approve the name of Williams Road for this unnamed road.**

Executive summary

Formal approval is requested to name the unnamed road off Goolma Road to Bergalin Road in the Locality of Gulgong, Williams Road.

Disclosure of Interest

Nil.

Detailed report

Council has a requirement, under the Addressing Standard, to provide clear and concise addressing for all properties in the Council area. The sale of two parcels of land from a property on Bergalin Road necessitates the naming of an unnamed road reserve running from Goolma Road to Bergalin Road, to allow for individual addresses to be allocated to the two new properties.

Council wrote to the affected property owners and neighbours of the unnamed road requesting their naming suggestions on 3 July 2017. Public consultation was also invited in an advertisement placed in the 7 July 2017 issue of the Mudgee Guardian.

From submissions received, Council provisionally approved the name of Williams Road at their 21 March 2018 meeting.

Joe Williams (1904-1981) owned land on both sides of the road being named. Mr Williams was a well-known farmer in the area, living on the corner of Bergalin Road and the unnamed lane for many years before retiring to Gulgong.

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

Williams Lane was advertised in the 11 May 2018 Mudgee Guardian and on Council's website with no additional submissions received.

Notices of the new road name were served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW

Police Force, NSW SES and NSW VRA via the NSW Online Road Naming System with no objections received.

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

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

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

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not applicable.

Council Policies

Road Naming Policy.

Legislation

Roads Act 1993.

Roads Regulation 2008.

Geographical Names Act 1996.

Geographical Names Board of NSW Guidelines.

Financial implications

The cost of installation of three street signs, one at the intersection of Williams Road with Goolma Road, Adams Lead Road and Bergalin Road is currently within existing street signage budgets.

Associated Risks

Nil.

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

4 June 2018

- Attachments:*
1. GNB Letter dated 15/2/18.
 2. Submission.
 3. Submission.
 4. Submission.
 5. Submission.
 6. Submission.
 7. Map of Road to be named.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



PO Box 143
Bathurst NSW 2795
T: 02 6332 8214
F: 02 6332 8217
E: gnb@lpi.nsw.gov.au
www.gnb.nsw.gov.au

Your Reference: CA:R0790041
Contact Officer: Nikko Muldoon
Telephone No: 02 6332 8304
Email: GNB@lpi.nsw.gov.au

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

ATTENTION: Carolyn Atkins

Dear Carolyn

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

I refer to your letter dated 8 February 2018, which proposed the following public road names:

**NEWTON ROAD, WILLIAMS ROAD, CORPORAL ROAD, KERIN ROAD,
REID ROAD, NELLIE LANE, MELBA LANE, CULLENGORAL LANE,
GOULD LANE, LAWSON LANE, ROXY LANE, DARCY LANE, BEAUFOY LANE
MERLIN LANE, CORELLA LANE, ANGOVES LANE, ZIMMLER LANE,
PIONEER LANE, ALLUVIAL ROAD, BURRANAH ROAD**

On behalf of the Geographical Names Board (GNB) and Surveyor General (SG), the names have been reviewed under the GNB NSW Addressing User Manual and the following objection has been raised:

LAWSON LANE and **ZIMMLER LANE** - objection is raised under *Principle 6.7.4 Uniqueness, Duplication* of the NSW Addressing User Manual. A road name will be regarded as a duplicate if it is the same or similar in spelling or sound to an existing name, regardless of the road type. Lawson Lane and Zimmler Lane already exists within the defined proximity.

Should you wish to proceed with adoption of the name to which objection has been raised, then Council should write to the **Secretary of the Geographical Names Board, PO Box 143, Bathurst NSW 2795** setting out reasons why the name is valid. The matter will then be put to the Board who may choose to overturn the objection.

**NEWTON ROAD, WILLIAMS ROAD, CORPORAL ROAD, KERIN ROAD,
REID ROAD, NELLIE LANE, MELBA LANE, CULLENGORAL LANE,
GOULD LANE, ROXY LANE, DARCY LANE, BEAUFOY LANE
MERLIN LANE, CORELLA LANE, ANGOVES LANE, PIONEER LANE,
ALLUVIAL ROAD and BURRANAH ROAD** are approved for use.



PO Box 143
Bathurst NSW 2795
T: 02 6332 8214
F: 02 6332 8217
E: gnb@lpi.nsw.gov.au
www.gnb.nsw.gov.au

Kind Regards,

Nikko Muldoon
Trainee Spatial Information Officer
Geographical Names Board of NSW
15 February 2018

P.O. Box 90,
Mudgee, NSW, 2850
19th April, 2017.

Mr Brad Cam,
General Manager,
Mid-Western Regional Council,
Administration Centre,
86 Market Street,
Mudgee, NSW, 2850.

Dear Mr Cam,

Re: Lot 168 DP 1145165 (of 4.241ha) and adjoining Lots 1 DP 1136192 & 67 DP 755434 (of combined area 5.4432ha).

I refer to letter of 7th April last from Ms Carolyn Atkins concerning the numbering of our two remaining parcels located off Bergalin Road, Gulgong and, as subsequently discussed with Ms Atkins, confirm that present access to Lot 168 is by way of a gate located at the south-western corner of that block.

Access to Lot 67 DP 755434 is by way of a recently installed gateway at the western end of Closed Road Lot 1 DP 1136192 (lot 67 & Lot 1 being treated as one parcel).

Noting advices from Ms Atkins that on a future sale of either of our remaining parcels (and preferably beforehand) the present road reserve on the west will require naming, could I respectfully ask that such road reserve be named after a former long-time and highly regarded resident of Gulgong namely the late Mr Ray Newton (my suggestion being the road simply be named "Newton Road").

As older residents of Gulgong could certainly confirm (and Council could perhaps contact Mr Maurice Gaudry in this regard) the late Mr Newton was involved over many years in activities as diverse as the raising of funds for the construction of the Gulgong Memorial Swimming Pool; as a Scout leader; in the provision of (free) music lessons for the youth of Gulgong; in the creation of an orchestra which provided music for dances and balls throughout the district, and in the establishment of a brass band which, among other duties, played for many years at the Anzac Day memorial services. It should also be noted that during World War 2, Mr Newton wrote and directed plays, the proceeds of which went towards the war effort and, along with the late Mr Bill Dempsey, was instrumental in the establishment of the renowned Gulgong Historical Museum in Herbert Street.

A road named after Ray Newton would certainly be most fitting and I await your advices on the matter.

Yours truly,


Tom Spring



Jennita & Darryl Reid
91 Goolma Rd
Gulgong NSW 2852
Ph: 02 6374 2925

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

Dear Sir,

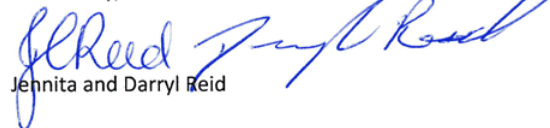
We have a couple of names we would like to submit to be considered for the naming of the road that runs between Goolma Rd and Bergalin Road as listed below and reasons why;

Kerin Corporal Road – Kerin resided with us for a few years and was always considered one of our family. Kerin was a young aboriginal man who was well known in Gulgong and played football for the Terriers along with a few other sports he loved to play. Kerin was schooled in Gulgong also. Kerin unfortunately lost his battle with Depression in June 2016 and took his own life. Kerin and our son Greg often played in the road (the laneway as we called it) when they were younger, riding their bikes, kicking the footy etc. It would be lovely to see a road named after him even it were Kerin Road or Corporal Road so we know he will never be forgotten in the area.

Robert Reid Road – we also chose this name as a tribute to Darryls Grandfather who has since passed. Grandpa as he was known to us by, was a war veteran and passed some time ago now. Robert was the name of the eldest male child in family and he passed this name down to his eldest son who was Robert George Reid who now lives in Kandos. George passed it onto his eldest son who is Robert Christopher Reid but unfortunately Chris passed away when he was 33 years old and he did not have any children so the naming tradition has halted and it would be nice to see Grandpas name on a road near our home.

Either of these names or a variation of these names would be wonderful to see on the road bordering our property. Thank you for your consideration in asking us to be involved in the road naming process.

Yours Truly,


Jennita and Darryl Reid



Gloria Gossage

'Park View'

PO Box 56

GULGONG NSW 2852

20th July 2017

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

Dear Sir

RE: Proposed Road Naming, Goolma Road to Bergalin Road, Gulgong.

This lane has always been known to us as Williams Lane, as Mr Joe Williams owned the land consisting of several portion numbers on the western side of the lane from Goolma Road to Bergalin Road. He also owned land on the eastern side of the unnamed road, plus land on the southern side of Bergalin Road.

We purchase the land on the western side, of the unnamed road, 49 years ago and Mr Williams owned it for many years prior to us purchasing the land.

I would like to see this road called

'Williams Road'

After selling the balance of his land, Mr & Mrs Williams, retired to live in Medley Street Gulgong. They both passed away many years ago.

Thanking you

Gloria Gossage

67 Gossage Road

PO Box 56

GULGONG NSW 2852

Mobile 0419 494 630

A handwritten signature in cursive script that reads "G. Gossage".

120 Bergalin Road
Gulgong 2852

26/7/2017

General Manager
Mid Western Regional Council
86 Market Street
Mudgee 2850

Dear Sir,

Proposed Road Naming - Road Reserve off Goolma
Road to Bergalin Road

Thank you for the opportunity to submit names for this Road Reserve.
Here are my submissions

Nellie Lane
Melba Lane
Nellie Melba Lane
Cullengoral Lane

She sang at the Prince of
Wales Opera House, Gulgong

Aboriginal Name = Water running
over metal: Gold Sluicing
Company in Gulgong

Gould Lane

After John Gould re- the Flora
Also a play on the name Gold

Lawson Lane

After Henry Lawson

Roxy Lane

For the glamour of the movie
days in Gulgong at the Roxy

Darcy Lane

After the well known boxer
Les Darcy who fought in the
era of the Gold Rush in
Gulgong.

BeauFoy Lane
Merlin Lane

After the well known
-photographer BeauFoy Merlin
during the Gold Rush Days :
one of his photographs was used
as a model in the design of the
original Ten Dollar Note.

Corella Lane

Bird of the area, sighted in
my garden

Angoves Lane

Gulgong Towns earliest post
mistress and a local beauty.

Zimmler (s) Lane

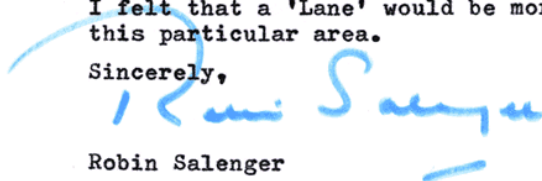
original Dispensary (Chemist)
owner in Gulgong.

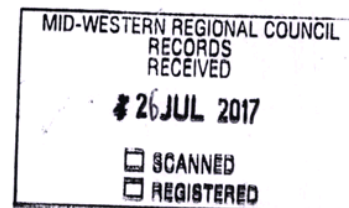
Pioneer Lane

Keeping the pioneering
spirit alive in Gulgong.

I felt that a 'Lane' would be more in keeping with the rural aspect of
this particular area.

Sincerely,


Robin Salenger





Att: Mid-Western Regional Council

Regarding: Naming of road adjacent to Bergalin road, Gulgong

Dear,

Mid-Western Regional Council

My parents have recently purchased Lot 1, 136 Bergalin road and I would like to take the opportunity to recommend to you some street names as per invitation given by post. My name is Eva Bird. I'm 11 years old and go to Cudgegong Valley Public School.

My first preference name I would like to recommend is Alluvial road. This is due to Gulgong's rich history circulating the gold rush era with its deep gold leads rich in alluvial gold in April 1870. This brought a lot of people in the town and contributed the area which includes Canadian and Home Rule as gold producing places. Gulgong supported up to 20 000 people (www.resourcesandenergy.nsw.gov.au) during the Gold rush. I believe this has contributed to the naming of other streets in the area as well (www.geomaps.com.au)

Alluvial definition is for mineral deposited by flowing water as it has in south of Gulgong. This can also be seen on old geological maps which is what brings me to my second recommendation.

In geological maps the area of formation is called the Burranah Formation (www.geomaps.com.au) which I think would be a good street name as well – Burranah Road.

