

# 2019

MID-WESTERN REGIONAL COUNCIL  
**COUNCIL BUSINESS PAPERS**

ORDINARY MEETING  
WEDNESDAY 17 APRIL 2019

## SEPARATELY ATTACHED ATTACHMENTS



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

# ATTACHMENTS

Report 8.2	Attachment 1	Draft Development Control Plan 2013 Amendment 4 .....	3
Report 8.3	Attachment 1	Draft Mid-Western Regional Contributions Plan 2019.....	106
Report 9.5	Attachment 1	Revised Delivery Program 2017/21 and Draft Operational Plan 2019/20 .....	167

# Development Control Plan 2013

Draft Amendment No. 4

Further information email [council@midwestern.nsw.gov.au](mailto:council@midwestern.nsw.gov.au) or telephone 1300 765 002



[www.midwestern.nsw.gov.au](http://www.midwestern.nsw.gov.au)

## CONTENTS

Part 1 Introduction.....	4
1.1 Purpose of the Plan.....	4
1.2 Aim of the Plan .....	4
1.3 How the Plan Works .....	4
1.4 Transition Provision .....	4
1.5 Fast Track Determinations.....	5
1.6 Documentation Required to Accompany a FASTTRACK DA .....	6
1.7 Don't meet the "deemed to satisfy" standards? .....	6
1.8 Relationship to other Plans .....	6
1.9 Developer Contributions .....	7
1.10 Private Covenants.....	7
1.11 Sewer infrastructure .....	7
1.12 Community Consultation.....	8
Part 2 Fast Track Development Applications .....	9
2.1 General Housing and Ancillary Structures "Deemed to Satisfy" Provisions .....	9
2.2 Dual Occupancy Development "Deemed to Satisfy" Provisions .....	12
Part 3 Discretionary Development Standards.....	15
3.1 Residential Development in urban areas (single dwellings and dual-occupancies) .....	15
Part 4 Specific Types of Development .....	21
4.1 Multi Dwelling Housing .....	21
4.2 Affordable Multi Dwelling Housing .....	26
4.3 Sex Services Premises (Brothels) .....	29
4.4 Signs.....	31
4.5 Commercial development .....	38
4.6 Industrial Development .....	41
4.7 Tree Preservation Order .....	44
Part 5 Development Standards .....	46
5.1 Car Parking .....	46
5.2 Flooding.....	50

5.3	Stormwater Management .....	53
5.4	Environmental Controls .....	60
Part 6	Development in Rural Areas .....	64
6.1	Dwellings.....	64
6.2	Temporary Workers Accommodation.....	66
6.3	Wind Farms.....	71
6.4	Tourist and Visitor Accommodation.....	76
6.5	Solar Energy Farms.....	78
Part 7	Subdivision.....	84
7.1	Urban Subdivision .....	84
7.2	Rural Subdivision .....	87
Part 8	Site Specific Controls.....	92
8.1	Gulgong .....	92
8.2	West Mudgee .....	93
8.3	Caerleon Residential Area.....	94
Appendix A	Flood Schedules .....	95
Appendix B1	MWRC Auspec Stormwater Drainage Design .....	100
Appendix B2	Stormwater to Smartwater .....	101
Appendix C	Caerleon Development Control Plan.....	102
Appendix D	Implementing a Subdivision Consent.....	103

## PART 1 INTRODUCTION

### 1.1 PURPOSE OF THE PLAN

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

### 1.2 AIM OF THE PLAN

The aims of this Plan are to:

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

### 1.3 HOW THE PLAN WORKS

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

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

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

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

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

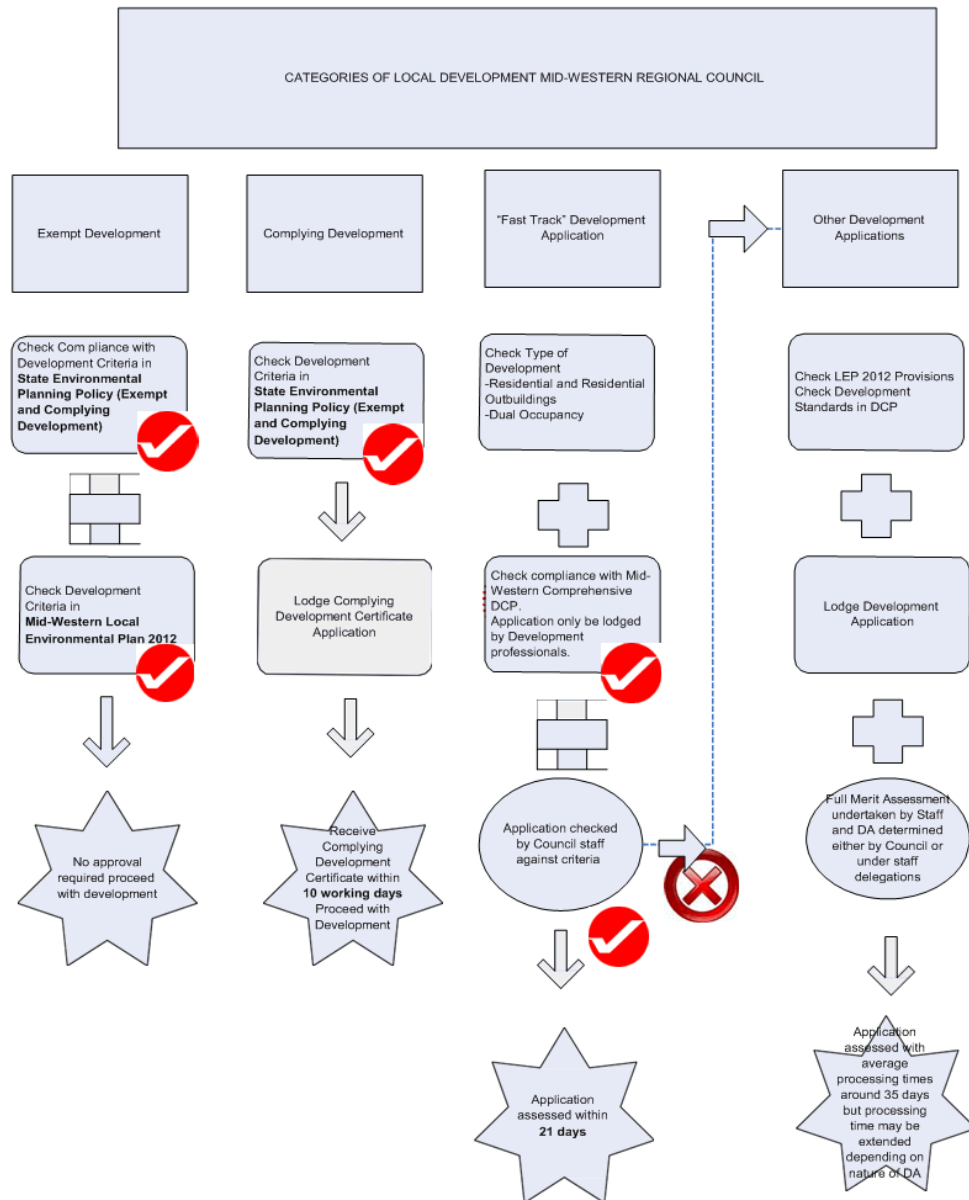
### 1.4 TRANSITION PROVISION

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

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

### 1.5 FAST TRACK DETERMINATIONS

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



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

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

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

**Fast-tracking does not apply to any other development.**

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

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

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

## 1.6 DOCUMENTATION REQUIRED TO ACCOMPANY A *FAST TRACK* DA

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

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

Separate checklists are provided for each development type in Council’s website – [Midwestern@nsw.gov.au](mailto:Midwestern@nsw.gov.au) .

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

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

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

## 1.8 RELATIONSHIP TO OTHER PLANS

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



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

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

## 1.9 DEVELOPER CONTRIBUTIONS

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

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

## 1.10 PRIVATE COVENANTS

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

## 1.11 SEWER INFRASTRUCTURE

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

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

## 1.12 COMMUNITY CONSULTATION

### Advertised Local Development

The following kinds of development will be advertised:

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

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

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

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

#### Process for Advertised Development

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

### Notified Development Applications

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

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

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

#### Process for Notified Development

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

## PART 2 FAST TRACK DEVELOPMENT APPLICATIONS

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

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

#### Building Setbacks

Zone	Street	Side/Rear	Secondary Frontage for Corner Lots *
R1, R2 and R3 where Lot size is less than 900m <sup>2</sup>	4.5m to building line or average of adjoining properties  5.5m to the garage	900mm	0m for garages in laneways 2m to side boundary
R1, R2 and R3 where Lot size is greater than 901m <sup>2</sup> , less than 1,999m <sup>2</sup>	6.5m to building line or average of adjoining properties 7.5 to the garage	900mm	2m
R2 where 2000m <sup>2</sup> to 1ha	15m	5m	7.5m
R5 Less than or equal to 5ha. in area	30m	20m	15m
RU1, RU4 and R5 Greater than 5ha. in area	60m	20m	15m
RU5	7.5m	BCA	3m

\*Applicant to nominate front and secondary setback.

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

#### Building height

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

#### Privacy

- Single storey development achieving setbacks do not require specific privacy controls.

#### Design

- 75% of the Private open space and internal living areas should have access to sunlight for 3 hours a day between 9 am and 3 pm with direct access to the

- 
- main living areas.
- 80m<sup>2</sup> of private open space is provided with a minimum dimension of 5 metres.
  - No windowless facades at the street frontage(s).
  - Street elevations are to include at least 5% of openings including windows, doors.
  - Garages – the aggregate width of the garage door or carport shall not exceed 45% of the front elevation of the dwelling.
  - For corner allotments no fences, structures or landscaping exceeding 1 metre in height are to be located within the triangle formed by a sight line 12 metres x 6 metres from the intersection of the two street boundary lines.
  - Cannot be a transportable or relocated building.
- Parking**
- Provision for parking of two vehicles behind the building line including at least one space undercover.
- Utilities**
- Buildings and structures are to be located clear of utility infrastructure.
  - No building can be located within an easement for the purposes of utility infrastructure.
  - Structures are to be located 1,500 mm for the centre line of the water or sewer main.
  - Details of water supply and sewer reticulation are to be provided.
    - ❖ If available within 500 m connected to reticulated network.
    - ❖ Where no water supply is available, a minimum tank storage of 60,000 litres is required, of which a minimum of 20,000 litres is retained for fire fighting purposes.
  - Where there is no reticulated sewer system than approval is required for onsite disposal in accordance with Section 68 of the Local Government Act 1919
  - Stormwater shall be designed to flow to a gravity system. Alternatives are not acceptable.
  - No building on overland flow paths
- Fencing**
- Front fences to be open panels not to include “Colorbond” and are restricted to a maximum height of 1.2 metres.
  - Where a street fence is proposed, the section of side fence located in front of the building setback shall be open or a combination of open panels and masonry columns to match the front fence.
  - Dividing fences is not to adversely affect the flow of surface of surface water or create flooding problems to adjoining properties.
  - Maximum height of side and rear fences behind the building line to be 1.8 metres.
- Access**
- All weather two wheel drive access
  - Driveways to be located a minimum of 6m from an intersection.
  - For rural area the minimum sight distances-is 250m in the 100km/hr speed zone and 180km/hr for the 80km zone
  - Where the driveway exceeds a slope of 6 % appropriate erosion and sediment control is to be incorporated into the design of the access.

<b>Garages Outbuildings and Carports</b>	Maximum size of garages and outbuildings in urban areas shall be as follows:	
	Lot size m2	Shed Size m2
	<750	50
	750-1000	80
	1000-2000	100
	>2000	120

**Ridgelines**

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

**Slope & Cut and Fill**

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

**Pools**

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

**Energy Efficiency**

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

**Permissibility**

- The lot is to comply with the minimum area as designated on the LEP 2012 Lot Size Map.
- Dwellings in rural zone must have a staged dwelling approval or comply with the minimum lot size.

**Heritage**

- Heritage items are excluded from the fast track provisions.

## 2.2 DUAL OCCUPANCY DEVELOPMENT “DEEMED TO SATISFY” PROVISIONS

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

- Minimum** Attached Dual Occupancy – minimum area 600m<sup>2</sup>  
**Lot Size** Detached Dual Occupancy – minimum area 800m<sup>2</sup>  
 Detached dual occupancy is PROHIBITED in the R2 Low Density Residential Zone.