The Burranah Formation was found to be late Ordovician in age which was mapped by Offenbergh (1971). The mineralisation of this formation is located between the Mudgee and Home Rule fault (www.geomaps.com.au).

Thank you for reading my letter. I would be extremely grateful if you could respond to my address if these names become successful in the naming of this road which borders our property.

Many Regards,

Eva Bird (Daughter of Melissa and Ben Bird)

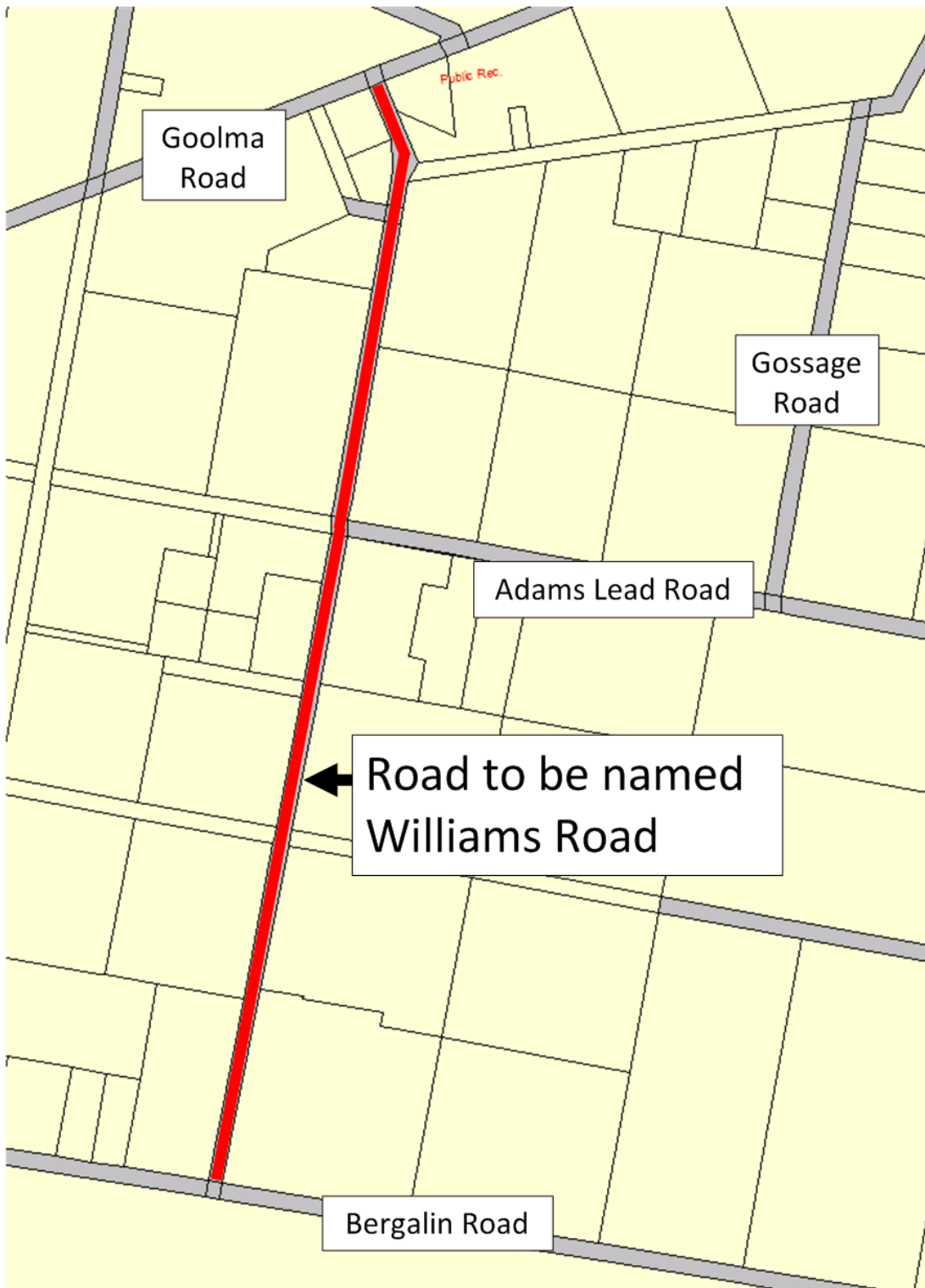
24 Mealey Street

Mudgee, NSW 2850

References

<http://www.geomaps.com.au/scripts/gulgong.php>

http://www.resourcesandenergy.nsw.gov.au/data/assets/pdf_file/0003/109713/gulgong-gold-deposits.pdf



9.15 Naming of an unnamed road off Spring Ridge Road, Beryl

REPORT BY THE PROPERTY SUPPORT OFFICER

TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, R0790041

RECOMMENDATION

That Council:

1. **receive the report by the Property Support Officer on the Naming of an unnamed road off Spring Ridge Road, Beryl; and**
2. **formally approve the name of Cuthel Lane for this unnamed road.**

Executive summary

Formal approval is requested to name the unnamed road off Spring Ridge Road in the Locality of Beryl, Cuthel Lane.

Disclosure of Interest

Nil.

Detailed report

The need to name this unnamed road was noted as part of the Rural Addressing Project to allow for clear and concise addressing for the four properties accessed by this road. Council wrote to the affected property owners requesting their naming suggestions on 3 July 2017. Public consultation was also invited in an advertisement placed in the 16 February 2016 issue of the Mudgee Guardian.

From submissions received, Council provisionally approved the name of Cuthel Lane at their 18 April 2018 meeting.

The Cuthel family have owned land along the length of the unnamed road since 1892.

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

Cuthel Lane was advertised in the 11 May 2018 Mudgee Guardian and on Council's website with no additional submissions received.

Notices of the new road name were served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW SES and NSW VRA via the NSW Online Road Naming System with no objections received.

Street naming is legislated under the Roads Act 1993. This Act empowers the authority in charge of the road with the rights to name it. The naming of this road will allow the completion of rural addressing for the properties using it for access. Section 162 of the Roads Act (1993) states that "a road authority may name and number all public roads for which it is the authority. A roads

authority may not alter the name of a public road unless it has given the Geographical Names Board (GNB) at least two months' notice of the proposed name."

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

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

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not applicable.

Council Policies

Road Naming Policy.

Legislation

Roads Act 1993.

Roads Regulation 2008.

Geographical Names Act 1996.

Geographical Names Board of NSW Guidelines.

Financial implications

The cost of installation of one street sign at the intersection of Cuthel Lane and Spring Ridge Road is currently within existing street signage budgets.

Associated Risks

Nil.

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

NEIL BUNGATE
ACTING CHIEF FINANCIAL OFFICER

4 June 2018

- Attachments:*
1. GNB Letter dated 15/2/18.
 2. Submission.
 3. Submission.
 4. Submission.
 5. Submission.
 6. Submission.
 7. Submission.
 8. Map of Road to be named.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



PO Box 143
Bathurst NSW 2795
T: 02 6332 8214
F: 02 6332 8217
E: gnb@lpi.nsw.gov.au
www.gnb.nsw.gov.au

Your Reference: CA:R0790041
Contact Officer: Nikko Muldoon
Telephone No: 02 6332 8304
Email: GNB@lpi.nsw.gov.au

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

ATTENTION: Carolyn Atkins

Dear Carolyn

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

I refer to your letter dated 8 February 2018, which proposed the following public road names:

CUTHEL LANE, MARIYAN LANE, MARTIN LANE, DEAN LANE, YANGAN LANE, YOYANG LANE, YURANA LANE, YURALI LANE, YULAN LANE, BALGANBAA LANE, WANGARANG LANE, MURRUNG LANE, YAMAGAN LANE, YARRANY LANE, BAGURRA LANE, MURRUBIR LANE, GUNGAN LANE, WIRRANG LANE

On behalf of the Geographical Names Board (GNB) and Surveyor General (SG), the names have been reviewed under the GNB NSW Addressing User Manual and the following objection has been raised:

MARTIN LANE - objection is raised under *Principle 6.7.4 Uniqueness, Duplication* of the NSW Addressing User Manual. A road name will be regarded as a duplicate if it is the same or similar in spelling or sound to an existing name, regardless of the road type. Martin Street is already existing in the proximity area.

Should you wish to proceed with adoption of the name to which objection has been raised, then Council should write to the **Secretary of the Geographical Names Board, PO Box 143, Bathurst NSW 2795** setting out reasons why the name is valid. The matter will then be put to the Board who may choose to overturn the objection.

CUTHEL LANE, MARIYAN LANE, DEAN LANE, YANGAN LANE, YOYANG LANE, YURANA LANE, YURALI LANE, YULAN LANE, BALGANBAA LANE, WANGARANG LANE, MURRUNG LANE, YAMAGAN LANE, YARRANY LANE, BAGURRA LANE, MURRUBIR LANE, GUNGAN LANE and WIRRANG LANE are approved for use.



PO Box 143
Bathurst NSW 2795
T: 02 6332 8214
F: 02 6332 8217
E: gnb@lpi.nsw.gov.au
www.gnb.nsw.gov.au

Kind Regards,

Nikko Muldoon
Trainee Spatial Information Officer
Geographical Names Board of NSW
15 February 2018

20th July, 2017

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

Attention: Diane Sawyers – Manager Revenue & Property

Re: PROPOSED ROAD NAMING – UNNAMED ROAD RESERVE OFF SPRING RIDGE ROAD

I received your letter regarding the naming of the un-named road reserve that runs through the north boundary of the my family property (DP 750762 88), off Spring Ridge Road at Beryl. The naming of this lane was being dealt with by council back in January 2011 (letters will be on your file) but was not carried through.

Then, as now, I support using the name 'CUTHEL LANE' for this road.

This name for the road fits into two categories of preferred sources for road names listed in The Geographical Names Board Guidelines for the Naming of Roads, being:


'local history' and 'early explorers, pioneers, settlers and other eminent persons (not living)'.

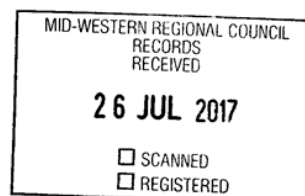
- My grandfather, Robert Cuthel arrived in the district with his brother William in 1892 and selected 640 acres (1 square mile) at Beryl. This was later added to in subsequent years. The un-named road in question is the lane that runs inside the original north boundary of this land and comes off Spring Ridge Road (was Cobbra Road), the original east boundary. This land is still in the hands of my family, the Cuthel family, four generations and 125 years later.
- This un-named road travels through Cuthel property and came into existence as the track to the original homestead of Robert and Jane Cuthel. In time it was also used by Alex Dean who took up land on the other side of the nearby creek (then Puggoon Creek) and later by Ray Copper, who bought from Dean.

Another significant reason for using the name 'Cuthel Lane' is for **safety**.

- Ambulance, Rescue, Fire and Council Roads services already know this road as 'Cuthel Lane'. This has come about naturally by the need to refer to the road. 'Cuthel Lane' came naturally to mind because it runs through Cuthel land and leads to the old homestead.
- Today two families live at the end of this road and it gives access to four properties and seven Transgrid towers. If ever there was a need for ambulance, rescue or fire services it would avoid confusion for the name of the road to be consistent with existing knowledge.
- Council Road services already use the name 'Cuthel Lane'.

Please give this proposal your consideration.
Yours sincerely,


.....
Robert Cuthel,
"Blue Bidee", PO Box 38
Gulgong NSW 2852



20th July, 2017

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

Attention: Diane Sawyers – Manager Revenue & Property

Re: PROPOSED ROAD NAMING – UNNAMED ROAD RESERVE OFF SPRING RIDGE ROAD

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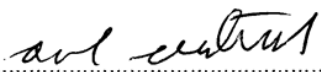
'local history' and 'early explorers, pioneers, settlers and other eminent persons (not living)'.