### Building Setbacks

Zone	Street	Side/Rear	Secondary Frontage for Corner Lots *
R1, R2 and R3 where Lot size is less than 900m <sup>2</sup>	4.5m to building line or average of adjoining properties 5.5m to the garage	900mm	0m for garages in laneways 2m to side boundary
R1, R2 and R3 where Lot size is greater than 901m <sup>2</sup> , less than 1,999m <sup>2</sup>	6.5m to building line or average of adjoining properties 7.5 to the garage	900mm	2m
R2 where 2000 m <sup>2</sup> to 1 ha	15m	5m	7.5m
R5 Less than or equal to 5ha. in area	30m	20m	15m
RU1, RU4 and R5 Greater than 5ha. in area	60m	20m	15m
RU5	7.5m	BCA	3m

\*Applicant to nominate front and secondary setback.

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

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

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

scale, spacing, fenestration, articulation, roof forms, setbacks and landscaping of dwellings on adjoining and surrounding lots. All dual occupancies must have direct street frontage; that is no dual occupancy can be developed in a battleaxe arrangement.

- No windowless facades at the street frontage(s).
- Street elevations are to include at least 5% of openings including windows, doors.
- The dwellings shall not be relocated or manufactured homes.
- Garages – the aggregate width of the garage door or carport shall not exceed 45% of the front elevation of each dwelling.
- Cannot be a transportable or relocated building

**Slope & Cut and Fill**

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

**Open Space**

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

Such landscaping shall be maintained at all times to Council's satisfaction. Fencing of such areas will be incorporated into the landscaped area. The use of 'Colorbond' or similar fencing of such areas is prohibited in favour of timber or masonry materials.

- At least 75% of each required private open space area, courtyard, balcony, terrace or the like shall receive at least three hours effective sunlight between the hours of 9.00 am and 3.00 pm on 21 June (Winter solstice).
- Council may require submission of shadow diagrams to demonstrate

compliance with the requirement above

- Site Coverage**
- Maximum site coverage of 35%.
- Parking**
- Each dwelling to have two car parking spaces, at least one being a garage. The second space may be provided in a stacked arrangement in front of the garage providing the space is contained wholly within the subject site.
  - All parking and manoeuvring areas to be hardstand.
  - Driveways to be located 6m from an intersection.
- Utilities**
- Buildings and structures are to be located clear of utility infrastructure (Minimum 1m from light/power poles)
  - No building can be located within an easement for the purposes of utility infrastructure.
  - Structures are to be located 1500mm from the centre line of the water/sewer main.
  - Details of water supply and sewer reticulation are to be provided. If the development is within 500 m of the reticulated water and sewer network it must connect to that reticulated network.
  - Dual Occupancy will not be permitted on allotments less than 5 ha where reticulated water and sewer is not connected.
  - Where no water supply is available, a minimum tank storage of 60,000L is required, of which a minimum of 10,000L is retained for fire fighting purposes for each dwelling.
  - Where there is no reticulate sewer system than approval is required for onsite disposal in accordance with Section 68 of the Local Government Act 1919
  - Stormwater shall be designed to flow to a gravity system. Alternatives are not acceptable.
  - No building over flow paths, no increase in flows.
- Fencing**
- All dual occupancy developments are required to provide a 1.8m high fence on the boundary of the development site and between private open space areas of individual units (all residential zones excluding R5 zone). All fencing is to be provided at full cost to the developer. All fencing which is in front of the building line shall be constructed of timber and/or masonry materials.
  - Dividing fences is not to adversely affect the flow of surface of surface water or create flooding problems to adjoining properties.
  - For corner allotments no fences, structures or landscaping exceeding 1 metre in height are to be located within the triangle formed by a sight line 12 metres x 6 metres from the intersection of the two street boundary lines.
  - Maximum height of side and rear fences behind the building line to be 1.8 m.
- Heritage**
- Heritage items are excluded from the fast track provisions.



## PART 3 DISCRETIONARY DEVELOPMENT STANDARDS

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

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

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

**Buildings Setbacks**

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

**Deem to satisfy**

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

**Building Height**

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

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

**Site Coverage**

- a) Stormwater runoff must not exceed infrastructure capacity.
- b) Development must be an appropriate bulk and scale for the existing residential surrounds.
- c) Dual occupancy development is not to exceed 50% site coverage.

Note: Site Coverage means:

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

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

Deem to satisfy is 35% site coverage

**Solar Access**

- a) Development must have reasonable access to sunlight and must not unduly impede solar access of neighbouring dwellings.
- b) Dwellings are to be positioned to maximise solar access to living areas.
- c) Shadow diagram must include:
  - Location, size, height and windows openings of buildings on adjoining properties;
  - Existing shadow-casting structures such as fences, carports, hedges, trees etc.; and
  - Topographical details, including sectional elevations where land has any significant slope.
- d) Living areas and gardens should be orientated to the north to maximise solar access to these areas.
- e) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.
- f) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:
  - Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and
  - Use of ceiling insulation.

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

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

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

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

Deem to Satisfy  
Two (2) spaces per dwelling

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

- Open Space**
- a) Sufficient open space must be provided for the use and enjoyment of the residents.
  - b) A plan shall be submitted which demonstrates that the dimensions of the open space provides for functional space, including placement of outdoor furniture.
  - c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds.
  - d) Private open space for dual occupancy development is to be a minimum area of 80m<sup>2</sup> and have a minimum dimension of 5 metres (depth and width).
  - e) Private open space for dual occupancy development is to be located behind the front building line and on the northern, eastern or western side of the dwelling.

Deem to satisfy  
Private open space to be on the northern or eastern side of dwelling with direct access to living areas. Area to be 80m<sup>2</sup> with a minimum dimension of 5 metres.

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

**Fencing**

Fencing facing the street or forward of the building line must avoid extensive lengths of 'Colorbond' as it presents a barrier to the street.

Solid fencing of a length greater than 30% may be permitted where landscaping is provided to soften the visual impact on the streetscape.

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

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

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

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

**Development near Ridgelines**

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

**Slopes**

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

**Deem to Satisfy**

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

**Access**

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

**Relocated Dwellings**

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

**Adapt ability**

- a) Adaptable housing design must incorporate practical and flexible features to meet the changing needs of residents of different ages and abilities over time. For example,

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hobless shower area, space for wheelchair access, height of light switches, arrangement and size of rooms,

**Design Principles**

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

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## PART 4 SPECIFIC TYPES OF DEVELOPMENT

### 4.1 MULTI DWELLING HOUSING

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

The location of multi-dwelling housing is only permissible on lots with an area of at least 1,200 m<sup>2</sup> and should comply with the following:

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

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

#### **Built Form**

#### **Design**

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

#### **Building Scale Height and Bulk**

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

- (e) Each development or building will be assessed on its merits in terms of its visual impact on the streetscape and impact on the amenity, privacy, views and solar access of the surrounding properties.
- (f) Council may require an applicant to prepare and submit to Council shadow diagrams in order to determine the impact of a proposal on buildings and landscaped areas.  
 Such diagrams should be based on a survey of the relevant site and adjoining development. It is essential that shadow diagrams be based on such detailed information in view of the fact that the shadows are the result of the relative height of structures and not just the height of a structure above ground level. In this regard the resultant shadow cast by a structure can vary greatly depending whether the structure is uphill or downhill of the area in question.

**Setbacks**

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

**Development Density**

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

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

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

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

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

Unit Type	Floor Area m <sup>2</sup>
1 Bedroom unit	55
2 bedroom unit	70
3 bedroom unit	85

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



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

**Vehicular Access and Parking**

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

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

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

- (b) For dwellings above commercial premises, car parking shall be provided at the above mentioned rates, except in the case of a single dwelling, which requires one car parking space only.
- (c) Car parking must be designed so that either ingress to or egress from each space can be achieved in one movement.
- (d) Parking shall be located so that vehicles can enter and leave in a forward direction.
- (e) All geometric standards applicable to site access and car parking layout are to be in accordance with Council's Development Control Plan - Car Parking.

**Vehicular Access Design.**

- (f) Driveways are not to be continuous straight lines and are to be offset by landscaped sections and/or unit layout.
- (g) Driveways are to be designed as follows:
- A pavement width of 3 metres is required for developments of 3 to 4 dwellings.
  - A pavement width of 6 metres is required for developments of 5 or more dwellings.
  - Where the length of driveway exceeds 30m, the width of pavement must be 6m

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at intervals. This width may be varied along its length subject to provision being made for passing along the driveway.

- (h) Where access is to a major road a pavement width of not less than 6 metres for the first 5 metres of the driveway adjoining the road boundary is to be provided.
- (i) Driveways are to be offset a minimum of 2 metres from any side boundary for the full length of the required front setback (ie. 6 metres or 7.5 metres). The setback area should be suitably landscaped to screen the hardstand driveway surfaces and to provide visual appeal to the streetscape.

**Privacy and Amenity**

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

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

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

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

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

**Acoustic Privacy**

- (a) Site layout should separate active recreational areas, parking areas, vehicle accessways and service equipment areas from bedroom areas of dwellings.
- (b) Development adjacent to high levels of uncontrollable external noise shall incorporate a building design and external wall treatments to minimise the entry of that noise.

**Waste Disposal**

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

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

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

## 4.2 AFFORDABLE MULTI DWELLING HOUSING

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

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

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

#### **Definition**

##### **“affordable housing”**

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

##### ***Affordable Housing Principles***

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

#### **Application**

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

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

#### **Location**

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

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

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

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

**Parking** Parking is to be provided at the following rates:

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

**Dwelling size**

Floor areas are to be as follows:

Unit Type	Floor Area m <sup>2</sup>
1 Bedroom Units	45
2 bedroom units	70
3 bedroom units	85

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

**Development Density** The following development density applies

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

**Design** A consent authority must not consent to development to which this section applies

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- Requirements** unless it has taken into consideration the provisions of the *Seniors Living Policy: Urban Design Guidelines for Infill Development* published by the Department of Infrastructure, Planning and Natural Resources in March 2004, to the extent that those provisions are consistent with this Policy.
- Character of Local Area** A consent authority must not consent to development to which this section applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.
- Must be used for affordable housing for 10 years** A consent authority must not consent to development to which this section applies unless conditions are imposed by the consent authority to the effect that:
- (a) for 10 years from the date of the issue of the occupation certificate:
    - (i) the dwellings proposed to be used for the purposes of affordable housing will be used for the purposes of affordable housing, and
    - (ii) all accommodation that is used for affordable housing will be managed by a registered community housing provider, and
  - (b) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, that will ensure that the requirements of paragraph (a) are met.
- (2) Subclause (1) does not apply to development on land owned by the Land and Housing Corporation or to a development application made by, or on behalf of, a public authority.
- Subdivision** Land on which development has been carried out under this Division may be subdivided with the consent of the consent authority.

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### 4.3 SEX SERVICES PREMISES (BROTHELS)

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

**Limit on  
Development  
Consent**

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

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

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

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

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



## 4.4 SIGNS

### GENERAL REQUIREMENTS

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

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

### Types

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

### Prohibited Signs

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

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

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

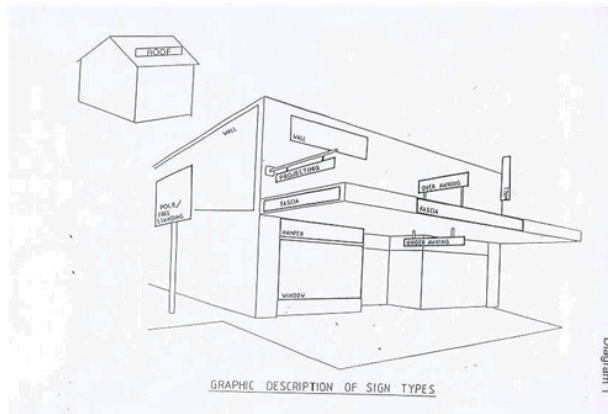
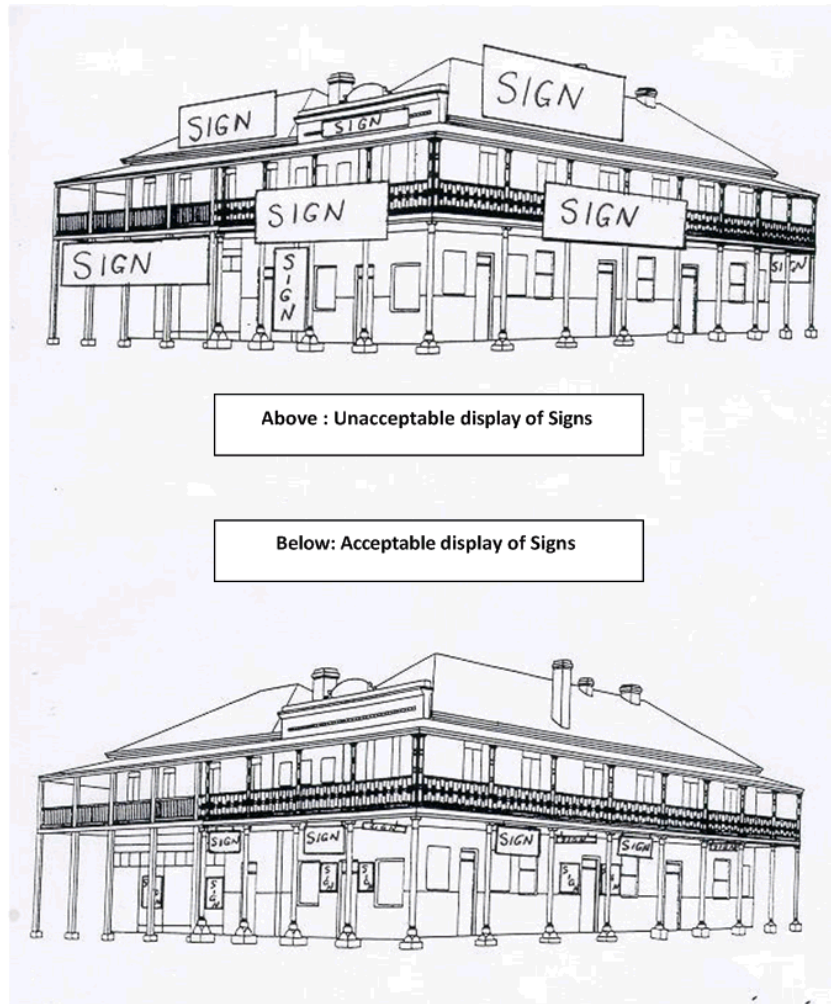


Diagram 1



**Signs in  
Towns and  
Villages**

**HERITAGE CONSERVATION AREAS**

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

retain the character of individual buildings and the surrounding locality.

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

**GULGONG HERITAGE CONSERVATION AREA**

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

**Business Areas**

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

**Industrial Areas**

- (a) **Non-illuminated Pole/pylon** signs and directory boards shall be limited to a maximum of 6m<sup>2</sup> advertising area and a maximum overall height of 5 metres. In general the bottom of a pole or pylon signs should be at least 3 metres above ground level.
- (b) **Illuminated Pole or pylon** signs must have a maximum area of 4m<sup>2</sup>.
- (c) A maximum of one pole or pylon sign can be erected without Council approval if the above requirements are met.
- (d) A maximum of two (1) pole or pylon signs shall be permitted per site frontage.
- (e) In the case of an **industrial multi unit complex**, one (1) directory sign board of up to 8m<sup>2</sup> in any area may be permitted with approval. Each industrial unit may have a sign at the entrance of each unit having the maximum dimensions of 2000mm by 600mm without approval.

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

**Business  
Activity  
Centres**

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

These areas include:

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

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

**Residential  
Areas**

There are a number of businesses outside traditional shopping centres and industrial estates as well as many home industries.  
Businesses in residential areas must have special controls to maintain the residential amenity of the neighbourhood.

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

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

**Rural Areas**

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

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

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

### Tourist Signage

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

#### IDENTIFICATION SIGNS

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

- (a) Post supported structures max. height of 3m above ground level or an advertising area of more than 3m<sup>2</sup> with typical dimensions being 1.2m x 2.5m.
- (b) Identification signs must relate to a lawful or approved use of the land and be located on private land, not in the road reserve.
- (c) The size, colour and shape of the signs will generally be left to the discretion of the business but should not include the use of bright or fluorescent colours or highly reflective or illuminated materials.
- (d) Each property shall be allowed **two Identification signs** (which may be double sided). In circumstances when the property has two road frontages Council will consider a third sign on the secondary frontage where that frontage has a minimum of 250m.
- (e) In circumstances where there are two or more businesses operating from a site, Council will consider increasing the maximum sign face area from 3m<sup>2</sup> to 4m<sup>2</sup>.

#### ENTRANCE SIGNS

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

#### VINEYARD IDENTIFICATION SIGNS

These signs can be erected when the vineyard name has been used on a wine bottle label. The maximum dimension of such signs shall be 3.0m<sup>2</sup>. They shall contain only the company and vineyard name and the design of the sign face should reflect the design on the bottle label.

#### INTERNAL SIGNAGE

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

#### LARGE SCALE TOURIST DEVELOPMENT

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

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

**Maintenance  
and Illegal  
Signs**

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

**Temporary  
Signage**

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

## 4.5 COMMERCIAL DEVELOPMENT

<b>Building Setbacks</b>	<ul style="list-style-type: none"> <li>(a) No minimum front setbacks apply.</li> <li>(b) Side and rear must comply with Building Code of Australia (BCA)</li> </ul>
<b>Signage</b>	Refer section 4.4 Signs
<b>Design</b>	<ul style="list-style-type: none"> <li>(a) The LEP includes provisions relating to active street frontages. All premises on the ground level of a building facing the street are used for the purposes of business premises or retail premises.</li> <li>(b) All premises on the ground level of a building facing the street shall be comprised of windows and doors to encourage the interaction between pedestrians and the retail space</li> <li>(c) Building facades shall be articulated by use of colour, arrangement of elements or by varying materials</li> <li>(d) Consider elements within established heritage buildings and how its application may be applied to new development</li> <li>(e) Consider the pattern of built form, scale, use of verandahs, fenestration, colour and materials.</li> <li>(f) Design of new development should seek to be sympathetic to heritage items not reproduce them.</li> <li>(g) Plans must include details of all external infrastructure (air conditioning ducts, plant rooms) and how it will be screen from view form a public road.</li> <li>(h) Development on a corner must include architectural features to address both frontages.</li> <li>(i) Where the development will adjoin the residential, village and mixed use zones, sufficient setbacks in the form of landscape buffers and access ways should be incorporated.</li> </ul>
<b>Scale form and height</b>	<ul style="list-style-type: none"> <li>(a) The LEP controls the height of buildings to a maximum of 8.5m</li> <li>(b) Consistent with the existing heritage character of the town centres of Gulgong, Mudgee and Rylstone.</li> <li>(c) Gulgong has a building height limit to a maximum of 5m</li> </ul>
<b>Mortimer &amp; Church Street Mudgee</b>	<ul style="list-style-type: none"> <li>(a) Development fronting Mortimer and Church Streets in Mudgee should enhance and maintain the streetscape established in Church Street between Market and Mortimer Streets by encouraging a coherent double storey pattern of development adopting zero front and side property setbacks.</li> <li>(b) Where possible the use elements that emphasis the horizontal form of development established in the Town Centre, for example through the use of verandas.</li> <li>(c) Any new development should provide for a visual treatment to minimise visual bulk and maintain established pattern of building frontage widths, by providing variance particularly on upper floor levels , every 20-25m. Variance may be provided through change in building materials, fenestration, or changes in parapet height etc.</li> </ul>



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|---|---|
| <b>Articulation and Facade Composition</b>    | <ul style="list-style-type: none"><li>(a) To break visual bulk and create interest, use secondary vertical elements such as fenestration or detail such as changes in materials and colour.</li><li>(b) Excessive length of blank walls are not supported in the front facade.</li><li>(c) Where blank walls are unavoidable (alongside or rear boundaries), break the visual impact through the provisions of landscaping, or by creating visual interest through patterning of the facade, signage or public art.</li></ul>   |
| <b>Post supported verandahs and balconies</b> | <ul style="list-style-type: none"><li>(a) Setback a minimum 600mm from edge of kerb</li><li>(b) Compliment the elements of the building to which it is attached</li><li>(c) Public liability insurance and approval for works on public land will be required</li><li>(d) Not interfere with the operations of or access to public utilities or infrastructure</li><li>(e) The use of bollards at the base of posts to protect from rear parking vehicles will be required.</li></ul>   |
| <b>Residential-Commercial Interface</b>       | <ul style="list-style-type: none"><li>(a) Provision of landscaping buffers to provide visual screening along residential boundaries that adjoin development sites in the Mortimer Street precinct (in particular .</li><li>(b) Ground and first floor development should not overlook residential properties</li><li>(c) Maintain acoustic privacy through the use of acoustic fencing, where vehicular movement adjoins property boundaries to reduce visual bulk of the proposed development.</li><li>(d) Reduce visual bulk by locating buildings and structures away from residential boundaries, or where buildings must be located along property boundaries ensure that sufficient landscaping is provided</li><li>(e) A development should not reduce the sunlight received by the north-facing windows of living area, private open space areas, or clothes drying areas of adjoining properties to less than 3 hours between 9 am and 3pm at the winter solstice.</li></ul> |
| <b>Utilities and services</b>                 | <ul style="list-style-type: none"><li>(a) Documentation to demonstrate that the development is able to be services with water, sewer and drainage and adequate provision has been made for handling and disposal of solid waste</li><li>(b) Trade Waste Application is required where liquid waste (other than water from wash basins, toilet or bathrooms) will be discharged into Council's sewerage system.</li><li>(c) Building and structures are to be located clear of infrastructure</li><li>(d) For new sewer mains structures are to be located 1m plus the equivalent inverted depth, whichever is greater) of the centreline of the main.</li></ul>   |
| <b>Traffic and Access</b>                     | <ul style="list-style-type: none"><li>(a) All vehicles must be able to enter and exit the site in a forward direction</li><li>(b) All vehicle movement paths are to be sealed</li><li>(c) Driveways must comply with Australian Standard AS 2890.1 Parking Facilities</li><li>(d) For new commercial development all loading facilities are to be located within the</li></ul>  |

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

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

**Pedestrian  
Access**

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

**Parking**

Refer Specific Provisions relating to parking section 1.3.

**Landscaping**

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

## 4.6 INDUSTRIAL DEVELOPMENT

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

### Setbacks

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

\*Subject to compliance with fire rating requirements of BCA

- Landscaping**
- (a) In the front 5 metre where the site adjoins Sydney Road and in the front 3 metres on other sites.
  - (b) Landscaping should be provided in front of the building line to increase the visual presentation of the development to the street
  - (c) In the side and rear setbacks where it provides visual relief from a public street or area.
  - (d) Landscaping to consist of mature trees and lawn which are low maintenance, drought and frost tolerant in nature.
  - (e) Landscaping shall be provided in outdoor car parking areas where >10 spaces are required to provide shading and soften the visual impact of large hard stand area.
- Design**
- (a) Low scale building elements such as display area, offices, staff amenities are to be located at the front of the premises and constructed in brick or finished concrete.
  - (b) Roof materials are to be non-reflective.
- Fencing**
- (a) All security fencing is to be pre-coloured or power coated.
  - (b) Open work areas or storage areas visible from a public place or street must be fenced by masonry material or pre-coloured metal cladding of minimum 2m height. This fencing is to be only located behind the front setback.
  - (c) Where perimeter fencing is proposed, any access gates are to be setback from the boundary by the length of the largest vehicle accessing the site.
- Utilities**
- (a) Statement of servicing to be provided to demonstrate the availability and feasibility of providing water, sewer, and stormwater appropriate for the scale of the development.
  - (b) Applications must demonstrate adequate provision for storage and handling of solid waste.
  - (c) Liquid Trade Waste Application and facilities are required where liquid

- wastes (excluding domestic waste from a hand basin, shower, bath or toilet) are to be discharged to Council's sewer system.
- (d) No building can be located within an easement for the purposes of utility infrastructure.
- (e) For water and sewer mains structures are to be located 1500mm from the centre line of the main.
- Traffic and Access**
- (a) A traffic assessment report to be submitted that demonstrates:
- i. Site Access
  - ii. Loading and unloading facilities (to be contained within the site and to be able to cater for largest design vehicle.
  - iii. Safe on-site manoeuvring area for the largest design vehicle
- (b) Unsealed vehicle movement areas are not acceptable due to environmental impacts.
- (c) All vehicles must be able to enter and leave in a forward direction.
- (d) The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.
- (e) No vehicular access will be permitted to a Main Road where there is an alternate access point.
- (f) Driveways must be provided in accordance with AS2890.1 Parking Facilities.
- (g) A separate sealed hardstand loading area which is capable of accommodating trucks that service the site.
- (h) The loading area is to be provided behind the building line at the side or rear of the building.
- Car parking** Refer section 5.1 Car Parking  
Customer parking should be provided convenient to the public entrance.
- Signage**
- (a) Refer section 4.4 Signage
- (b) Single occupant industrial site:
- i. one free standing advertisement within the 5m landscaped setback; and
  - ii. one advertisement integrated within the facade of the building, but no higher than the building roof line.
- (c) Multiple unit industrial site:
- i. one index board near site entrance or within the 5m landscaped setback; and
  - ii. one advertisement integrated within the facade of each unit, but no higher than the building roof line.
- Outdoor lighting and noise**
- (a) Must comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*.
- (b) Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone.
- (c) External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area.