- My great grandfather, Robert Cuthel arrived in the district with his brother William in 1892 and selected 640 acres (1 square mile) at Beryl. This was later added to in subsequent years. The un-named road in question is the lane that runs inside the original north boundary of this land and comes off Spring Ridge Road (was Cobbra Road), the original east boundary. This land is still in the hands of my family, the Cuthel family, four generations and 125 years later.
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Yours sincerely,

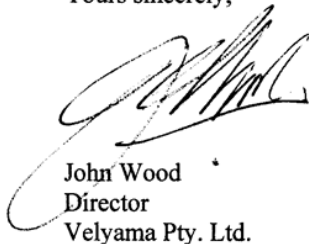

.....
Andrew Cuthel,
"Blue Bidee", PO Box 38
Gulgong NSW 2852



Similarly, there is another historical family that owned portions of our property in the 1920's, who have important relevance to Australian history. Their family name was Dean. They arrived in the colony in 1830's – Alexander Dean – and he and his family purchased a ship's medicine cabinet from the master of the vessel they travelled from England. That cabinet was handed down to Alexander Dean who lived on our property in the pit sawn ironbark cottage (renovated and still in use here today). That medicine cabinet was purchased from the Deans eventually by Mr. Dougan who operated the Gulgong Pharmacy, and later that cabinet was donated to the Power House Museum. It is the only completely intact ships cabinet of the 18th century in Australia. The Deans were worthy farmers of the district. We would support the name 'Deans Lane' based upon historical precedence.

We however believe that the lane name should be based upon those indigenous people who lived in our district for thousands of years, and be relevant to our fauna and flora. We urge Council to submit to the Geographical Names Board our list of suggested names. We also submit that by taking a name from the Wiradjuri Tribe it eliminates a current family property name 'Cuthel' (who feels they should dominate their neighbours).

Yours sincerely,



John Wood
Director
Velyama Pty. Ltd.

VELYAMA PTY. LTD.

GOODIMAN CREEK FARM
GULGONG NSW ABN 20 064 481 536
Email: john@plannedenvironment.com

MAIL ADDRESS
PO Box 150
GULGONG NSW 2852

PROPERTY
765 SPRING RIDGE ROAD
MEBUL NSW 2852
PHONE (02) 6374 1612

24th July 2017

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

PROPOSED ROAD NAMING – UNNAMED ROAD RESERVE OFF SPRING RIDGE RD

Dear Sir,

I refer to your letter dated 3rd July 2017. We are pleased Council are addressing this road name as Council previously wrote to us in 2011 about submitting an appropriate name, and we did indeed provide Council with a submission at that time.

We enclose a copy of our research as to an appropriate name carried out in 2011. This research is based upon the guidelines endorsed by the Geographical Names Board of NSW (1996).

Of the names listed from the first Dictionary of Wiradjuri (by Grant & Rudder) we include here 15 possible names that all relate to our particular area. The names are listed in order of our preference, with the first name “Mariyan Lane” (means wedge Tail Eagle) as our preference, due to the fact that we have 2 wedge tail eagles that have lived and hunted on our property for the duration of our occupancy for almost 50 years (firstly by our business name ‘Goodiman Creek Farm’, then company Quay Estates PL and later by our company Velyama PL).

We have recently discussed with 2 of our 3 neighbours who front the lane about the selection of an appropriate name. Both reluctantly accept the default name of Cuthel Lane as the lane borders the Cuthel property. Their reasons are weighted towards the ability of ambulance and fire services reaching the properties as they have recognised the lane as traversing the Cuthel property.

The Cuthel name is recognising the neighbour as a living person. Although there have been Cuthel’s living adjacent for 2 generations, that should not be a legitimate reason to call the lane after the current family. We suggest that this approach contravenes the guidelines.

There are other more worthy historical family names that precede. Eg. “Martin” took up the original grant for the land to portions of our property and our neighbours. Martin Lane would be also acceptable to us based upon historical precedence.

MID-WESTERN REGIONAL COUNCIL RECORDS RECEIVED
26 JUL 2017
<input type="checkbox"/> SCANNED <input type="checkbox"/> REGISTERED

LANE NAME OPTIONS

RESEARCHED FROM WIRADJURI TRIBE DICTIONARY

(First Dictionary of Wiradjuri by Grant & Rudder)

The requirement is to provide a name to the Geographical Names Board for approval for the existing laneway from the Spring Ridge Road to the Goodiman Creek traversing through the property owned by Robert Cuthel.

Suggested Names in no particular order:

- MALIYAN LANE (Wedge tail eagle)
- YANGAN LANE (Common Property)
- YOYANG LANE (Black Cockatoo)
- YURANA LANE (Yellow Box Tree)
- YURALI LANE (Blossom of Eucalyptus)
- YULAN LANE (Blackwattle tree)
- BALGANBAA LANE (Boomerang shaped bend in a creek)
- WANGARANG LANE (Tortoise)
- MURRUNG LANE (Grey Box)
- YAMAGAN LANE (Kurrajong Tree)
- YARRANY LANE (Wattle)
- BAGURRA LANE (Kurrajong Tree Blossom)
- MURRUBIR LANE (Heaven) in Aboriginal concept
- GUNGAN LANE (Running stream)
- WIRRANG LANE (Rock Wallaby)

The above names have been culled from the very extensive dictionary based upon the following criteria:

- They are relevant to this lane/district/fauna/flora
- They are easily pronounceable (many tribe names are not! I can assure you)

Guidelines for the determination of placenames

These guidelines were endorsed by the Geographical Names Board of New South Wales (GNB) on 17 October 1996.

1. A name suggested for any place that owes its origin to the peculiarity of the topographic feature designated such as shape, vegetation, animal life etc., may be accepted but, in doing so, care should be exercised in avoiding duplication of names already used for other features. The GNB prefers to avoid the repetition of commonly used names. Sugar Loaf, Sandy, Back, Bald, Deep, Long, Kangaroo, Reedy, Rocky, Spring and Stony are examples of such names.

2. Easily pronounced names should, as far as possible, be used.
3. Names of Aboriginal origin or with a historical background are preferred.
4. Names acknowledging the multicultural nature of our society are encouraged.
5. The changing of long established placenames is generally not preferred, except where necessary to avoid ambiguity or duplication.
6. If considered appropriate, placenames may perpetuate the names of eminent persons, particularly those of early explorers, settlers and naturalists.
7. Names of persons should normally only be given posthumously but the GNB, at its discretion, may approve a feature name which honours a living person. Such a person's contribution to the local community should have been of outstanding benefit to the community. Ownership of the land is not sufficient reason for the application of the owner's name to a geographical feature. The GNB will not approve the naming of a feature after a person still holding public office.
8. The GNB may approve a first or given name as part of a geographical name only where it is necessary to appropriately honour the person referred to or where it is necessary to avoid ambiguity.
9. Long and clumsily constructed names and named composed of two or more words should be avoided.
10. The multiplication of names for different parts of the same topographical feature such as a stream or mountain range will be avoided whenever possible and the one name applied to a stream or mountain range throughout its entire length.
11. The naming of forks, arms and branches of a river as North Branch and South Branch is not favoured. Generally, it is preferable to assign independent names to river branches.
12. The use of cardinal points of the compass as a prefix or suffix to an existing name is not favoured. However, well-established names which carry such a prefix or suffix may be approved.
13. Where names have been changed or corrupted by long established local usage, it is not usually advisable to attempt to restore the original form; that spelling which is sanctioned by general usage should be adopted.
14. When a choice is offered between two or more names for the same place, locality or feature, all sanctioned by local usage, the GNB may adopt one of such names as is considered appropriate in accordance with the rules outlined above.
15. The possessive form should be avoided whenever possible without destroying the sound of the name or changing its descriptive application e.g. Howes Valley should be written without the apostrophe.

16. The use of hyphens in connecting parts of names should, as far as possible be avoided.

17. Names considered offensive or likely to give offence will not be approved.

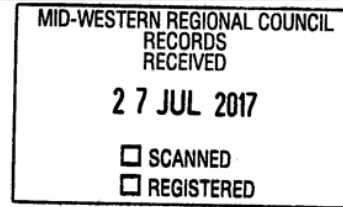
Land and Property Management Authority
Head office

1 Prince Albert Road
Queens Square
SYDNEY NSW 2000

T 1300 052 637
61 2 9228 6666
F 61 2 9233 4357

© October 2009 Land and Property Management Authority (B) P09/21/007

www.gnb.nsw.gov.au



To

The General Manager of Midwestern Regional Council or whoever at the appropriate person or peoples.

Reference to name an unnamed dirt lane off Spring Ridge Road.

I write this letter in hope that it will assist in a possible naming being placed on a small dirt lane leading from and off a main dirt road called Spring Ridge Road on the North, Western side or Wialdra Creek and the Beryl; wooden and steel bridge.

This lane has been unnamed for over 120 years and I would like to mention to whoever is going to process a possible naming of this dirt lane that there is a long time family history behind the use of this lane.

The Cuthel family (Robert Cuthel)was granted an allotment of around 640 acres in early 1890's and this allotment of farm land is still proudly held on/owned and passed down through the Cuthel family.

First Name of land holder: Robert Cuthel (deceased)

Second Name of land holder: Alexander Martin Cuthel (deceased)

Third Name of land holder: Robert James Cuthel

Robert James Cuthel and his son Andrew Martin Cuthel still work this farmland after 120 years and would be one of the many families still around after such a long period of time.

Other lane names locally are Woods Lane, Lobleys Lane, Holleys Lane are named after local family's in the immediate local area.

I would like to put forward a name to be placed on this dirt lane and that name would be worthy of thought. This name is Cuthel Lane.

My father Robert James Cuthel was born and raised on this farm that follows this dirt lane beside the Cuthel's property. He is now 82 years of age.

This name Cuthel name would be worthy considering the history mentioned above.

Thank you for taking the time in reading my letter to Council.

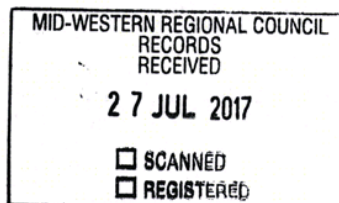
Kind Regards



Robert Cuthel (Robert James Cuthel eldest son)



CA:R0790041



PO BOX 156
MUDGEE NSW 2850

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

Ph: 1300 765 002 or (02) 6378 2850
Fax: (02) 6378 2815

email: council@midwestern.nsw.gov.au

3 July 2017

Mr F & Mrs KEL Dale
Yerami
755 Mebul Road
MEBUL NSW 2852

Dear Mr and Mrs Dale,

PROPOSED ROAD NAMING – UNNAMED ROAD RESERVE OFF SPRING RIDGE ROAD

Council is currently reviewing all addressing within the Mid-Western Regional Council area. Street and Rural addressing is a standardised addressing system used throughout Australia that is a straight forward means to identify and locate properties. Valid addressing assists emergency vehicles and others to locate properties, thereby minimising delays and inconvenience for emergency services and the delivery of goods and services to the community. It is a requirement that all properties within the Mid-Western Regional Council area have a valid address.

As an unnamed road reserve off Spring Ridge Road is used to access four properties, Council is looking to name this road to provide more precise addressing for those properties. This road reserve provides access to part of your property – Lot 182 DP 46158 & Lot 128 DP 750780.

At the moment, this land can only be allocated an address from the point the road leaves Spring Ridge Road rather than to the point where it enters that section of your property. This is not ideal. Once this road is named a more precise address can be allocated to your land should the need ever arise. This will enable more exact addressing which can be crucial in an emergency services situation.

As your land is serviced by this road reserve, Council invites you to submit a name or names for this road. The Geographical Names Board Guidelines for the Naming of Roads identifies that the preferred sources for road names include the following:

- Aboriginal names
- Local history
- Early explorers, pioneers, settlers and other eminent persons (not living)
- War/casualty lists
- Thematic names such as flora, fauna or ships.

Please keep in mind that a name cannot relate to a living person or a commercial interest. Names should also be reasonably easy to read, spell and pronounce, and should not duplicate a name already in use in the Council area. Please include the reasons or background information for your proposed name in your submission.

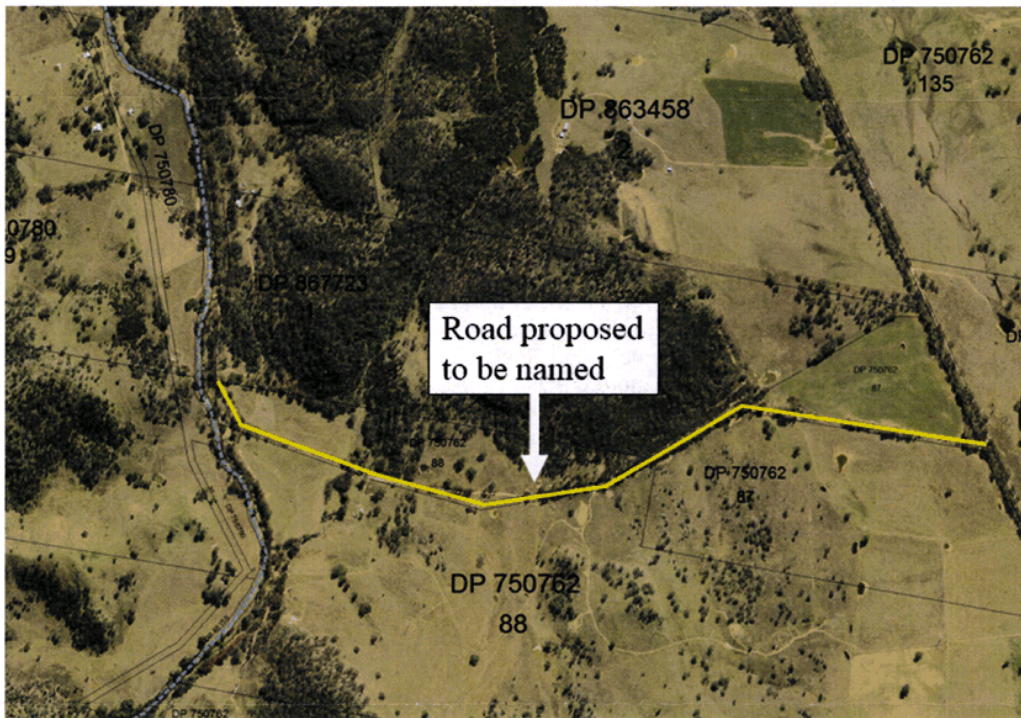
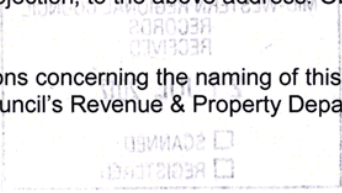
Submissions should be made in writing to the General Manager, Mid-Western Regional Council, PO Box 156 Mudgee NSW 2850 and will be accepted until Friday, 28th of July 2017.

If you have any objection to this road reserve being named please submit your objection, in writing, providing reasons for your objection, to the above address. Objections will be accepted until Friday 28th of July 2017.

Should you have any questions concerning the naming of this street, please do not hesitate to contact Carolyn Atkins of Council's Revenue & Property Department on ☎ 02 63782850 or 1300 765 002.

Yours faithfully

Diane Sawyers
Manager Revenue & Property



*We have always called this Cutkels Lane
we presume because the adjoining
property has been in the same family
for generations and we would be
happy to make this suggestion a formality
Thanking you.*

Dale
J Dale



CA:R0790041

PO BOX 156
MUDGEE NSW 2850

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

Ph: 1300 765 002 or (02) 6378 2850
Fax: (02) 6378 2815

email: council@midwestern.nsw.gov.au

3 July 2017

Mr CD Nealie & Ms JH Irvine
PO Box 9
GULGONG NSW 2852

Dear Mr Nealie and Ms Irvine,

PROPOSED ROAD NAMING – UNNAMED ROAD RESERVE OFF SPRING RIDGE ROAD

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As an unnamed road reserve off Spring Ridge Road is used to access four properties, Council is looking to name this road to provide more precise addressing for those properties. This road reserve provides access to your property – **Lot 1 DP 867723.**

At the moment, your property has been allocated an address (773 Spring Ridge Road) from the point the road leaves Spring Ridge Road rather than to the point where it enters your property. This is not ideal. Once this road is named a more precise address can be allocated to your property. This will enable more exact addressing which can be crucial in an emergency services situation.

As your property is serviced by this road reserve, Council invites you to submit a name or names for this road. The Geographical Names Board Guidelines for the Naming of Roads identifies that the preferred sources for road names include the following:

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20th July, 2017

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

Attention: Diane Sawyers – Manager Revenue & Property



Re: PROPOSED ROAD NAMING – UNNAMED ROAD RESERVE OFF SPRING RIDGE ROAD

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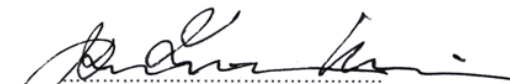
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- Today two families live at the end of this road and it gives access to four properties and seven Transgrid towers. If ever there was a need for ambulance, rescue or fire services it would avoid confusion for the name of the road to be consistent with existing knowledge.
- Council Road services already use the name 'Cuthel Lane'.

Please give this proposal your consideration.
Yours sincerely,

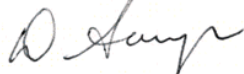

.....
Chester Nealie


.....
Jan Irvine-Nealie

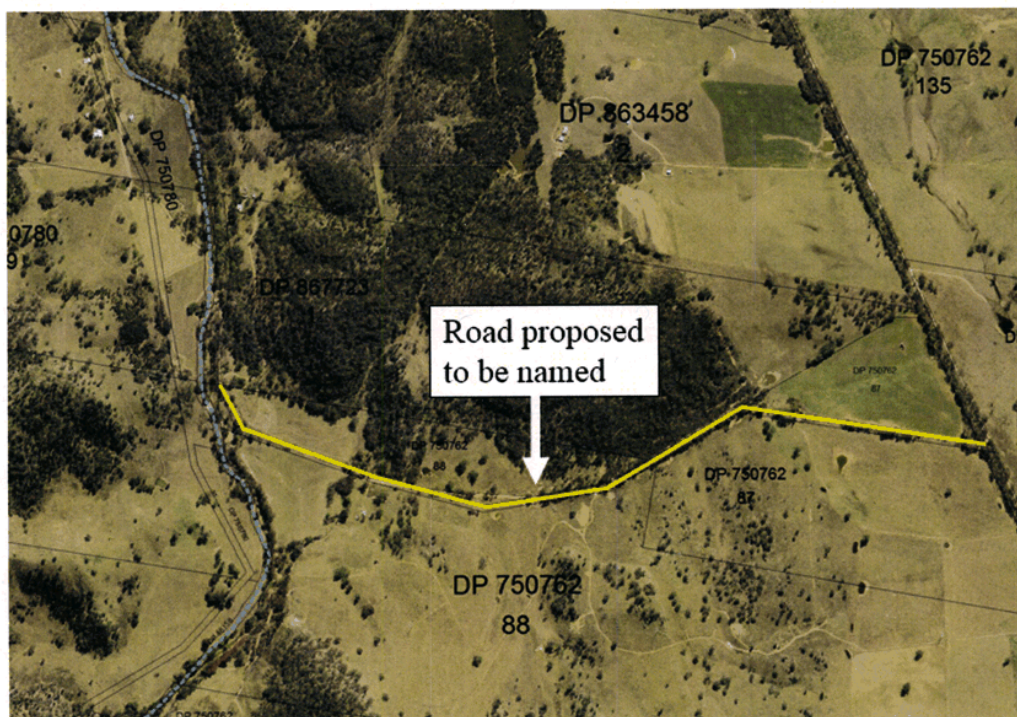
"Goanna Ridge" PO Box 9
Gulgong NSW 2852

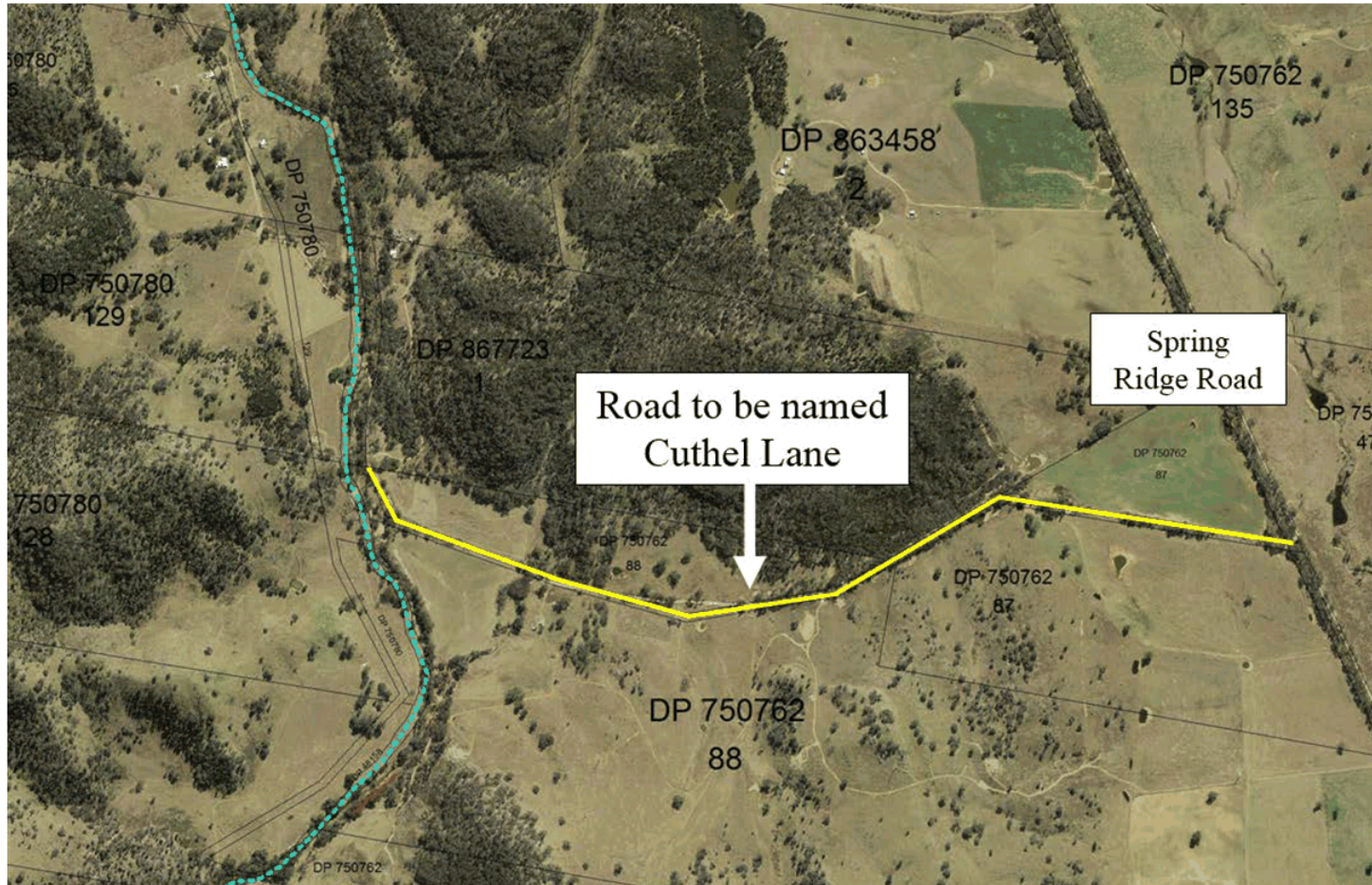
Should you have any questions concerning the naming of this street, please do not hesitate to contact Carolyn Atkins of Council's Revenue & Property Department on ☎ 02 63782850 or 1300 765 002.

Yours faithfully



Diane Sawyers
Manager Revenue & Property





Item 10: Operations

10.1 Sealing of 250m Bunbury Road

REPORT BY THE SENIOR WORKS ENGINEER

TO 20 JUNE 2018 ORDINARY MEETING

GOV400064, ROA100368

RECOMMENDATION

That Council:

1. **receive the report by the Senior Works Engineer on the Sealing of 250m of Bunbury Road;**
2. **approve the sealing of 250m of Bunbury Road with a contribution from the applicants for the cost of the seal and a condition that payment is received prior to any works commencing; and**
3. **amend the 2018/19 Operational Plan to include the sealing of Bunbury Road for \$18,000, funded from \$8,000 contribution from the applicant, and an additional \$10,000 from existing resheeting budgets.**

Executive summary

Bunbury Rd is classified as a minor local unsealed road that is maintained by Council and is off Bocoble Road. A resident along the road has requested sealing of 250m of the road under Councils Bitumen Sealing of Gravel Roads Policy where the applicant pays for the seal cost and Council completes re-sheeting and general preparation work to the section of road.