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**Subdivision**

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

## 4.7 TREE PRESERVATION ORDER

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

### Mudgee and Gulgong

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

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

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

### Rylstone, Kandos, Charbon, Clandulla and Ilford

- (1) This provision applies to all land within Zone RU5 Village in Rylstone and Kandos.
- (2) A person shall not, ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree without the consent of Council.
- (3) The consent of Council is not required:
  - i. for any tree having a height not exceeding 4m and a trunk diameter not exceeding 150mm (measured 1m above ground), or

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- ii. for the pruning of any tree for the purpose of its regeneration or shaping, or
  - iii. where the action proposed with respect to the tree is necessary to prevent imminent personal injury or imminent damage to property, or
  - iv. where the tree has otherwise become dangerous, or
  - v. for the removal of noxious plants.

## PART 5 DEVELOPMENT STANDARDS

### 5.1 CAR PARKING

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

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

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



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

<b>Hours of Operation</b>	<ul style="list-style-type: none"> <li>a) Off-Peak development is development which operates or carries out its business outside the peak demand periods for parking which is generally between 9.00 am and 5.00 pm weekdays.</li> <li>b) Development of this type will be assessed in accordance with DCP and have regard to the characteristics of the proposed development, its hours of operation and the availability of publicly accessible parking in walking distance of the development site.</li> </ul>
<b>Change of Use</b>	<p>Where existing premises are proposed to be redeveloped or their uses changed, the following method of calculating car parking requirements shall apply.</p> <ul style="list-style-type: none"> <li>a) determine the parking requirement of the previous or existing premises in accordance with the parking rates contained in this plan;</li> <li>b) determine the parking requirement of the proposed development in accordance with the parking rates contained in this plan;</li> <li>c) subtract the number of spaces determined in (a) above from the number of spaces calculated in (b) above; and</li> <li>d) the difference calculated in (c) above represents the total parking spaces to be provided.</li> </ul> <p>For a re-development or new development or any additional floorspace in excess of 100m<sup>2</sup> car parking shall be calculated and provided in accordance with the Development Control Plan.</p>
<b>Car Parking Credits</b>	<p>Historic parking credits for lawfully established uses are recognised under this clause and evaluated in accordance with the DCP.</p> <p>Frontage credits related to parking availability on-street. The parking frontage credit calculation is the subject lot width reduced by the extent of driveways and no-parking zones.</p> <p>The parking credit available is the historic credit and the frontage credit.</p>
<b>Heritage Incentive</b>	<p>The Mid-Western Regional Council may exempt development involving the restoration and/or conservation of a heritage item from part or all of the subject developments parking demand. The applicant shall make a claim for the exemption and the justification thereof in the development application.</p> <p>The Heritage Incentive will only be applied where the applicant can demonstrate that the conservation of the building depends upon the use of this clause.</p>
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>a) Parking facility design shall consider the likely visual impact of the parking facility in the locality and provide an integrated landscape design addressing amenity impacts.</li> </ul>

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

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

## 5.2 FLOODING

<b>Definitions</b>	<p><i>Flood compatible materials</i> include those materials used in building which are resistant to damage when inundated. A list of flood compatible materials is attached in <b>Appendix A</b>.</p> <p><i>Flood evacuation strategy</i> means the proposed strategy for the evacuation of areas during periods of flood as specified within any policy of Council, the Floodplain Management Plan, the relevant (SES) Flood Plan, by advices received from the SES or as determined in the assessment of individual proposals.</p> <p><i>Flood prone land</i> means land indicated on the map marked “Flood Prone land” deposited in the office of Council and amended from time to time.</p> <p><i>Freeboard</i> is a height above the design floor level or ground level which compensates for factors such as wave action, localised hydraulic effects and construction variations.</p> <p><i>Note: Reference to freeboard in this Plan refers to an increased height of 0.5 metres except adjacent to Redbank Creek (within the Mudgee Township and Environs Floodplain) where it refers to an increased height of 1.0 metres.</i></p> <p><i>Probable Maximum Flood (PMF)</i> means the flood calculated to be the maximum likely to occur.</p>
<b>Flood Risk Precincts</b>	<p>Each of the floodplains within the local government area which have been subject to flood investigations have been divided based on different levels of potential flood hazard. The relevant Flood Risk Precincts (FRP’s) are outlined below.</p> <ul style="list-style-type: none"> <li>• <b>High Flood Risk</b></li> </ul> <p>Land that is below the 100 year ARI flood that is subject to high hydraulic hazard (ie provisional high hazard in accordance with the Floodplain Management Manual) or areas that are isolated in a 100 year ARI flood due to evacuation difficulties.</p> <ul style="list-style-type: none"> <li>• <b>Medium Flood Risk</b></li> </ul> <p>Land below the 100 year ARI flood level that is not subject to high hydraulic hazard and where there are no significant evacuation difficulties.</p> <ul style="list-style-type: none"> <li>• <b>Low Flood Risk</b></li> </ul> <p>All other land within the floodplain (i.e. within the PMF extent) but not identified as either in a high flood risk or medium flood risk precinct.</p>
<b>Development controls</b>	<p>The development controls apply to all known potentially flooded areas (that is up to the largest estimated flood including the PMF when known). The type and stringency of controls have been graded relative to the severity and frequency of potential floods, having regard to categories determined by the relevant Floodplain Management Study and Plan. The categories applicable to each floodplain are depicted on the planning matrices in Appendix A as follows:</p>

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

Performance Criteria

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

**Fill** Earthworks that change the nature of a watercourse and have the potential to affect upstream or downstream properties is not permitted.

This standard applies to watercourses in the high hazard flood risk precinct.

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

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

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

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

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

**Flood Study**

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

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

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

### 5.3 STORMWATER MANAGEMENT

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

#### PERFORMANCE TARGETS

Table 1 Development Categories, Performance Targets & Relevant references

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

**A BASIX**

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

**B QUANTITY MANAGEMENT DURING OPERATION****EXEMPTIONS TO THIS PART**

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

**HOW TO COMPLY?****Step 1: Determine the minimum runoff storage volume required**

The minimum runoff storage volume (m<sup>3</sup>) required is shown in equation 1 and is:

(1) Rainfall threshold depth, 0.022m x proposed impervious area (m<sup>2</sup>)

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

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

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

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

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

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



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

**Alternate solutions**

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

**C QUALITY MANAGEMENT DURING CONSTRUCTION**

**PERFORMANCE TARGETS**

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

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

**Table 3. Water quality management requirements during construction**

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

**D QUALITY MANAGEMENT DURING OPERATION**

**PERFORMANCE TARGETS**

This performance target is applicable to:

- Residential development in areas of high ground salinity
- Subdivisions that comprise the whole or major part of a catchment
- Car parks which have a capacity for more than 5 cars
- Commercial development (excluding internal refurbishment and refits)
- Industrial development (excluding internal refurbishment and refits)
- Any new Council or Special Uses development such as schools, hospitals, etc.

Water Quality Requirements for Urban Subdivision

Development Scale (average lot size of 800m <sup>2</sup> or equivalent land size)	Performance Target
Small Scale Up to 30 Lots	<ul style="list-style-type: none"> <li>• Bio-retention</li> <li>• Post development flows do not exceed pre-development flows up to and including 1.5 year ARI rainfall event</li> <li>• Bio filtration for overland flow paths</li> </ul>
Medium 30 – 100 lots	<ul style="list-style-type: none"> <li>• On Site Detention (OSD) up to 100 year ARI</li> <li>• All water quality requirements except Gross Pollutant Traps (GPTs)</li> </ul>
Large Beyond 100 lots	<ul style="list-style-type: none"> <li>• On Site Detention (OSD) up to 100 year ARI</li> <li>• All water quality requirements including Gross Pollutant Traps (GPTs) and biofiltration</li> </ul>

Water quality performance targets are stipulated in Table 4.

Table 4. Post development pollution reduction targets

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

HOW TO COMPLY?

DEEMED TO COMPLY SOLUTIONS

There are two deemed to comply solutions which are:

- 1) The use of a bioretention basin or raingarden (which can also be used to increase public amenity) configured to also promote infiltration where permitted.  
  
The minimum area of the bioretention basin is to be based on the proposed impervious area. Table 6 defines the minimum requisite areas. The bioretention basin or rain garden is to be designed in accordance with the supporting S<sub>2</sub>S - Supporting Technical Guidelines (Appendix B2)
- 2) The use of a buried infiltration trench. The deemed to comply infiltration trench solution will need to have a minimum volume calculated in accordance with Table 5. The infiltration trench usually receives stormwater flows from the surface in the same manner as raingardens. However, if the trench is receiving sub-surface flows from the stormwater network then the flows will need to be pre-treated with a sediment trap to ensure that sediment is removed from the runoff before it enters the trench. This, in combination with routine maintenance to remove accumulated sediment will ensure the trench has a long life.
- 3) The provision of a rainwater tank as defined in Appendix B2.

Worked examples are included in the S<sub>2</sub>S - Supporting Technical Guidelines Appendix B2.

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

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

Both the bioretention/raingarden and infiltration trench shall be constructed in accordance with the supporting S<sub>2</sub>S - Supporting Technical Guidelines Appendix B2.

**Alternate solutions**

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

E WATER CONSERVATION FOR NON RESIDENTIAL DEVELOPMENT

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#### EXEMPTIONS

This clause does not apply to residential development.

#### PERFORMANCE TARGETS

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

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

#### HOW TO COMPLY?

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

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

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

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

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

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

- Recycled water (treated wastewater or stormwater) may be used for non-potable purposes such as toilet flushing or irrigation and washdown.
- Rainwater may be used for both potable and non potable uses.
- Applicants are encouraged to maintain a town water supply (where available) to top up a rainwater tank when needed.

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- Where town water supply is available but not to be installed, agreement on adequate provisions for fire-fighting shall be made with the NSW Fire Brigade who may permit the use of rainwater for fire-fighting purposes provided it is stored in such a manner that it cannot be drawn down for any other purpose.

F SALINITY PREVENTION

AIMS

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

PERFORMANCE TARGET

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

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

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

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

## 5.4 ENVIRONMENTAL CONTROLS

- |  |   |
|--|---|
| <b>Protection of Aboriginal Archaeological Items</b> | <ul style="list-style-type: none"> <li>(a) Aboriginal archaeological relics are protected by the provisions of the National Parks and Wildlife Act 1974, which makes the disturbance or destruction of these relics, without permission of the Director, an offence.</li> <li>(b) Proponents should determine whether their site has potential archaeological significance and if so, should submit an archaeological survey with their development application. Generally, where a site is located near a water course or on an elevated area, an archaeological study will be required.</li> <li>(c) Proponents should determine if the development application is classified as integrated development under Section 91 of the EP&amp;A Act 1979 and if an Aboriginal Heritage Impact Permit is required.</li> </ul> |
| <b>Bushfire Management</b>                           | <ul style="list-style-type: none"> <li>(a) Where the development site is affected by a bushfire hazard as identified on the Bushfire Prone Land Map produced by the NSW Rural Fire Service, the design and management of the development shall comply with the guideline "Planning for Bushfire Protection" and where required; the Australian Standard AS 3959 - Construction of Buildings in Bush Fire Prone Areas.</li> <li>(b) Buildings shall be located to ensure that requirements for fuel free or fuel reduced zones do not impact on existing native vegetation on the site.</li> <li>(c) Proponents should determine if the development application is classified as integrated development under Section 91 of the EP &amp; A Act 1979 and if a Bushfire Safety Authority is required.</li> </ul>           |
| <b>Riparian and drainage line Environments</b>       | <ul style="list-style-type: none"> <li>(a) Proponents must identify all drainage lines, streams, creeks and rivers on development plans and identify how the development has been designed to respect and be setback from such waterways and their vegetation.</li> <li>(b) Proponents should determine if the development application is classified as integrated development under Section 91 of the EP &amp; A Act 1979 and if a water use approval, water management work approval or activity approval is required.</li> </ul>   |
| <b>Pollution and Waste Management</b>                | <ul style="list-style-type: none"> <li>(a) Proponents should indicate all waste streams i.e. trade, liquid, chemical, solid, medical, and clarify how they will be managed and contained safely on-site and disposed of such that there are no environmental impacts or effects on adjoining properties, stormwater or sewerage systems or waterways.</li> <li>(b) Proponents should determine if the development application is classified as integrated development under Section 91 of the EP&amp;A Act 1979 and if an environmental protection license is required.</li> </ul>  |