Disclosure of Interest

Nil

Detailed report

Council's Bitumen Sealing of Gravel Roads Policy makes provision for residents to apply to Council for consideration to seal sections of gravel road. The cost of the sealing is borne by the applicant while Council prepares the base ready for seal.

Bunbury Road is off the sealed section of Bocoble Road. The first 65m of Bunbury Road is sealed. The applicant lives another 250m along the Bunbury Road and has requested sealing be completed to his driveway. A total of approximately 315m will be sealed, leaving approximately 470m unsealed.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide a roads network that balances asset conditions with available resources and community needs

Strategic implications

Council Strategies

It is acknowledged that Council's overall strategy is to refrain from seal extensions. This report recommends approval for sealing because the residents are prepared to financially contribute.

Council Policies

The Bitumen Sealing of Gravel Roads Policy makes provision for sealing of unsealed roads when the applicant pays for the cost of the seal.

Legislation

Not Applicable

Financial implications

The cost to undertake the capital upgrade is \$18,000. This involves a cost of \$10,000 to Council for preparation of base, and a cost to the applicant of \$8,000 for the initial two coat bitumen seal. It is recommended that Councils required \$10,000 be funded from re-sheeting.

The cost to Council is generally greater for a sealed road than an unsealed road. Should the 250m section of Bunbury Rd be sealed, the future costs will involve a reseal after 13 years and rehabilitation after 39 years, estimated at \$33,000 based on today's rates. Should the 250m of Bunbury Road remain as an unsealed road, the future costs will involve grading every 24 months and re-sheeting after 13 years, estimated at \$26,000 based on today's rates.

The capital costs will increase overall, however as grading will no longer be necessary, the operating costs will decrease and improve the operating ratios in future years.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2017/18	-	-	-
Future Years	✓	✗	✗

Associated Risks

This report sets a positive precedent in terms of residents making a contribution towards sealing of roads for their benefit, reducing the risk of future resident claims to seal roads without a contribution.

ANDREW KEARINS
SENIOR WORKS ENGINEER

SALLY MULLINGER
MANAGER WORKS

5 June 2018

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 11: Community

11.1 LGNSW Annual Conference 2018

REPORT BY THE DIRECTOR COMMUNITY

TO 20 JUNE 2018 ORDINARY MEETING

GOV400066, COR400021

RECOMMENDATION

That Council:

1. **receive the report by the Director Community on the LGNSW Annual Conference 2018;**
2. **approve the following delegates (if any) to attend the Local Government NSW Annual Conference in Albury from Sunday 21 October to Tuesday 23 October 2018; and**
3. **provide details of any motions that Council would like to introduce to the Conference by the end of the August Council meeting so that they can be submitted by the deadline.**

Executive summary

This year's LGNSW annual conference will be held from 21 October – 23 October in Albury. Participating Councils are required to nominate their delegates who have voting rights in the election of Office Bearers and the Board; as well as delegates who may represent the Council in other voting, during the business sessions at the Conference.

Councils are also requested to submit any motions which they wish to have considered, in time for those motions to be listed on the Business Papers.

Disclosure of Interest

Nil

Detailed report

The LGNSW Annual Conference will be held from 21 October - 23 October 2018 at the Entertainment Centre, Swift Street Albury.

This Conference is marketed as “the annual policy-making event for the 152 councils of NSW and the pre-eminent event of the local government year where local councillors come together to share ideas and debate issues that shape the way we are governed.”

The Australian Electoral Commission will conduct elections for the Association Board and its Office Bearers. Participating Councils who are financial members are requested to nominate their delegates who are to have voting rights in these elections, as well as delegates who may represent the Council in other voting during the business sessions at the Conference.

Councils are also requested to submit any motions which they wish to have considered, in time for those motions to be listed on the Business Papers. Proposed Motions can be submitted on line, after definition by the Council. The Board has several, non-negotiable criteria which a proposed motion must meet, before it will be listed on the business paper, for consideration.

Those criteria are:

1. Motions must be consistent with the objects of the Association (See Association Rule # 4).
2. Motions must relate to Local Government in NSW and/or across Australia.
3. Motions must concern or be likely to concern Local Government as a sector.
4. Motions must seek to advance the local Government policy agenda of the Association and/or improve governance of the Association.
5. Motions must have a lawful purpose. A motion does not have a lawful purpose if its implementation would require or encourage non-compliance with prevailing laws.
6. Motions must be clearly worded and unambiguous in nature.
7. Motions must not express preference for one or several members over one or several other members.
8. The Member submitting the motion must provide accompanying evidence of support for the motion. Such evidence may include an attachment note or extract from the minutes of the Council meeting, at which the member Council resolved to submit the motion for consideration by the Conference.
9. Motions should be submitted online from mid-year using the "LGNSW Conference Business Sessions Submissions Form" on the Annual Conference page of the LGNSW website. Members are asked to submit their motions by 12 midnight, 26 August 2018 AEST. The latest date motions will be accepted is 12 midnight, Sunday 23 September 2018 AEST to facilitate business paper preparation.

Further information on the conference can be found at the Association website at:
<http://www.lgnsw.org.au/events-training/local-government-nsw-annual-conference>.

Community Plan implications

Theme	Good Governance
Goal	Strong civic leadership
Strategy	Provide strong representation for the community at Regional, State and Federal levels

Strategic implications

Council Strategies

Community Strategic Plan

Council Policies

Payment of Expenses and Facilities to Councillors

Legislation

Local Government Act and Regulations

Financial implications

Attendance at the conference by Council representatives would be paid from existing budgets.

Associated Risks

The LGNSW is one of a range of opportunities for Council to engage with other Councils in political discussions and engagement on issues affecting our region. It may be that issues that Council supports would be well served by representation at the Conference.

SIMON JONES
DIRECTOR COMMUNITY

30 May 2018

Attachments: 1. Official Notice - Local Government NSW Annual Conference 2018 - Local Government NSW.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



Our ref: R15/0018 Out-27475

27 April 2018

Cr Des Kennedy
Mayor
Mid-Western Regional Council
PO Box 156
MUDGEES NSW 2850

Dear Cr Kennedy

Official Notice: Local Government NSW Annual Conference 2018

I write to formally invite you to this year's Local Government NSW (LGNSW) Annual Conference which will be held from **Sunday 21 October to Tuesday 23 October 2018 at the Entertainment Centre, Albury.**

As you are aware, the Conference is the main policy making event for the local government sector where issues are debated and motions put forward for consideration by delegates.

This letter contains important information to help you participate fully in this year's Conference.

Registration – to attend the Conference

Conference attendees should be invited to register online from mid-July on the LGNSW website. Members will be able to take advantage of special 'early bird' rates.

Note: Voting delegates must be registered to attend the Conference and be registered as a voting delegate.

Registration – as a voting delegate

Separate from Conference registration, members must register the names of their delegates for voting on motions during formal business sessions.

To be eligible to vote at the Conference, members must be financial on both the calculation date (1 March 2018) and the date that the roll of voters closes (12 midnight, 26 August 2018 AEST). The formula for calculating members' voting entitlements is prescribed at Rule 23 of the LGNSW rules.

The number of voting delegates that each member is entitled to send to this year's Conference is set out in the table at **Annexure A**.

The deadline to provide LGNSW with the name(s) of nominated voting delegates is 5pm (AEST) on Tuesday 2 October 2018. Nominations of voting delegates received after the closing date/time cannot be accepted.

Voting delegates must be either an elected member of a council, county council, the Lord Howe Island Board, Norfolk Island Regional Council or Related Local Government Body or an Administrator appointed in accordance with the *Local Government Act 1993*.

A form for advising LGNSW of the name(s) of members' nominated voting delegates is available on the Annual Conference page of the LGNSW website.

LOCAL GOVERNMENT NSW
GPO BOX 7003 SYDNEY NSW 2001
L8, 28 MARGARET ST SYDNEY NSW 2000
T 02 9242 4000 F 02 9242 4111
LGNSW.ORG.AU LGNSW@LGNSW.ORG.AU
ABN 49 853 913 882



Substitution of nominated voting delegates

Subject to the LGNSW rules, a member may notify LGNSW of a change to the name of an already nominated voting delegate (a substitute delegate) by giving notice in writing signed by either the Mayor or the General Manager of the member to Michele O'Neill, Senior Industrial Officer, at Michele.Oneill@lgnsw.org.au, using the "Substitute Delegate – Motions" form available on the Annual Conference page of the LGNSW website.

For further information about substituting nominated voting delegates please contact Michele O'Neill on 02 9242 4144.

Motions

All members can put forward motions to be considered at the Conference. Members will be invited to submit motions online from mid-year using the "LGNSW Conference Business Sessions Submissions Form" on the Annual Conference page of the LGNSW website.

Proposed motions should be strategic, affect members state-wide and introduce new or emerging policy issues and actions. Members are encouraged to review the Action Reports from previous conferences before submitting motions for the 2018 Conference. Action Reports from previous conferences are available on the Annual Conference page of the LGNSW website.

Deadline for submitting motions

To allow printing and distribution of the Business Paper before the Conference, members are asked to submit their motions by 12 midnight, 26 August 2018 AEST. In line with the LGNSW rules, the latest date motions will be accepted for inclusion in the Conference Business Paper is 12 midnight, Sunday 23 September 2018 AEST.

For further information on submitting motions please contact Elizabeth Robertson, Policy Officer, on 02 9242 4028 or Elizabeth.Robertson@lgnsw.org.au.

Business Papers

The full Conference Business Paper is expected to be available on the LGNSW website and forwarded to members approximately one week prior to the Conference.

LGNSW's financial reports will be available to members on our website at least 21 days before the Conference.

Accommodation

The 2018 Conference will be based at the Entertainment Centre (Swift Street, Albury).

In line with our sustainability principles, and due to the fact that Albury has a great deal of accommodation within walking distance of the main venue, daily transfers will not be provided. LGNSW encourages delegates to take advantage of the CBD venue choices. To book accommodation, please visit www.visitalburywodonga.com/business-major-events/upcoming-events/local-government-nsw-conference.

Free all-day parking is available at the Wilson Street car park across from the Conference venue.

Outstanding Service Awards

Outstanding Service Awards will be presented at the Gala Dinner during the Conference. For information about the Awards, including where to apply and eligibility, please visit www.lgnsw.org.au/member-services/service-awards.

Conference Gala Dinner

The dinner will be held on Monday 22 October and will be optionally priced for the 2018 Conference.

Privacy Statement

LGNSW, which is regulated by the *Privacy Act 1988* (Cth), collects private information about registered attendees to the Conference such as names, addresses, telephone numbers, credit card information and email addresses. We use the private information you give us to process your registration and to send you information in relation to the Conference.

If you choose not to provide some or all of the private information that we have sought, LGNSW may be unable to process your registration or it may result in you being unable to vote at the Conference. Further information about how LGNSW collects, holds and uses private information is contained in LGNSW's Privacy Policy which is available on the website at the following web address: <http://www.lgnsw.org.au/privacy>

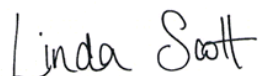
Further details

Further details about the Conference will be published on the LGNSW website as they become available, including about the Gala Dinner, President's Opening Reception, Conference business sessions, programs and 'early bird' pricing.

I trust the information above is of assistance. We will provide further reminders and updates closer to the Conference.

I look forward to seeing you at the Conference in October.

Yours sincerely



Cr Linda Scott
President

Annexure A – Members' voting entitlement at the 2018 Local Government NSW Annual Conference

Note: To be eligible to vote at the Conference, members must be financial on both the calculation date (1 March 2018) and the date that the roll of voters closes (12 midnight, 26 August 2018 AEST).