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	(c) Proponents will refer to Groundwater Vulnerability Mapping associated with Mid-Western Regional Council Local Environmental Plan 2012.
<b>Threatened Species and Vegetation Management</b>	<p>(a) An assessment of any potential impact on native flora and fauna is to accompany a development application. If considered necessary by Council a Flora and Fauna Impact Assessment will be required from a suitably qualified professional. This Assessment will determine whether a Species Impact Statement will be required.</p> <p>(b) Development applications should indicate all existing vegetation.</p> <p>(c) Buildings and access areas should be sited to avoid removal of trees.</p>
<b>Building in Saline Environments</b>	<p><b><i>Information provided by the NSW Government indicates that salinity may occur in parts of the Mid-Western Regional Local Government Area (LGA). This salinity potential is due to inherent characteristics of the Mid-Western Regional LGA landscape. As a result, residential buildings in the Mid-Western Regional LGA may be susceptible to salt damage.</i></b></p> <p><b><i>The inclusion of this information in the DCP will assist the Council in the reasonable undertaking of its roles and responsibilities under the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.</i></b></p>
<b>Definitions</b>	<p><b><i>Salt damage</i></b> - the deterioration of material such as concrete, metal or brick caused by the chemical and physical impact of salts. Salts can be carried in surface water, soil, groundwater, rain or air.</p> <p><b><i>Residential Building</i></b> - Structures classified as either class 1, 2, 3, 9c or 10 in the Building Code of Australia (BCA)</p>
<b>Variation</b>	<p>Council will consider on merit, arguments relating to the application of this policy based on diminished salinity risk*. In all such instances the onus of proof rests with the applicant.</p> <p>*Diminished salinity risk may be argued through a risk assessment based on a site analysis consistent with the Department of Land and Water Conservation (2002) Guide: <i>Site Investigations for Urban Salinity</i> (ISBN: 0 7347 5305 5), and the incorporation into structure design, appropriate measures to manage the risk of salt damage.</p>
<b>House slabs and Footings</b>	<p><b>(A) The following measures must be used for house slabs and footings:</b></p> <ol style="list-style-type: none"><li>1. For slab on ground construction, a layer of sand at least 50 mm deep under the slab must be provided;</li><li>2. A high impact damp proof membrane (rather than a vapour proof membrane) must be laid under the slab (NSW BCA3.2.2.6);</li><li>3. The damp proof membrane must be extended to the outside face of the external edge beam up to the finished ground level. <i>(As per clause 3.2.2.6 and figure 3.2.2.3 of the BCA);</i></li><li>4. Class 25 MPa (N25) concrete must be used OR a sulphate resisting Type SR cement with a water cement ratio of 0.5 must be used. Water, which will reduce the concrete strength below 25 MPa must not be added to the concrete at the</li></ol>

construction site;

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

#### **Brickwork**

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

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

#### **All buildings**

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

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

##### **Additional controls recommended for all buildings:**

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

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

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



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**Alterations  
and Additions**

**(D) Alterations and Additions.**

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

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

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

*Notes:*

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

## PART 6 DEVELOPMENT IN RURAL AREAS

### 6.1 DWELLINGS

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

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

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

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

Applications for a dwelling will need to include:

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

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

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

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

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

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

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

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

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

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

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

## 6.2 TEMPORARY WORKERS ACCOMMODATION

<b>Definition</b>	<i>temporary workers' accommodation</i> means any habitable buildings and associated amenities erected on a temporary basis for the purpose of providing a place of temporary accommodation for persons employed to carry out large-scale infrastructure, including development for the purposes of an extractive industry, mining, renewable energy or an electricity transmission or distribution network.
<b>Location</b>	<p><b>The development is to be located:</b></p> <p>(i) if the development relates to a mine—within 5 kilometres of the relevant mining lease under the Mining Act 1992, or</p> <p>(ii) in any other case—within 5 kilometres of the large-scale infrastructure in which persons are to be employed.</p> <ul style="list-style-type: none"> <li>• Provision of suitable arrangements for the disposal of waste water and the provision of a water supply. It should be noted that proposals relying on the provision of water transported by tankers will not be supported.</li> <li>• Design of the facility to ensure that there is no adverse visual impact discernable from outside the project site.</li> <li>• Submission of a plan of management to address the social concerns having regard to the particular location of the accommodation.</li> <li>• The application should address health and residential amenity issues that arise due to the location near the major infrastructure project site.</li> <li>• Provision of additional access and parking infrastructure commensurate with the additional demand.</li> <li>• Provision of a Social Impact Assessment.</li> <li>• The application should identify and address potential positive and negative economic impacts of the proposal.</li> </ul>
<b>Need</b>	The proponent shall demonstrate the need for the facility by providing an analysis of the number of major infrastructure project (including mining) jobs currently approved and the total number of temporary workers accommodation beds approved. The expected life of the Temporary Workers Accommodation facility shall be included in the Statement of Environmental Effects indicating the expected timing of decommissioning to relate to the life of the major infrastructure project.
<b>Social Impact Assessment</b>	<p>There are many definitions of <i>social impact</i>. A contemporary definition (Armour, 1992) defines social impacts as changes that occur in:</p> <ul style="list-style-type: none"> <li>• People's way of <i>life</i> (how they live, work, play and interact with one another on a day-to-day basis);</li> <li>• Their <i>culture</i> (shared beliefs, customs and values); and</li> <li>• Their <i>Community</i> (its cohesion, stability, character, services and facilities).</li> </ul>

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**Key principles of assessing social impacts.**

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

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

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

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

**Transportable Buildings**

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

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

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

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

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

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

**Landscaping**

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

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

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

**Plan Management**

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

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

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

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

**Developer  
Contributions**

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



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## 6.3 WIND FARMS

### Scope

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

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

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

#### Objectives

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

#### State Significant Development

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

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

### Statement of Environmental Effects (SEE)

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

The SEE as a minimum shall contain the following information:

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

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height, blade length, materials and colour.

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

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throughout their design process.

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

**Controls**

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

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

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

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Application information. All infrastructure should be located in low visual impact locations and interconnection cables/wiring and the like should be underground;

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

#### **Other Aspects**

##### **Notification**

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

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

##### **Consultation with State Government Authorities**

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

## 6.4 TOURIST AND VISITOR ACCOMMODATION

<b>Definition</b>	<p><b>tourist and visitor accommodation</b> means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:</p> <ul style="list-style-type: none"> <li>(a) backpackers' accommodation,</li> <li>(b) bed and breakfast accommodation,</li> <li>(c) farm stay accommodation,</li> <li>(d) hotel or motel accommodation,</li> <li>(e) serviced apartments,</li> </ul> <p>but does not include:</p> <ul style="list-style-type: none"> <li>(f) camping grounds, or</li> <li>(g) caravan parks, or</li> <li>(h) eco-tourist facilities.</li> </ul> <p>Note: Refer to the LEP 2012 for individual definition of the above terms.</p> <p><b>serviced apartment</b> means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.</p> <p><b>Development for the purposes of cabins or self contained holiday accommodation, the definition of serviced apartment is applied.</b></p>
<b>Location</b>	<ul style="list-style-type: none"> <li>(a) Must comply with the MLS map or demonstrate compliance with Clause 4.2A of the LEP 2012.</li> <li>(b) All tourist and visitor accommodation has a residential component and therefore Council will not consider the establishment of any tourist and visitor accommodation on land on which a single dwelling is not permissible in the LEP 2012.</li> </ul>
<b>Design &amp; Layout</b>	<ul style="list-style-type: none"> <li>(a) The development should address the constraints of the site including topography, existing vegetation</li> <li>(b) Development for the purpose of services apartments (cabins or the like) shall be limited to a maximum of 6 individual accommodation units and one permanent dwelling (or manager's residence).</li> <li>(c) The use of manufactured or relocated homes will not be permitted in the urban areas.</li> </ul>
<b>Water Cycle Management</b>	<p>Council will require a Water Cycle Management Report for each lot in the subdivision which identifies that there is a suitable area capable of the disposal of on-site wastewater. The report must include a plan showing a nominal effluent management area for each proposed dwelling or cabin site (as the case may be), in relation to slope, aspect and other site constraints. The plan must indicate all nearby waterways with a buffer of a least 100 metres between effluent management areas and perennial or intermittent creeks or watercourses and 40 metres to drainage depressions.</p>

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

## 6.5 SOLAR ENERGY FARMS

**Scope** For the purpose of the development control plan, ‘electricity generating works’ comprising of solar energy systems with a total capacity to generate more than 10kW, requires development consent and must comply with the provisions of this plan. The placement of inverters and associated infrastructure to support the solar energy system also requires Council’s consent. It is highly recommended that a pre-application meeting with Council is held prior to submitting a Development Application.

For smaller scaled solar energy systems less than 10kW that may achieve exempt development and not require the development consent of Council, please refer to Part 3, Division 4 of State Environmental Planning Policy (Infrastructure) 2007.

### Objectives

- *To minimise potential land use conflicts;*
- *To ensure that there is no unreasonable interference with the comfort or response of adjoining land users;*
- *To ensure that impacts on prime agricultural land, businesses and tourism are appropriately considered;*
- *To ensure road access, visual impacts, noise, health, waste, construction management and environmental constraints are identified and sufficient information is included with each development application to enable proper assessment; and*
- *To ensure that adequate provisions are made to restore developed land at the end of the life of the development.*

### State Significant Development

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

In the event that a proposal falls within the category of State Significant Development such that Council is not the approving authority, consistency with this section of the Development Control Plan is still required.

### Statement of Environmental Effects (SEE)

All development applications must be accompanied by a Statement of Environmental Effects (SEE).

The SEE, as a minimum, shall contain the following information:

- The location of the property, land contours, boundary dimensions and site area. This should include a topographic map of 1:25,000 scale showing the location of the proposed solar development, the route of transmission lines to the electricity grid (and include access road/s and erosion control assessments), the service roads on and to the site, and the proximity to significant features such as main townships or villages, main roads, other solar farm developments, dwellings, environmentally and visually sensitive land, watercourses or drainage lines, prime crop and pasture land, forests, national parks, heritage items or conservation areas and aircraft facilities.



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- The site plan or plans showing the position of the proposed solar panel arrays, inverters, battery storages and all construction facilities from site boundaries, the land contours, native vegetation to be removed or retained, the proposed vehicular access points, the location and uses of all existing and proposed buildings, power lines, sub-station and fences on the land.
  - A description of the proposed solar arrays including all relevant design details such as number, make / model, dimensions, generation capacity, overall height once mounted, rotational information and materials / colour including if mirror or lenses are proposed. This may also be supported by an elevation plan.
  - A land use description of the adjoining land and/or affected lands and landscape including assessment of the likely future impact.
  - A noise impact assessment demonstrating compliance with the NSW Noise Policy for Industry 2017 and any other NSW Acts, Rules or Regulations applicable to solar farm noise. The application shall also detail proposed monitoring program(s) for full spectrum noise testing (including low frequency sound and infrasound) to validate predicted noise impacts on neighbouring properties.
  - A description and assessment of the visual effects on all scenic, neighbouring and public view locations including photomontages, plate or panoramic photomontages, computer assisted photo simulations or other graphic representations of the appearance of the solar arrays and ancillary infrastructure such as inverters, transmission lines and battery storages. Viewshed modelling via the use of a suitable GIS (e.g. "MapInfo") is recommended.
  - An evaluation of the electromagnetic radiation and/or interference from the solar arrays and/or transmission lines. This should include impacts on human and animal health, emergency services, RFS, Police, Ambulance etc. and other local communications.
  - A construction program and environmental management plan incorporating the proposed staging of the project, erosion and sedimentation controls, heavy vehicle movements, site access including all service roads, substation, underground wiring, construction phase impacts including facilities, waste disposal, staff/contractor numbers etc., weed control, farm impacts and all other works. Local employment and/or workforce accommodation shall be particularly considered by the proponent at the DA stage.
  - A report detailing investigations into the impact of construction vehicles on the proposed route having regard to public safety especially school bus hours and citizens' peak hour travel to work shall accompany the development application. Detailed road condition reports will be required as part of any consent. Council will require a full traffic assessment as part of the development application.