Member	No. of voters for voting on motions
Albury (R/R)	4
Armidale Regional (R/R)	3
Ballina (R/R)	3
Balranald (R/R)	1
Bathurst Regional (R/R)	3
Bayside (M/U)	10
Bega Valley (R/R)	3
Bellingen (R/R)	2
Berrigan (R/R)	1
Blacktown (M/U)	12
Bland (R/R)	1
Blayney (R/R)	1
Blue Mountains (R/R)	4
Bogan (R/R)	1
Bourke (R/R)	1
Brewarrina (R/R)	1
Broken Hill (R/R)	2
Burwood (M/U)	4
Byron (R/R)	3
Cabonne (R/R)	2
Camden (M/U)	5
Campbelltown (M/U)	9
Canada Bay (M/U)	5
Canterbury-Bankstown (M/U)	12
Carrathool (R/R)	1
Castlereagh-Macquarie (R/R)	1
Central Coast (R/R)	7
Central Darling (R/R)	1
Central Murray (R/R)	1
Central Tablelands Water (R/R)	1
Cessnock (R/R)	4
Clarence Valley (R/R)	4
Cobar (R/R)	1
Coffs Harbour (R/R)	4
Coolamon (R/R)	1
Coonamble (R/R)	1
Cootamundra-Gundagai Regional (R/R)	2
Cowra (R/R)	2
Cumberland (M/U)	10

Member	No. of voters for voting on motions
Dubbo Regional (R/R)	4
Dungog (R/R)	1
Edward River (R/R)	1
Eurobodalla (R/R)	3
Fairfield (M/U)	10
Federation (R/R)	2
Forbes (R/R)	1
Georges River (M/U)	9
Gilgandra (R/R)	1
Glen Innes Severn (R/R)	1
Goldenfields Water (R/R)	1
Goulburn Mulwaree (R/R)	3
Greater Hume (R/R)	2
Griffith (R/R)	3
Gunnedah (R/R)	2
Gwydir (R/R)	1
Hawkesbury City (M/U)	5
Hawkesbury River (M/U)	2
Hay (R/R)	1
Hilltops (R/R)	2
Hornsby (M/U)	7
Hunters Hill (M/U)	2
Inner West (M/U)	10
Inverell (R/R)	2
Junee (R/R)	1
Kempsey (R/R)	3
Kiama (R/R)	3
Kimbriki Environmental Enterprises Pty Ltd (M/U)	1
Ku-ring-gai (M/U)	7
Kyogle (R/R)	1
Lachlan (R/R)	1
Lake Macquarie (R/R)	7
Lane Cove (M/U)	4
Leeton (R/R)	2
Lismore (R/R)	3
Lithgow (R/R)	3
Liverpool (M/U)	10
Liverpool Plains (R/R)	1
Lockhart (R/R)	1
Lord Howe Island Board (R/R)	1
Maitland (R/R)	4
Mid-Coast (R/R)	4
Mid-Western Regional (R/R)	3
Moree Plains (R/R)	2

Member	No. of voters for voting on motions
Mosman (M/U)	3
Murray River (R/R)	2
Murrumbidgee (R/R)	1
Muswellbrook (R/R)	2
Nambucca (R/R)	2
Narrabri (R/R)	2
Narrandera (R/R)	1
Narromine (R/R)	1
Newcastle (R/R)	7
New England Tablelands (R/R)	1
Norfolk Island Regional Council (R/R)	1
North Sydney (M/U)	5
Northern Beaches (M/U)	11
Oberon (R/R)	1
Orange (R/R)	3
Parkes (R/R)	2
Parramatta, City of (M/U)	11
Penrith (M/U)	10
Port Macquarie-Hastings (R/R)	4
Port Stephens (R/R)	4
Queanbeyan-Palerang Regional (R/R)	4
Randwick (M/U)	7
Richmond Valley (R/R)	3
Riverina Water (R/R)	1
Rous County (R/R)	1
Ryde (M/U)	7
Shellharbour (R/R)	4
Shoalhaven (R/R)	5
Singleton (R/R)	3
Snowy Monaro (R/R)	3
Snowy Valleys (R/R)	2
Strathfield (M/U)	4
Sutherland Shire (M/U)	10
Sydney, City of (M/U)	10
Tamworth Regional (R/R)	4
Temora (R/R)	1
Tenterfield (R/R)	1
The Hills Shire (M/U)	9
Tweed (R/R)	4
Upper Hunter (R/R)	2
Upper Lachlan (R/R)	1
Upper Macquarie (R/R)	1
Uralla (R/R)	1
Wagga Wagga (R/R)	4

Member	No. of voters for voting on motions
Walcha (R/R)	1
Walgett (R/R)	1
Warren (R/R)	1
Warrumbungle (R/R)	1
Waverley (M/U)	5
Weddin (R/R)	1
Wentworth (R/R)	1
Western Sydney Regional Organisation of Councils (M/U)	1
Willoughby (M/U)	5
Wingecarribee (R/R)	3
Wollondilly (R/R)	3
Wollongong (R/R)	7
Woollahra (M/U)	5
Yass Valley (R/R)	2
LGNSW Board (M/U)	10
LGNSW Board (R/R)	9
TOTAL:	494

11.2 Access to Information Policy Review and Agency Information Guide Update

REPORT BY THE MANAGER GOVERNANCE

TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, A0220040

RECOMMENDATION

That Council:

1. **receive the report by the Manager Governance on the Access to Information Policy Review and Agency Information Guide Update; and**
2. **place the Access to Information Policy and Agency Information Guide on public exhibition for 28 days and endorse the Access to Information Policy and Agency Information Guide if no submissions are received.**

Executive summary

Council has a statutory obligation under the *Government Information (Public Access) Act 2009* to develop and adopt an Agency Information Guide that informs the public of their legal right to access information held by the Council.

This report also requests Council to adopt a Policy stating Councils commitment to being open, transparent and accountable in relation to the information developed in the exercise of our functions.

Disclosure of Interest

Nil.

Detailed report

Council is required to publish an Agency Information Guide to assist members of the public in understanding the types of information that is available from the council and how that information is made available.

The Agency Information Guide ("Guide") is available at Council's Administration Centres and on its website.

The Guide will list the information that is available free of charge for people to inspect. This "open access" information is also available from Council's website.

Additionally, the Guide informs the public of information that will not be available under open access and how members the public can make formal access applications.

Council's commitment to being open and transparent in the exercise of its functions is a fundamental principle of good governance and will be expressed by the adoption of an Access to Information Policy.

Community Plan implications

Theme	Good Governance
Goal	Good communications and engagement
Strategy	Improve communications between Council and the community and create awareness of Council's roles and responsibilities

Strategic implications

The development of the Agency Information Guide and the adoption of an Access to Information Policy demonstrates strong civic leadership of the Council being accountable and transparent with decision making for the community.

Council Policies

Access to Information

Legislation

Local Government Act 1993

Government Information (Public Access) Act 2009

Financial implications

Not applicable

Associated Risks

The recommendations of this report address and mitigate Council's risks that impact Council's reputation in the community.

TIM JOHNSTON
MANAGER GOVERNANCE

SIMON JONES
ACTING GENERAL MANAGER

7 November 2017

Attachments: 1. POLICY - Amended - Access to Information. (separately attached)
2. Agency Information Guide Revision March 2018. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

11.3 Complaints Policy

REPORT BY THE MANAGER CUSTOMER SERVICE AND RECORDS
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, GOV400047

RECOMMENDATION

That Council:

1. **receive the report by the Manager Customer Service and Records on the Complaints Policy; and**
2. **adopt the revised Complaints Policy.**

Executive summary

As part of the review of Council policies and following the introduction of the NSW Ombudsman's Effective Complaint Handling Guidelines (3rd Edition, February 2017) a revised Complaints Policy has been developed and is presented to Council for consideration.

Disclosure of Interest

Nil

Detailed report

Following a detailed review of the NSW Ombudsman's Effective Complaint Handling Guidelines it was decided a complete re-modelling of the policy was required to ensure the best practice public sector approach was taken. The current Complaints Policy was adopted in 2013.

This policy is intended to ensure that we handle complaints fairly, efficiently and effectively. In addition, our updated complaints management system will enable us to respond to issues raised by people making complaints in a timely and cost-effective way, to boost confidence in our administrative processes and provide information that can be used to deliver quality improvements in our services, facilities, staff and overall handling of complaints.

This policy applies to all staff receiving or managing complaints from the public, and made to (or about) us regarding our services, facilities and staff or the process in which we have handled a complaint. Note that staff grievances, code of conduct complaints and public interest disclosures are dealt with through separate Council policies.

The key objectives of this revised Complaints Policy are:

- To ensure there are clearly defined terms and definitions around what is (and isn't) a complaint.
- To explain the commitments and responsibilities of each level of the organisation in the administering and management of Complaints when received.
- To ensure there is a complete and accurate record of all Complaints received to Council
- To ensure the Council's Complaint Management System is understood and supported by staff, with particular responsibility assigned to the Managers within the organisation.

- To explain the Complaint handling practices to the public, the timeframes committed to and any options available for internal or external reviews of complaints outcomes.
- To ensure there an ongoing culture in the organisation of accountability and learning when reviewing and identifying issues and potential improvements in processes or performance.

The key commitments of the staff in the organisation are highlighted in this Policy as:

- Promoting a culture that values complaints and their effective resolution
- Establishing and managing our complaint management system effectively
- Demonstrating exemplary complaint handling practices
- Understanding and Supporting Council's complaint handling policy and procedures

Please note attached to this report is the previous and revised versions of the Complaints Policy for Council to review and consider.

Community Plan implications

Theme	Good Governance
Goal	An effective and efficient organisation
Strategy	Pursue excellence in service delivery

Strategic implications

Council Strategies

Community Strategic Plan

Council Policies

Problematic Complainants Policy

Privacy Management Plan

Guidelines

- Australian and New Zealand Standard Guidelines for complaint handling in organizations This AS/NZS 10002:2014
- NSW Ombudsman Effective Complaint Handling Guidelines, 3rd Edition, February 2017
- Joint publication of the NSW Ombudsman and Department of Local Government Complaints Management in Councils Practice note no. 9, revised July 2009

Financial implications

Not applicable

Associated Risks

Without a robust policy that follows the guidelines set out by the NSW Ombudsman, there is a risk that Council will not manage its complaints well. This could lead to a diminishing sense of respect from the community for Council's performance and transparency. There is also the potential in extreme cases for this to also result in legal action against Council.

RICHARD CUSHWAY
MANAGER CUSTOMER SERVICE AND
RECORDS

SIMON JONES
DIRECTOR COMMUNITY

5 June 2018

Attachments: 1. Complaints Policy 2013. (separately attached)
2. Draft Complaints Policy - May 2018. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 12: Reports from Committees

12.1 Red Hill Committee Meeting 9 May 2018

REPORT BY THE DIRECTOR COMMUNITY
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, P0860011

RECOMMENDATION

That Council:

1. **receive the report by the Director Community on the Red Hill Committee Meeting 9 May 2018;**
2. **note the minutes of the Red Hill Committee meeting held on the 9 May 2018; and**
3. **investigate the heritage listing of Red Hill.**

Executive summary

This report seeks to inform Council on further progress on the Red Hill site and to seek final endorsement for the Red Hill Master Plan.

Disclosure of Interest

Nil.

Detailed report

There was discussion at the meeting regarding the need for further capital investment in line with the endorsed Master Plan. The major issues relate to the provision of public toilet facilities at Red Hill and the need for parking areas for visitors and tourist coaches.

The location of a future public toilet is a matter of some debate. The recently approved Master Plan has the toilets to be built at the cottage (either separately or as part of the cottage building). However, some on the Committee would like to see the toilet on the left hand side before the entry into the school area. At this stage there is no budget for any additional capital expenditure at Red Hill.

There was also discussion regarding the preference for Red Hill to be on a State heritage listing. This may be a task for the Heritage Committee or for staff to undertake in the first instance.

Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages
Strategy	Respect and enhance the historic character of our Region and heritage value of our towns

Strategic implications

Council Strategies

Community Strategic Plan

Red Hill Master Plan

Council Policies

Not Applicable.

Legislation

Not Applicable.

Financial implications

Further capital works at the Red Hill site will require budget.

The Master Plan provides no timetable for the completion of works so any items to be completed will be subject to funding available by Council or other grant applications.

Associated Risks

Significant funds have been invested in the Red hill site over the past few years. It may be appropriate for a more targeted and coordinated approach to tourism development be pursued by the Gulgong Chamber of Commerce and Mudgee Region Tourism Inc. to ensure that any further funds that are invested are focused on maximising the benefits for tourism for the town. The construction of more assets on the site will require further funds for ongoing maintenance and so it is important that Council consider the impact of further capital expenditure.