- An evaluation of flora and fauna impacts with specific mention of migratory species potentially impacted by the development. Where the development is in close proximity to known habitats of threatened species (Flora or Fauna), early consultation with the Office of Environment and Heritage is highly recommended.
- A decommissioning and site restoration plan and program.
- Demonstration that all issues raised by relevant State Agencies consulted have been addressed (e.g. CASA for aviation safety, DPI Water for water impacts, OEH for flora and fauna impacts).
- The cultural heritage significance of the site and surrounds.
- An assessment of any risks involved in soil disturbance or arising from vibration or microclimate impact including contamination impacts on hydrology and archaeological issues.
- Assessment of the development regarding all relevant legislation and applicable policies.
- Applicants are required to keep the local community fully informed throughout the design process.
- Additional information may be required depending upon the circumstances of the development proposal and level of detail, and accuracy provided within the development application.

#### **Controls**

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

- The development should be sited and carried out to minimise impacts on, or restrictions to grazing, farming, residential, tourism, business and forestry practices.
- The development should be carried out in a way that minimises any physical adverse effects on adjoining land and the development site, including, but not limited to:
  - (i) land degradation
  - (ii) native vegetation loss
  - (iii) alteration to drainage patterns
  - (iv) pollution of surface and ground water
  - (v) spread of noxious plants and animals, and
  - (vi) bushfire hazard.
- The developer must assess the visual impact of the project including an assessment of scenic value. Where the proposal is within close proximity to main townships, villages and classified road networks, the proposal is not

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supported without significant buffers (minimum of 200m from local roads, 500m from Regional and State Roads, and minimum of 100m from side boundaries) and visual mitigation measures from public views. A glint and glare assessment shall also be submitted to support the proposal.

- The developer must assess the cumulative impact of the development having regard to solar energy farms already built, those approved but not yet constructed, those for which a Development Application has been lodged with a planning authority. Council does not favour large expanses of land being covered with solar energy farms.
- The developer shall ensure that a workforce management plan is prepared and submitted for the construction and operation phases of the project.
- Proposed solar farms shall consider the NSW Department of Planning and Environment Solar Energy Guidelines, NSW Noise Policy for Industry and any other NSW Acts, Rules or Regulations applicable to solar energy farms.

Note: where noise levels are found to exceed those guidelines, Council shall require remediation work and may require the cessation or decommissioning of the solar farm to reduce the noise impacts on sensitive receptors such as non-related dwellings. The developer shall, upon request of Council or an adjoining landowner, furnish the following information: a) noise attributable to the solar farm; b) data collected on low frequency noise and Infrasound levels occurring at a representative sample of neighbouring non-host residences.

- Solar Energy Farms shall not be located within 500m of any dwelling not associated with the development or from any lot upon which a dwelling may be constructed.
- Solar Energy Farms shall not be located within 200m from a formed Local Public Road or 500m from a Regional or State Road. A greater distance may be required by the road authority where visual impact mitigation is necessary.
- Solar Energy Farms shall not be located within 100m from a non-related property boundary; existing and proposed screenings may be used to minimise visual impacts to non-related properties. However, screening is not the only preferred method of minimising visual impact. Solar arrays shall be located in positions so as to have minimal visual impact on nearby properties, especially existing dwellings and lots on which dwellings may be constructed.
- Solar Energy Farm locations are to be sensitive to existing related dwellings on the subject site. Noise and glare should be minimised in all respects.
- Solar Energy Farms shall not surround a non-related property. Solar arrays shall be located with the specified setbacks from property boundaries to minimise the visual impact of the development on adjacent and nearby non-related property. Cumulative impacts, having regard to existing Solar Energy Farms, those approved but yet to be constructed, those for which a Development Application has been lodged with a planning authority and those for which

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written licenses have been granted to a developer for solar farm assessment purposes should be assessed.

- The development should not detract from the reception of radio, TV, internet or other communication methods. Where necessary, it may be required to install additional services (boosters/communication towers/ re-transmission towers etc.) to maintain such services in the vicinity of the development. Where this is determined to be necessary, the work and equipment shall be at the developers cost.
- Construction vehicles, including concrete trucks, carriers of solar/inverter/battery storage components, and related workforce vehicles (including relevant contractors) shall only travel on an approved route. This route shall be identified in a report having regard to public safety especially school bus hours and citizens peak hour travel to work and approved in accordance with this Plan.
- A report detailing investigations into the impact of construction vehicles on the proposed route shall accompany the development application. Detailed road condition reports will be required as part of any consent. Council will require a full traffic assessment as part of the development application.
- Council may require road works to cope with the traffic movements related to the construction of a Solar Energy Farm. Bonds will also be required for any potential damage to roads during the construction phase. The road works and bond amounts will be determined by Council professional staff, but will be determined generally by the length of road and condition of road surface/base bridge, drainage etc. relevant to the selected route. Where road works are determined necessary for the development, costs associated with the road works shall be the developer's responsibility.
- The construction and maintenance of internal roads (roads within the property subject to the development) shall be the responsibility of the developer. Council will require proof that they have been adequately designed and constructed for their purpose. Council and relevant State Government Agencies shall be provided with adequate information about the environmental aspects of the internal road construction.
- All infrastructure related to the Solar Energy Farm should be included in the development application. Management of temporary facilities, waste, numbers of contractors/employees, etc., should be part of the Development Application information. All infrastructure should be located in low visual impact locations and interconnection cables/wiring and the like should be underground.
- Within six months of the Solar Energy Farm ceasing to operate, any rights of carriageways that were created to enable maintenance to be conducted are to be extinguished by the developer and the land made good, unless otherwise agreed with the landowner.
- Within twelve months of the Solar Energy Farm ceasing to operate, all infrastructure is to be fully dismantled and removed from the site. A security guarantee/bond is to be lodged with the consent authority (prior to any work

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commencing on-site) in an amount determined by the consent authority to cover the cost of dismantling and removal.

- Details of the proposed connection to the electricity reticulation network shall be included as part of the Development Application assessment.

**Other Aspects**

**Notification**

On lodgement of the DA, Council will notify property owners within a one (1) kilometre radius of the development in addition to the notification requirements outlined in the DCP (advertising of the DA will be undertaken).

All submissions received will be presented to the Council for their consideration in the assessment and determination process. Where Council is the consent authority, Council will hold a notification and submission period of not less than 60 days and will require the developer to hold a minimum of one public information night during the exhibition and submission period. The developer shall undertake additional consultation with the community and affected property owners.

**Council Assets**

Much of Council's road network is generally not capable of sustaining the increase in large scale construction traffic and may require substantial upgrading to accommodate construction vehicles. Appropriate bonds will be required to ensure any road damage is repaired to Council's satisfaction. Such bonds are payable prior to commencement of any works on the site. Road sealing shall be required where appropriate on unsealed public roads utilised by the proponent.

**Consultation with State Government Authorities**

Proponents are advised to consult with public authorities that may have a role in assessing the Development Application. Council may also consult with those relevant public authorities during the application process.

**Developer Contributions**

Council will seek to negotiate planning agreements for major solar energy farm developments in accordance with 7.4 of the Environmental Planning and Assessment Act 1979. However, this does not exclude application of section 7.11 or 7.12 Developer Contributions in accordance with the relevant Contributions Plan in force at the time of determination.

## PART 7 SUBDIVISION

### 7.1 URBAN SUBDIVISION

*This section of the Plan provides guidelines for the subdivision of land zoned residential (R1 General Residential, R2 Low Density Residential and R3 Medium Density Residential),.*

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

0-10°	600m <sup>2</sup>
10-15°	700m <sup>2</sup>
15-20°	800m <sup>2</sup>
  - (c) Development will not be permitted on slopes in excess of 20°. All lots must have a minimum width of 16m at the building line (4.5 metres from the front property boundary) in the case of lots within residential and village zones.
 

Battleaxe handles in R1 General Residential and R3 Medium Density Residential and RU5 Village zones must have a minimum width of 4m and R2 Low Density residential and R5 large lot residential zones must have a minimum width of 6m
- Lot Design**
- (a) For infill developments in established areas, lot orientation should optimise solar access while taking account of the existing pattern and solar orientation of development.
  - (b) For subdivisions in new release areas and at the edge of established residential areas, orientation should maximise solar access by providing a north-south orientation within the range of 30° east of north or 20° west of north as the preferred option. Lots orientated east-west should have increased width and the midpoint of each lot with access to a minimum of 3 hours sunlight between 9.00 am and 3.00 pm on 21 June (Winter solstice)
  - (c) Lots should be generally rectangular in shape. Lots on the southern side of the road should provide a greater frontage to allow better solar orientation of the future dwelling.
  - (d) Corner lots should be created of a sufficient area to allow development for the purposes of dual occupancies with the supply of appropriately located independent utility connection points.
- Street Design and Layout**
- (a) A Traffic Impact Statement is to be submitted for any subdivision involving 5 or more allotments and in all cases where the creation of a new road is proposed.
  - (b) A subdivision layout will need to detail the road hierarchy and how the development integrates with the existing residential area. New roads associated with subdivisions must provide 'through road' connections between surrounding roads and road heads where they exist in the

locality.

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

**Road Standards for New Development**

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

**Urban Road Standards**

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

Road Type	Road Reserve	Carriage-way	Nature Strip	Footpath	Kerbing
Minor Road- Cul-de-sac serves ≤10 dwellings	16m	8m	2x4m	No	Roll-over
Residential Road – serves 31-120 dwellings	18m	9m	2x4.5m	1x1.2m	Roll-over
Major Residential Road (collector road) - serves >120 dwellings	20m	11m	2x4.5m	1x1.2m	Roll-over
Sub-arterial Road –Bus Route and/or cycle lane (on one side only)	22m	13m	2x4.5m	2.5m	Barrier
Commercial & Industrial subdivision roads	24m	13m	2x5.5m	1x1.2m	Barrier/ roll over

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

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

- Cycle ways and Footpaths**
- (a) Cycle ways and alternative pedestrian networks are encouraged within new subdivisions. Where the site is included in a cycleway plan or pedestrian strategy, the design of the development will need to address this. In other cases, all new residential subdivisions are required to plan and provide combined pedestrian/cycle ways, which will provide direct, convenient and safe access to major facilities eg schools, playing fields, playgrounds, shops,

bus stops, etc.

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

#### **Open Space**

(a) Subdivision of Greenfield sites where more than 20 lots are proposed shall ensure that all lots are within 400m of a local park, playground or passive open space

(b) Where on-site detention basins are proposed to double as open space the basin must include a sizeable raised level area which incorporates playground or fitness equipment or the like and shading landscaping to ensure that it can be activated for active and passive recreation.

#### **Landscaping**

A Landscape plan detailing the proposed treatment of the public domain is required to be submitted with the development application. This plan is to include treatment of the nature strip, street furniture, paving materials etc.

Land to be dedicated as a public reserve is to be top soiled, levelled and turfed prior to the release of the Subdivision Certificate. The developer will need to maintain this land for a period of two years and therefore the construction of the public reserves at the start of a green field subdivision is encouraged.

#### **Street Trees**

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

#### **Utility Services**

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

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

In the R1 General Residential Zone and the R3 Medium Density Residential Zone an initial assessment will be undertaken at the development application to nominate those lots considered suitable for dual occupancy development. This assessment will have regard to the requirements of this DCP (see Section 2.2 and 3.1) and the suitability of the site. Where a site has been nominated Council will require dual utility services to be provided for those lots. Dual services are to include water,



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sewer, stormwater, electrical and telecommunication services. Identification of the site does not pre-empt that development consent will be given for dual occupancy development. Any subsequent Development Application for a dual occupancy will be subject to a full assessment pursuant to Section 79C of the Environmental Planning and Assessment Act 1979.

**Drainage** Refer to section 5.3 Stormwater & Drainage

## 7.2 RURAL SUBDIVISION

*This section of the Plan provides guidelines for the subdivision of land zoned rural and R5 Large Lot Residential.*

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

The application should:

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

**Lot Size**

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

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

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

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

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

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

<b>Services</b>	Where the proposed lot(s) is within 500m of an R1 General Residential or R2 Low Density Residential zone, the new lots must: <ul style="list-style-type: none"> <li>❖ have sealed road frontage and be connected by sealed road to the sealed road network;</li> <li>❖ connect to the reticulated water and sewer infrastructure.</li> </ul>
<b>Roads</b>	All roads within a rural subdivision are to be sealed or connected to the sealed road network if the proposed lots are less than 500 metres to the sealed road network. <p>Notwithstanding the previous clause, where land is located within the R5 Large Lot Residential Zone and the subdivision results in lots less than 2 hectares in area then the new lots must have sealed road frontage and be connected by sealed road to the sealed road network.</p>
<b>Lot design</b>	New lots to be created to minimise environmental impacts including: <ul style="list-style-type: none"> <li>• soil disturbance/erosion</li> <li>• creek/waterway crossings</li> <li>• tree removal, and</li> <li>• adequate separation distances for new and existing development and environmental features</li> </ul>
<b>Bushfire prone areas</b>	Safe siting of lots within Bushfire Prone Areas is essential. Such sites should avoid the need for extensive clearing of native vegetation and must provide for safe access for Bushfire and Emergency Service vehicles where the land is Bush Fire Prone Land. A bushfire risk assessment must be submitted in accordance with Planning for Bushfire Protection 2006, a NSW Rural Fire Service Publication. Council is able to identify if the subject land is Bushfire Prone prior to the lodging of a development application. Please note a referral fee (payable to the NSW Rural Fire Service) is required with all mandatory referrals to the NSW Rural Fire Service.
<b>Heritage</b>	A cultural heritage assessment will be required to be submitted along with an application for subdivision where the subdivision will result the creation of a dwelling entitlement and there are overland drainage lines and/or elevated parts of the property (ridgelines and plateaus).

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<b>Vegetation/flora</b>	<p>The Native Vegetation Act 2003 prohibits the removal of native vegetation without prior permission from the relevant Local Catchment Management Authority. Applicants are advised to discuss any proposed clearing of vegetation with their respective Catchment Management Authorities (CMAs) prior to lodging a development application with Council. The relevant CMAs are:</p> <ul style="list-style-type: none"><li>• Central West CMA</li><li>• Upper Hunter CMA</li></ul> <p>It is also advised to check with OEH for any endangered communities or species that may be on your land. If there is a possibility of any Endangered Communities or species on your land a flora study is to be completed and submitted with the application.</p>
<b>Fauna</b>	<p>The OEH should also be consulted to identify any threatened fauna that might be on the development site. If there is a possibility of any threatened fauna species or their habitat on your land then a fauna study is to be completed and submitted with the application.</p>
<b>Crown Roads</b>	<p>If the development is proposed to open or use a Crown Road, the written consent of the NSW Land and Property Management Authority to the making of the application is required prior to the submission of the development application to Council.</p> <p>Any crown road relied upon for the subdivision will be required by Council to be acquired from the Crown and upgraded by the applicant to Councils required standards. Thereafter the road will be designated to Council.</p> <p>Council will only be responsible for the maintenance of roads in accordance with Council's Unmaintained and Unformed Roads Policy.</p>
<b>Watercourses</b>	<p>Works on or near waterways under the Water Management Act (formerly Part 3A of the Rivers and Foreshores Improvements Act 1948) and any crossing of protected waters will require an activity approval from the NSW Office of Water prior to the construction of the crossing.</p>
<b>Rights of Carriageway</b>	<p>Subdivision of land for the purpose of a dwelling house where access is proposed by way of a right of carriageway which serves or is capable of serving any other portion or allotment of land other than that on which the dwelling house is to be erected, is generally not supported by Council. A detailed submission supporting this type of access must be submitted with the development application along with the written approval of all of the owners of the land over which a right of carriage way is proposed or currently exists to be submitted with the development application.</p>
<b>Battle axe handle access</b>	<p>Subdivision of land where access is proposed by a battleaxe handle is generally not supported by Council. A detailed submission supporting this type of access must be submitted with the development application.</p>

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

<b>Water cycle management report</b>	Council will require a Water Cycle Management Report for each lot in the subdivision which identifies that there is a suitable area capable of the disposal of on-site wastewater. The report must include a plan showing a nominal effluent management area for each proposed lot, in relation to slope, aspect and other site constraints. The plan must indicate all nearby waterways with a buffer of a least 100 metres between effluent management areas and perennial or intermittent creeks or watercourses and 40 metres to drainage depressions.
<b>Telecommunications Infrastructure advice</b>	Telstra Corporation is the Primary Universal Service Provider for telecommunications infrastructure in Australia. Extensions to the Telstra network are planned in light of the size and pace of each stage of proposed development and the proximity of existing Telstra network. Early notification of any proposed development will enable Telstra to deliver services with minimal disruption and enable coordination of trenching with other infrastructure. To provide early notification, planned property developments can be registered on the Telstra website. Council requires the extension of the Telstra cable network to all new allotments within any subdivision for residential purposes.
<b>Electricity</b>	Council requires that electricity services be provided to each allotment created with a dwelling entitlement. Proposed alternative methods of power supply will be considered by Council for subdivision in RU1 Primary Production Zone, RU4 Primary Production Small Lots Zone and R5 Large Lot Residential Zone where the development is more than 1km from the grid system or the cost to provide electricity exceeds \$30,000 per lot subject to a covenant being imposed on the land title stating that the provision of electricity to the allotment is to be provided by the landowner. The approval of alternative methods of power supply is at the discretion of Council.
<b>Land Use History</b>	Any application on rural land would need to demonstrate the previous use of the land and potential for contaminating land uses.
<b>Community title Subdivision</b>	Any application on Large Lot Residential (R5) zoned land cannot create an overall lot density greater than the Minimum lot size prescribed by the LEP.

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***Additional provision for the creation of lots with a minimum lots size of 2ha***

**Water Supply**

For the purpose of this Clause a water reticulation system is a reticulated community bore scheme.

Required water volumes are detailed in the Department of Primary Industries Water publication 'How Much Water Do I need for my Rural Property'. The average combined dwelling and outbuilding rainwater catchment area for the region equates to a required potable water supply of 0.256 mega litres per year.

For lots with a minimum area of 2 hectares, a minimum non-potable water supply of 0.200 mega litres per year must be provided.

To demonstrate this, a copy of the licence issued in accordance with the Water Industry Competition Act (WICA) 2006 issued by the Independent Pricing and Regulatory Tribunal NSW is to be provided to Council with the development application for subdivision.

If it is demonstrated that a licence issued in accordance with the WICA 2006 is not required, a draft Community Management Statement and Community Title Subdivision Plan is to be submitted with the development application for subdivision. The statement and plan must detail all the required infrastructure (both private and common) for the reticulated community bore scheme.

## PART 8 SITE SPECIFIC CONTROLS

### 8.1 GULGONG

A person shall not subdivide land to which this plan applies (other than by strata subdivision) for the purpose of a dwelling house unless the site area of the lot to be created has an area of not less than 600m<sup>2</sup> and frontage at the front of the building alignment of not less than 18 metres.

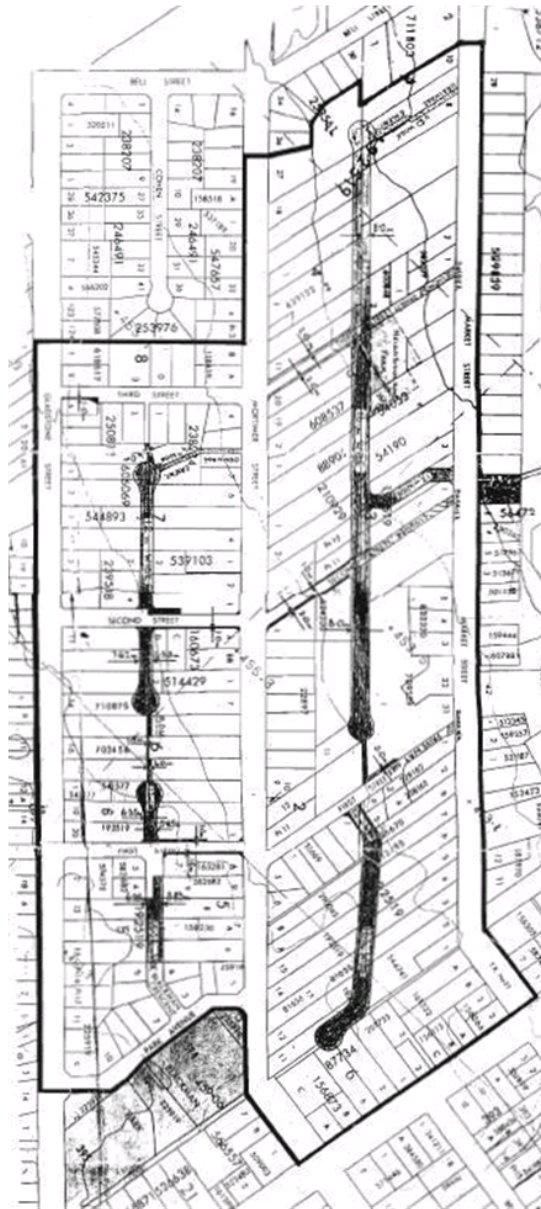
Any subdivision shall occur generally in accordance with the layout in the plan below.



## 8.2 WEST MUDGEE

A person shall not subdivide land to which this plan applies (other than by strata subdivision) for the purpose of a dwelling house unless the site area of the lot to be created has an area of not less than 600m<sup>2</sup> and frontage at the front of the building alignment of not less than 15 metres.

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



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### 8.3 CAERLEON RESIDENTIAL AREA

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

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



## APPENDIX A FLOOD SCHEDULES

### FLOOD COMPATIBLE MATERIALS

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

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

LAND USE CATEGORIES

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

MATRIX 1 URBAN FLOODPLAINS

Urban Floodplains  
Planning & Development Controls

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

Not Relevant      Unsuitable Land Use

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

**Floor Level**

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

**Building Components & Method**

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

**Structural Soundness**

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

**Flood Affection**

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

**Evacuation**

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

**Management and Design**

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

**MATRIX 2 NON URBAN FLOODPLAINS**

**Non-Urban Floodplains**

**Planning & Development Controls**

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

Not Relevant    
  Unsuitable Land Use  
 Note: reference to freeboard refers to an increased height of 0.5 metres

**Floor Level**

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

**Building Components & Method**

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

**Structural Soundness**

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

**Flood Affection**

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

**Evacuation**

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

**Management and Design**

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

APPENDIX B1 MWRC AUSPEC STORMWATER  
DRAINAGE DESIGN

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## APPENDIX B2 STORMWATER TO SMARTWATER

APPENDIX C CAERLEON DEVELOPMENT CONTROL  
PLAN



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## APPENDIX D IMPLEMENTING A SUBDIVISION CONSENT



# MID-WESTERN REGIONAL CONTRIBUTIONS PLAN 2019

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Mid-Western Regional Contributions Plan 2019  
Mid-Western Regional Council

# Mid-Western Regional Contributions Plan 2019

Prepared for

Mid-Western Regional Council



By



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Draft Mid-Western Regional Contributions Plan 2019 - FOR PUBLIC EXHIBITION



**Table of Contents**

<b>1.</b>	<b>What is this plan about?</b>	<b>3</b>
<b>2.</b>	<b>Plan summary</b>	<b>7</b>
2.1	How to use this plan	7
2.2	Dictionary	8
2.3	Name and commencement of plan	8
2.4	What are the purposes of this plan?	8
2.5	What land and development does this plan apply to?	9
2.6	What development does this plan apply to?	12
2.7	What development is exempt?	14
2.8	What local infrastructure will be provided under this plan?	15
2.9	What are the contribution rates required for local infrastructure?	16
2.9.1	Residential development subject to a section 7.11 contribution	16
2.9.2	Non-residential development subject to a section 7.11 haulage contribution	17
2.9.3	Developments subject to a section 7.12 fixed development consent levy	18
2.10	Calculating a contribution under this plan	18
2.10.1	Calculating a section 7.11 contribution for residential development	18
2.10.2	Calculating a section 7.12 fixed development consent levy	19
<b>3.</b>	<b>How are the contribution rates calculated?</b>	<b>20</b>
3.1	Expected demand for local infrastructure	20
3.1.1	Area context	20
3.1.2	Recent development and population characteristics	21
3.1.3	Expected population growth	22
3.1.4	Value of non-residential development	23
3.2	Infrastructure schedule and nexus	23
3.2.1	Facility studies	23
3.2.2	Open space and recreation facilities	24
3.2.3	Community facilities	28
3.2.4	Transport infrastructure	30
3.2.5	Drainage infrastructure	37
3.2.6	Plan administration	38
<b>4.</b>	<b>How and when will contributions be imposed on developments?</b>	<b>40</b>
4.1	Monetary contributions	40
4.2	Section 7.11 contributions	40
4.2.1	Latest rates to be used	40
4.2.2	Variation to section 7.11 contributions authorised by this plan	40
4.3	Section 7.12 fixed development consent levies	41
4.3.1	Determining the proposed cost of carrying out a development	41
4.3.2	Cost Summary Report must accompany development application or complying development certificate	41
4.3.3	Who may provide a Cost Summary Report?	41
4.3.4	What must be included in a Cost Summary Report?	42