SIMON JONES

DIRECTOR COMMUNITY

11 May 2018

Attachments: 1. MINUTES - Red Hill Committee - 9 May 2018.

APPROVED FOR SUBMISSION:

BRAD CAM

GENERAL MANAGER



MID-WESTERN REGIONAL COUNCIL
PO Box 156, MUDGEES NSW 2850
86 Market Street, Mudgee | 109 Herbert Street, Gulgong | 77 Louee Street, Rylstone
T 1300 765 002 or 02 6378 2850 | F 02 6378 2815
E council@midwestern.nsw.gov.au

SJ | P0860011

**MINUTES OF MEETING FOR THE RED HILL COMMITTEE HELD ON
9 MAY 2018 COMMENCING AT 3PM**

Present: Chris Pearson, Cr Paul Cavalier, Cr Percy Thompson, Maurice Gaudry, Maureen Hall, Steve Haney (Red Hill Education Centre), Sue Fuller (Red Hill Education Centre), Diane Thompson (Guest), Paul Blackwell (staff), Simon Jones (staff),

The meeting was opened and chaired by Cr Cavalier at 3.07pm

1. Apologies

Bill Murphy

Moved: Maurice Gaudry Seconded: Chris Pearson Accepted

2. Red Hill Master Plan

Master Plan has now been endorsed by Council. A reminder that this does not mean that any budget has been allocated for any of the items in the Master Plan.

General agreement that the following items are the priority:

- Public amenities
- Car/bus parking
- Design plan for Red Hill

Request for change of site for the public toilets. This is on the plan to be at the cottage. However, some of the Committee now feel they would be better closer to the entrance to the school.

Design Plan - would like to see fingerboards showing direction to the different leads, also need signage to Red Hill and signage at Red Hill.

Red Hill sign should be for the entire site, with smaller signs for the school and the Gulgong Gold Experience.

Brown Tourism sign needs to be in a better location.

Motion: That Council investigate getting a heritage listing for Red Hill.

Moved: Chris Pearson Seconded: Percy Thompson **Motion Carried**

3. Works Requests

- Works needed on the intersection of Herbert Street and White Street. Buses keep getting stuck there in the depression in the road.
- Concrete block at back of the cottage needs to be removed (it is hiding a drainage issue which will also need to be rectified)
- The façade of the Gulgong Gold Experience needs to be re-oiled
- Yellow mining equipment needs to be removed
- Pathway to the cottage needs to be filled in at the sides
- Tidy up the foliage at the rear of the cottage
- Pathways at Red Hill have drainage issues with channels being created
- Replacement tree planting

Can any major works be discussed with Maureen Hall so that she is aware in case of bus and group bookings etc.

4. Action List

Item	Responsibility	Progress
Ideas for placement of items (including benches and signage or landscaping ideas) for Red Hill Plan to be forwarded to staff	Committee Members	
Ideas for better placement of brown tourism sign in Gulgong to be forwarded to staff	Maureen Hall	
Sketch and dimensions for Red Hill sign to be forwarded to staff	Committee Members	
Begin investigations into heritage listing	Simon Jones	
Begin investigations into possible toilet locations, viability and costings	Paul Blackwell	
Provide a list of tasks and a suitable day so staff can arrange to have a contractor present with a bobcat to assist with some tasks	Committee Members	

Meeting closed at 4pm.

Next meeting: To be advised

12.2 Minutes - Community Safety Committee 7 May 2018

REPORT BY THE DIRECTOR COMMUNITY
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, A0100054

RECOMMENDATION

That Council:

1. **receive the report by the Director Community on the Minutes - Community Safety Committee 7 May 2018;**
2. **note the minutes from the Community Safety Committee meeting held 7 May 2018; and**
3. **endorse the Terms of Reference for the Community Safety Committee.**

Executive summary

This report seeks to advise Council and seek support of the considerations and recommendations of the Community safety Committee.

Disclosure of Interest

Nil.

Detailed report

The first meeting of the new Community Safety Committee was held on 7 May 2018. As stated in the minutes there was strong attendance from NSW Police as well as a number of community members.

The Terms of Reference for the Committee were endorsed and there was a good deal of discussion around safety issues generally. Particular reference was made to CCTV and its value and whether this would be a positive move for Mudgee. It was clear that any costs in the installation or operation of CCTV would be for Council to cover through their own funds or any grant funding available.

Particular reference as made to issues at Byron Place car park. The major issue there seems to be around minor damage to vehicles as a result of minor collisions. There was no evidence that this was a hot spot from an insurance perspective, however this can be investigated with insurance companies.

Community Plan implications

Theme	Looking After Our Community
Goal	A safe and healthy community
Strategy	Work with key partners and the community to reduce crime, anti-social behaviour and improve community safety

Strategic implications

Council Strategies

Community Strategic Plan

Council Policies

Vandalism Policy

Legislation

Not applicable

Financial implications

Not applicable

Associated Risks

Not applicable

SIMON JONES

DIRECTOR COMMUNITY

24 May 2018

- Attachments:*
1. Minutes Community Safety Committee .
 2. DRAFT Terms of reference MWRC - Community safety Committee.

APPROVED FOR SUBMISSION:

BRAD CAM

GENERAL MANAGER



SJ | P0860011

MID-WESTERN REGIONAL COUNCIL
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**MINUTES OF THE COMMUNITY SAFETY COMMITTEE MEETING HELD ON
7 MAY 2018 COMMENCING AT 3PM**

Present: Alex Karavas (MWRC Councillor), Brad Cam (General Manager, MWRC), Peter McKenna (Commander, Orana Mid-Western Police District, NSW Police), Jill Gibson (Acting Inspector, Mudgee Police District, NSW Police), Ian Burns (Crime Prevention Officer, Orana Mid-Western Police District, NSW Police), Rod Blackman (Crime Manager, Orana Mid-Western Police District, NSW Police), Jason Turnbull (Licensing Senior Constable, Orana Mid-Western Police District, NSW Police), Lyn Sayhoun, Annette Rhodes, Victoria Smith-Webb, Simon Jones (Director, Community, MWRC staff)

The meeting was opened and chaired by Cr Karavas at 3.05pm

1. Apologies

Mayor Des Kennedy, Angela Fittler

2. Terms of Reference

An overview was given of the draft Terms of Reference for the Committee.

3. CCTV

There was general discussion around the need for CCTV, who would own and run the systems involved and where the priority areas for CCTV installation would be, with the following points being made:

- CCTV does not stop crime and in itself is not a deterrent to crime. It does assist in investigating crime.
- NSW Police do not want to own a network of CCTV in Mudgee or other areas of the Region. CCTV can be expensive.
- There is already a network of cameras in the CBDs from businesses – perhaps an audit of this would be a good start
- Most issues are alcohol related and are near to the pubs
- Generally, crime rates in the Mudgee region are low with occasional spikes.
- Council would need to pay for an overall system. There may be some grant funding available.
- Perhaps it is better to promote Mudgee as a place that doesn't need CCTV
- 63% of work the police do in the region is pro-active, rather than reactive

4. Byron Place

The major focus for the need for CCTV in Byron Place is because of vehicle issues where cars are hit by other cars.

Has there been any communication from insurance companies that Byron Place is a hot spot for insurance claims?

Covering off an area as large as Byron Place with a network of CCTV to enable identification of cars involved in minor accidents would be difficult and expensive

Are there any design improvements that can be made to the car park?

Can we check with any insurers whether there are particular issues at Byron Place?

5. Community Consultation

It was suggested that there be some community consultation to determine what the priorities of the community are. This should include all locations, not just Mudgee.

Feedback from the survey could be provided to Police and could allow the Committee to focus their work on some specific initiatives.

6. Timing of Future meetings

Monday afternoons seemed to suit the majority of the Committee members well. The next meeting is due to be held on a Monday afternoon in August.

7. Action List

Item	Responsibility	Progress
Develop community consultation to determine what community safety issues are being experienced	Council	
Investigate an audit of existing camera locations in the MWRC area	Police	
Investigate whether Byron Place is a hotspot for claims that is a concern for insurers	Police	

Meeting closed at 3.50pm.

Next meeting: August, to be advised



TERMS OF REFERENCE Mid-Western Regional Council Community Safety Committee

*A prosperous
and progressive
community*

DRAFT	MINUTE NUMBER
	REVIEW DATE
DATE ADOPTED: CLICK HERE TO ENTER	FILE NUMBER A0100054

Preamble

Mid-Western Regional Council appreciates the advice, voluntary time, commitment, interest and dedication demonstrated by members of its Advisory Committees. Council will give consideration to recommendations stated in the minutes of Advisory Committees. Such recommendations are considered in the context of Council's Community Strategic Plan, Operational Plan and Delivery Program.

All Council Advisory Committees are covered by the requirements of the *Local Government Act 1993* and Council's Code of Conduct.

Responsibilities

- The Community Safety Committee will provide an advisory role to MWRC to collaborate, consider and advise Council on ways to maintain, improve, resolve and progress issues that impact on community safety and crime prevention across the Mid-Western Regional Council area.
- The Community Safety Committee will develop a plan for the installation of CCTV in the Mudgee CBD with particular reference to Byron Place and Mudgee Town Centre carparks.
- All notifications of repairs and maintenance requirements are to be made through Customer Service and the Works Request system, not through the Community Safety Committee.

Composition of Committee

The Committee shall comprise of the following:

- The Mayor
- The General Manager
- An elected Councillor
- The Youth Mayor
- At least one representative of NSW Police
- At least three, and no more than six, community representatives

All members of the Committee will need to be endorsed by Council.

Meeting Frequency and Quorum

The committee shall meet at least once every three months.

COMMUNITY POLICY: MID-WESTERN REGIONAL COUNCIL SAFETY COMMITTEE | , ERROR! REFERENCE SOURCE NOT FOUND.

The quorum shall be a minimum of four members of the Committee, with at least one of these four being a Council representative and one of these four being a representative from NSW Police.

Delegations

Nil

Council Contact and Secretarial Support

The minutes of meetings shall be recorded and distributed by secretarial resources provided from the Council. The Office of the Mayor and General Manager will be the contact for the Committee.

12.3 Mudgee Showground Management Committee

REPORT BY THE MANAGER, PLANT AND FACILITIES
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, F0650007

RECOMMENDATION

That Council:

1. receive the report by the Manager, Plant and Facilities on the Mudgee Showground Management Committee; and
2. note the contents of the minutes of the Mudgee Showground Management Committee Meeting held on 1 May 2018.

Executive summary

The purpose of this report is to advise Council of the considerations and recommendations of the Mudgee Showground Management Committee ordinary quarterly meeting held of 1st May 2018.

Disclosure of Interest

Nil

Detailed report

The Showground Management Committee receives an updated works request and matters in progress report together with updated financial details quarterly. A copy of the matters in progress and minutes are attached for Council's information.

Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages
Strategy	Maintain and promote the aesthetic appeal of the towns and villages within the Region

Strategic implications

Council Strategies

Mudgee Showground Four Year Business Plan

Council Policies

Not Applicable

Legislation

Section 355 Local Government Act (1993)

Financial implications

Not Applicable

Associated Risks

Not Applicable

ANDREW DRUMMOND
MANAGER, PLANT AND FACILITIES

GARRY HEMSWORTH
DIRECTOR OPERATIONS

24 May 2018

Attachments: 1. Mudgee Showground Management Committee Meeting Minutes -
01/05/2018.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

**MUDGEES SHOWGROUND MANAGEMENT
COMMITTEE MEETING — 1 MAY 2018**



Meeting Opened: 5:30 pm

Present: Garry Hemsworth (Director Operations), Cr Russell Holden (Councillor), Cr Alex Karavas (Councillor), Helen Chisholm (Mudgee Dressage Group)

Observer: Andrew Drummond, Paul Blackwell

Apologies: Dana Willmontt (Mudgee Pony Club)

Minutes of February Meeting – Accepted

Matters in Progress

1. As per attached list.

Correspondence

1. Mudgee Lions Club – New Building
 - Discussion on how many additional buildings the Showground could sustain and still keep adequate open areas for recreational uses.

Several organisations, including a car club, have made enquiries regarding building at the Showgrounds. Cr Russel Holden noted that the Master Plan and Business Plan should be followed that recommends not allowing any further exclusive use buildings on the site as the site is too small and that there should be no further buildings constructed other than the replacement of the grandstand and additional amenities to support the existing facilities and usage.

General Business

1. Demolition of the grandstand – Paul Blackwell advised that the demolition would not occur this financial year and sought the Committee input on the storage and reuse of parts of the old existing building. The Committee advised Paul that it was not supportive of reusing the old materials and the new grandstand should be new materials and that trying to incorporate the old materials in a new design would be more expensive. Additionally the Committee was not supportive of storing old materials on site due to safety concerns and creating a precedent that Showground be used as a storage area, and that the old materials should be sold.
2. The proposed new signage was discussed and Helen noted, prior to all supporting the new sign, that a spelling mistake that is to be corrected.

Meeting closed at: 6:05 pm

Next meeting to be held 7 August at 5:30pm

AT THE OPERATIONS OFFICE

MATTERS ARISING

#	SUBJECT	MEETING DATE	ACTION	WHOM	PROGRESS
1.	Members to hand a copy of their building door keys to Council's Operations Offices	7/02/2017		All	Received to date - <ul style="list-style-type: none"> • Poultry Pavilion • Poultry Kiosk • Animal Nursery • Pony Club Shed • Woodworkers Shed • Mudgee Dressage Shed Still Needed - <ul style="list-style-type: none"> • Antique Machinery Shed • Grandstand / Old Bar • Wool Shed
2.	Animal Nursery electrical works	6/02/18	Works request	Council	
3.	Equestrian Arena, needs raking more frequently	6/02/2018	Investigate - contractor to do work –vs- purchasing our own rake.	Council	

12.4 Local Traffic Committee Meeting - Special Request

REPORT BY THE MANAGER DEVELOPMENT ENGINEERING
TO 20 JUNE 2018 ORDINARY MEETING
GOV400066, A0100009

RECOMMENDATION

That Council approve the amendment to the Traffic Management Plan for the Mudgee Small Farm Field Days.

Executive summary

The purpose of this report is to advise Council and seek resolution on the recommendations of the Local Traffic Committee (LTC).

Disclosure of Interest

There are no disclosure of interest associated with this report.

Detailed report

The event organiser of the Mudgee Small Farm Field Days has made changes to the approved Traffic Management Plan for the event which included an additional Traffic Control Plan aimed at further improving signage and safety around the event entrances.

The TMP was presented to the LTC at the March 2018 Meeting and recommended for approval, subsequently Council resolved to approve the event TMP at the April Meeting of Council.

The request was put to the Local Traffic Committee members via email to seek approval due to the time constraints. RMS have also provided approval for the use of Variable Message Signs on Ulan Road. Majority of members provided comment with all being in favour of the proposed additions. It is therefore recommended the Council approve the amendment of the Traffic Management Plan

Community Plan implications

Theme	Good Governance
Goal	Good communications and engagement
Strategy	Improve communications between Council and the community and create awareness of Council's roles and responsibilities

Strategic implications

Council Strategies

Facilitating the Local Traffic Committee is covered in Council's Delivery Program, Strategy 4.1.1. Pedestrian Access Mobility Plan

Council Policies

Not Applicable

Legislation

Roads Act 1993

Roads Transport Act 2013

Road Rules 2014

Financial implications

Not Applicable

Associated Risks

Not Applicable

DANIEL BUCKENS
MANAGER DEVELOPMENT ENGINEERING

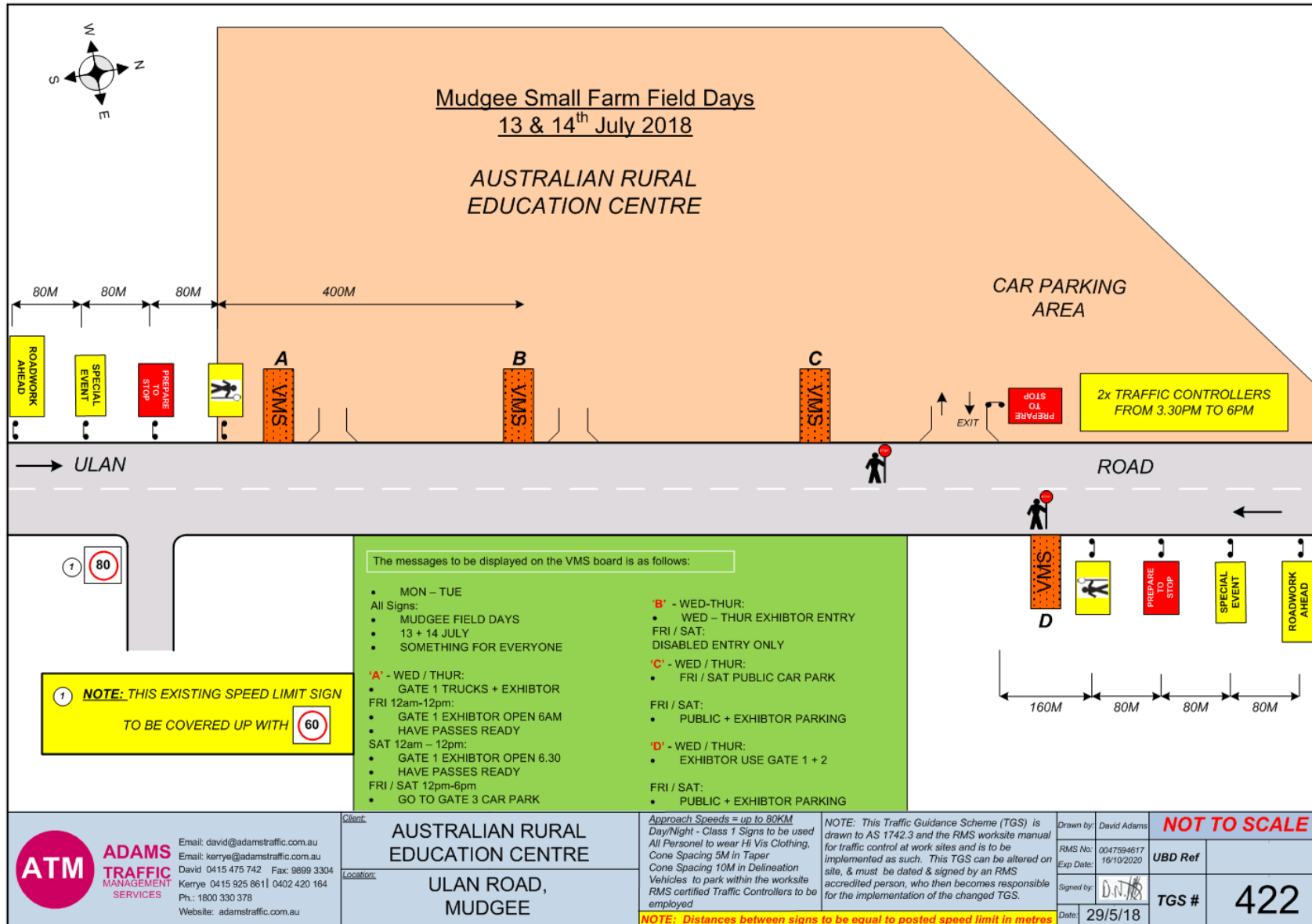
GARRY HEMSWORTH
DIRECTOR OPERATIONS

1 June 2018

Attachments: 1. Amended TCP for Small Farm Field Days.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



Item 13: Urgent Business Without Notice

URGENT BUSINESS WITHOUT NOTICE

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

GIVING NOTICE OF BUSINESS

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

BUSINESS WITHOUT NOTICE

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

Item 14: Confidential Session

LOCAL GOVERNMENT ACT, 1993

10A *WHICH PARTS OF A MEETING CAN BE CLOSED TO THE PUBLIC?*

- (1) A council, or a committee of the council of which all the members are councillors, may close to the public so much of its meeting as comprises:
 - (a) the discussion of any of the matters listed in subclause (2), or
 - (b) the receipt or discussion of any of the information so listed.
- (2) The matters and information are the following:
 - (a) personnel matters concerning particular individuals (other than councillors),
 - (b) the personal hardship of any resident or ratepayer,
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
 - (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret,
 - (e) information that would, if disclosed, prejudice the maintenance of law,
 - (f) matters affecting the security of the council, councillors, council staff or council property,
 - (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,
 - (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,
 - (i) alleged contraventions of any code of conduct requirements applicable under section 440.
- (3) A council, or a committee of the council of which all the members are councillors, may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.
- (4) A council, or a committee of a council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

10D *GROUND FOR CLOSING PART OF MEETING TO BE SPECIFIED*

- (1) The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting.
- (2) The grounds must specify the following:
 - (a) the relevant provision of section 10A(2)
 - (b) the matter that is to be discussed during the closed part of the meeting,
 - (c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

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DISCLOSURE AND MISUSE OF INFORMATION

- (1) A person must not disclose any information obtained in connection with the administration or execution of this Act unless that disclosure is made:
 - (a) with the consent of the person from whom the information was obtained, or
 - (b) in connection with the administration or execution of this Act, or
 - (c) for the purposes of any legal proceedings arising out of this Act or of any report of any such proceedings, or
 - (d) in accordance with a requirement imposed under the Ombudsman Act 1974 or the Freedom of Information Act 1989, or
 - (e) with other lawful excuse.

1. (1A) In particular, if part of a meeting of a council or a committee of a council is closed to the public in accordance with section 10A (1), a person must not, without the authority of the council or the committee, disclose (otherwise than to the council or a councillor of the council) information with respect to the discussion at, or the business of, the meeting.

2. (1B) Subsection (1A) does not apply to:
 - (a) the report of a committee of a council after it has been presented to the council, or
 - (b) disclosure made in any of the circumstances referred to in subsection (1) (a)-(e), or
 - (c) disclosure made in circumstances prescribed by the regulations, or
 - (d) any agenda, resolution or recommendation of a meeting that a person is entitled to inspect in accordance with section 12.

- (2) A person acting in the administration or execution of this Act must not use, either directly or indirectly, information acquired by the person in that capacity, being information that is not generally known, for the purpose of gaining either directly or indirectly a financial advantage for the person, the person's spouse or de facto partner or a relative of the person.

- (3) A person acting in the administration or execution of this Act, and being in a position to do so, must not, for the purpose of gaining either directly or indirectly an advantage for the person, the person's spouse or de facto partner or a relative of the person, influence:
 - (a) the determination of an application for an approval, or
 - (b) the giving of an order.

Maximum penalty: 50 penalty units

MOTION

I move that pursuant to the provisions of Section 10 of the Local Government Act, 1993 the meeting be closed to the public.

After a motion to close the meeting has been moved and seconded and before the vote, the Chairman will ask if there are any other matters, besides those listed on the agenda which should be considered in Confidential Session.

He will then announce those matters to be considered in Confidential Session. In doing so, the Chairman will give reasons why those matters are to be considered in Confidential Session and explain the way in which discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

CHAIRMAN

The following matters have been listed for consideration in Confidential Session:

14.1 Introduction of Smart Water Metering Systems

The reason for dealing with this report confidentially is that it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business in accordance with Section 10A(2)(c) of the Local Government Act, 1993.

Discussion of this matter in an open meeting would be, on balance, contrary to the public interest as it involves discussion of Has financial information regarding a Tender.

14.2 Commercial Property Opportunity

The reason for dealing with this report confidentially is that it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business in accordance with Section 10A(2)(c) of the Local Government Act, 1993.

Discussion of this matter in an open meeting would be, on balance, contrary to the public interest as it involves discussion of a commercial property opportunity for Council to consider.

14.3 Information for Council regarding proposed Class Action relating to Council insurance

The reason for dealing with this report confidentially is that it relates to commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and advice concerning litigation, or advice as comprises a discussion of this matter, that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege in accordance with Section 10A(2)(d)(i) and (g) of the Local Government Act, 1993.

Discussion of this matter in an open meeting would be, on balance, contrary to the public interest as it involves discussion of advice concerning confidentiality deeds.

The Chairman will then ask the General Manager if there are any written representations from the public on the proposed closure of the meeting.

The General Manager will read out any written representations received.

The Chairman will ask if anyone in the gallery would like to make verbal representations in regard to the matters now to be considered in Confidential Session.

The Chairman will then put the motion "to close the meeting" to the vote.