**Mid-Western Regional Contributions Plan 2019**  
 Mid-Western Regional Council

4.4	Obligations of accredited certifiers	42
4.4.1	Complying development certificates	42
4.4.2	Construction certificates	45
<b>5.</b>	<b>How and when can a contribution requirement be settled?</b>	<b>46</b>
5.1	Timing of payments	46
5.2	Deferred or periodic payments	46
5.3	Can the contribution be settled by dedicating land or undertaking works?	47
5.3.1	Offers and agreements generally	48
<b>6.</b>	<b>Other administration matters</b>	<b>49</b>
6.1	Relationship of this plan to other contributions plans	49
6.2	Savings and transitional arrangements	49
6.3	Adjustment of contributions to address the effects of inflation	49
6.3.1	Section 7.11 contribution rates	49
6.3.2	Contribution and levy amounts in consents	49
6.4	Pooling of contributions funds	50
6.5	Accountability and access to information	50

**Tables**

Table 1	Contributions or levies to be applied to development	3
Table 2	Development types and the contribution types that apply	13
Table 3	Summary of infrastructure costs	16
Table 4	Section 7.11 contribution rates - Mudgee	17
Table 5	Section 7.11 contribution rates – outside Mudgee	17
Table 6	Section 7.12 levy rates	18
Table 7	Assumed occupancy rates for calculating contributions and demand credits	19
Table 8	Dwelling Structure Comparison 2011 - 2016	21
Table 9	LGA population forecast, 2017 - 2029	22
Table 10	Value of non-residential building, 2013/14-2017/18	23
Table 11	Summary of calculation of contribution rates for rural road pavement damage	35

**Figures**

Figure 1	Overview of contribution rates applicable under this plan
Figure 2	Mid-Western Regional LGA boundary
Figure 3	Mid-Western Regional LGA – ‘Mudgee’ and ‘Outside Mudgee’ catchments
Figure 4	Mid-Western Regional LGA - quarry routes on local road network

**Appendices**

Appendix A	Infrastructure schedule and location maps
Appendix B	Examples of how to calculate contributions and levies

## 1. What is this plan about?

The Mid-Western Regional Local Government Area (LGA) is located in the Central West region of NSW, approximately 250 km or 3-4 hours' drive from the heart of Sydney. The whole of the former Mudgee and the majority of the former Rylstone (70%) and part of Merriwa Councils (10%) were amalgamated into the Mid-Western Regional LGA in 2004. With a population of almost 25,000 residents, it forms one of regional NSW's fastest growing areas.<sup>1</sup>

Mudgee is the commercial and tourism centre of the LGA, complemented by the smaller towns of Rylstone, Kandos and Gulgong, 14 villages and other rural localities.

With growth largely concentrated in and around Mudgee, the population of the Mid-Western Regional LGA is anticipated to grow by 2,000 residents over the next 10 years. Employment growth is also anticipated amongst the LGA's strong economic generation areas of agriculture, viticulture, mining, tourism, and retail services.<sup>2</sup>

The additional population and employment growth will generate new demand for a range of local infrastructure that the Mid-Western Regional Council provides, including roads and shared paths, parks and recreation facilities, and community facilities.

Contributions of land, works and money from the developers of land throughout the LGA will be a key source of funding for the new and upgraded infrastructure.

Sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises councils and other consent authorities to require contributions from developers for local infrastructure as part of their development approvals. Councils and accredited certifiers may only impose a contribution if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

**This plan's main purpose is to authorise the Council or an accredited certifier to impose conditions on development consents or complying development certificates (CDCs) requiring section 7.11 contributions or section 7.12 fixed rate levies from development in accordance with the rates in the plan.**

The contributions and levies are summarised in **Table 1**.

---

<sup>1</sup> Mid-Western Regional Council, *2018 Economic and Business Profile for the Mid-Western Region* (2018 Economic Profile), June 2018.

<sup>2</sup> 2018 Economic Profile.

**Table 1 Contributions or levies to be applied to development**

Development type	Catchment	Type of contribution or levy	Amount of contribution or levy			
Residential development	'Mudgee' catchment	s7.11	\$3,411 per resident*	\$5,118 per secondary dwelling or self-contained seniors dwelling	\$5,118 per studio or 1 bedroom dwelling	\$8,529 per separate lot; per 2 or more bedroom dwelling
Residential development	'Outside Mudgee' catchment	s7.11	\$1,977 per resident*	\$2,965 per secondary dwelling or self-contained seniors dwelling	\$2,965 per studio or 1 bedroom dwelling	\$4,940 per separate lot; per 2 or more bedroom dwelling
Extractive industry development	LGA	s7.11	\$0.66 per tonne of resource removed from the site per quarter by road transport.			
Other forms of development	LGA	s7.12	Where the proposed development cost exceeds \$100,000 but is less than or equal to \$200,000, the levy equals 0.5% of that cost  Where the development cost exceeds \$200,000, the levy equals 1% of that cost (developments which are proposed to cost less than \$100,000 are not levied).			

\* the per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels.

Notes:

CPI adjustments apply to section 7.11 contribution rates from the base date of this plan (see **Section 6.3.1**) and development costs for which section 7.12 levy percentages are applied (see **Section 6.3.2**).

Development exempt from contributions is in **Section 2.7** and includes residential development on existing lots which have been previously subdivided.

Development which is a mix of residential and other forms of development is subject to either a section 7.11 contribution or section 7.12 levy depending on which development type represents the majority share of the gross floor area (**GFA**) (see **Section 2.6.1**).

The contributions that are made by developers under this plan over the next 10 years will be applied by Council to deliver the schedule of local infrastructure works listed in **Appendix A**.

A key requirement of the plan is to show that there is a reasonable nexus or need for the infrastructure arising from the new development and funded from section 7.11 contributions, and that the contribution rates to be levied on developers fairly reflect that nexus.

This plan applies to both:

- residential development throughout the LGA; and
- non-residential development in the LGA.

**Figure 1** provides an overview of the different contributions applicable for various types of development under the plan.

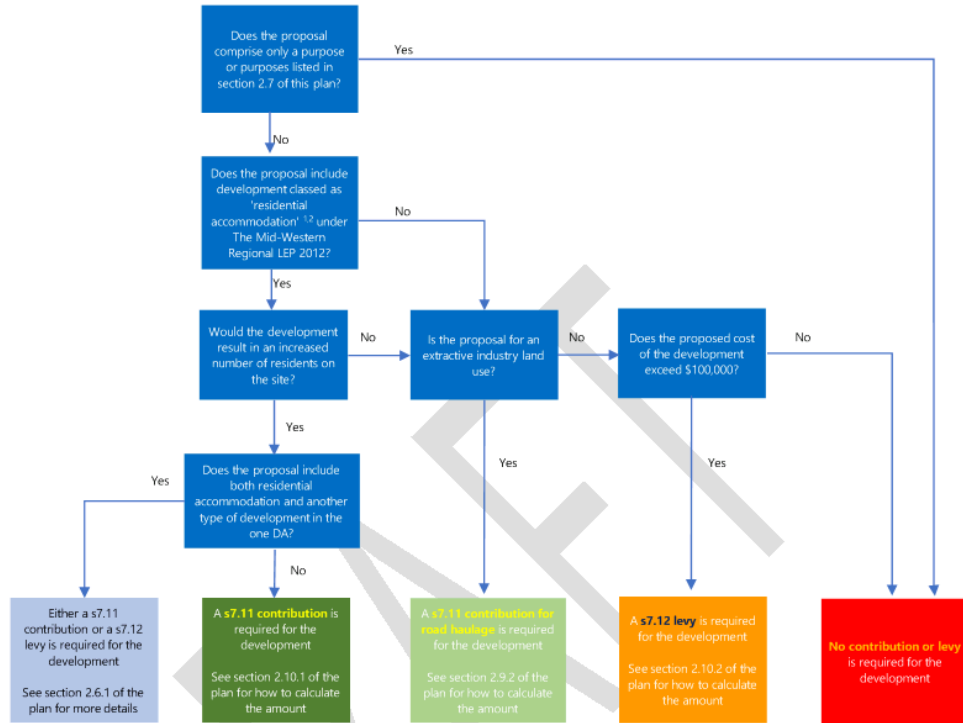
Consistent with the EP&A Act and the Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**), this plan has been prepared having regard to the latest practice notes issued by the NSW Department of Planning and Environment. It includes the following:

- a schedule of contribution rates for various types of development.
- information on the relationship between the expected future development and the demand for local infrastructure, including how the nexus-based section 7.11 contribution rates were calculated.
- the Council's policies on how and when developers can settle their developer contributions obligations, including opportunities for developers to dedicate infrastructure land and provide works in kind.
- specific provisions on the role of accredited certifiers in imposing and collecting development contributions.
- provisions to ensure the fair and transparent administration of development contributions received under this plan.

DRAFT



**Figure 1 Overview of contributions rates applicable under this plan**



<sup>1</sup> Development includes the subdivision of land

<sup>2</sup> Residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
  - (b) boarding houses,
  - (c) dual occupancies,
  - (d) dwelling houses,
  - (e) group homes,
  - (f) hostels,
  - (g) multi dwelling housing,
  - (h) residential flat buildings,
  - (i) rural workers' dwellings,
  - (j) secondary dwellings,
  - (k) semi-detached dwellings,
  - (l) seniors housing,
  - (m) shop top housing,
- but does not include tourist and visitor accommodation or caravan parks

## 2. Plan summary

### 2.1 How to use this plan

This plan has been broken up into the following sections to allow easy navigation by Council staff, developers and private certifiers. A brief description of each section is provided below.

#### **Section 2 – Plan summary**

This section identifies both the land and developments that this plan applies to, as well as the contribution rates that apply to these developments. Most users of the plan will only need to look at this section.

#### **Section 3 – How are the contributions rates calculated?**

This section explains how the development contributions are calculated. The expected development is described, as well as the basis for determining the list of local infrastructure works that will be required to meet that development. It also provides the formulas and approach for how the contribution rates have been calculated.

#### **Section 4 – How and when will contributions or levies be imposed on development?**

This section explains how conditions of consent will be used to require contributions and levies, and the ways in which contribution rates and amounts will be adjusted over time to reflect changes in infrastructure costs. It also describes accredited certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

#### **Section 5 – How and when a contribution requirement can be settled?**

This section explains how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as through the use of works in kind agreements, bank guarantees, VPAs or deferred payments.

#### **Section 6 – Other administration matters**

This section outlines other administrative arrangements applying to the operation of this plan.

#### **Appendices**

The appendices include a schedule and location maps of the local infrastructure that is to be delivered under the plan and worked examples of how to calculate the contributions and levies for different types of development.

## 2.2 Dictionary

Words and phrases used in this plan have the same meaning as the terms defined in the *Mid-Western Regional Local Environmental Plan 2012*, or the EP&A Act, except as provided for below.

In this plan, the following words and phrases have the following meanings:

**Adaptive reuse** means a change from a disused or ineffective item into a new item that can be used for a different purpose. The adaptive reuse of a historic building or site should have minimal impact on the heritage significance of the building or site.

**CDC** means complying development certificate.

**Consent authority** has the same meaning as in section 4.5 of the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

**Council** means Mid-Western Regional Council.

**EP&A Act** means the NSW Environmental Planning and Assessment Act 1979.

**EP&A Regulation** means the NSW Environmental Planning and Assessment Regulation 2000.

**IPART** means Independent Pricing and Regulatory Tribunal.

**LGA** means local government area.

**Local infrastructure** means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.

## 2.3 Name and commencement of plan

This plan is called the Mid-Western Regional Contributions Plan 2019.

This plan commences on the date on which public notice was given under clause 31(2) of the EP&A Regulation or the date specified in that notice if it is a different date.

## 2.4 What are the purposes of this plan?

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- the Council or an accredited certifier, when issuing a CDC for development to which this plan applies,

- to require either a contribution (under section 7.11 of the EP&A Act) or a fixed development levy (under section 7.12 of the EP&A Act) to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development in the Mid-Western Regional LGA. The contribution or levy may also be applied towards existing local infrastructure that was provided in anticipation of, or to facilitate, such development.

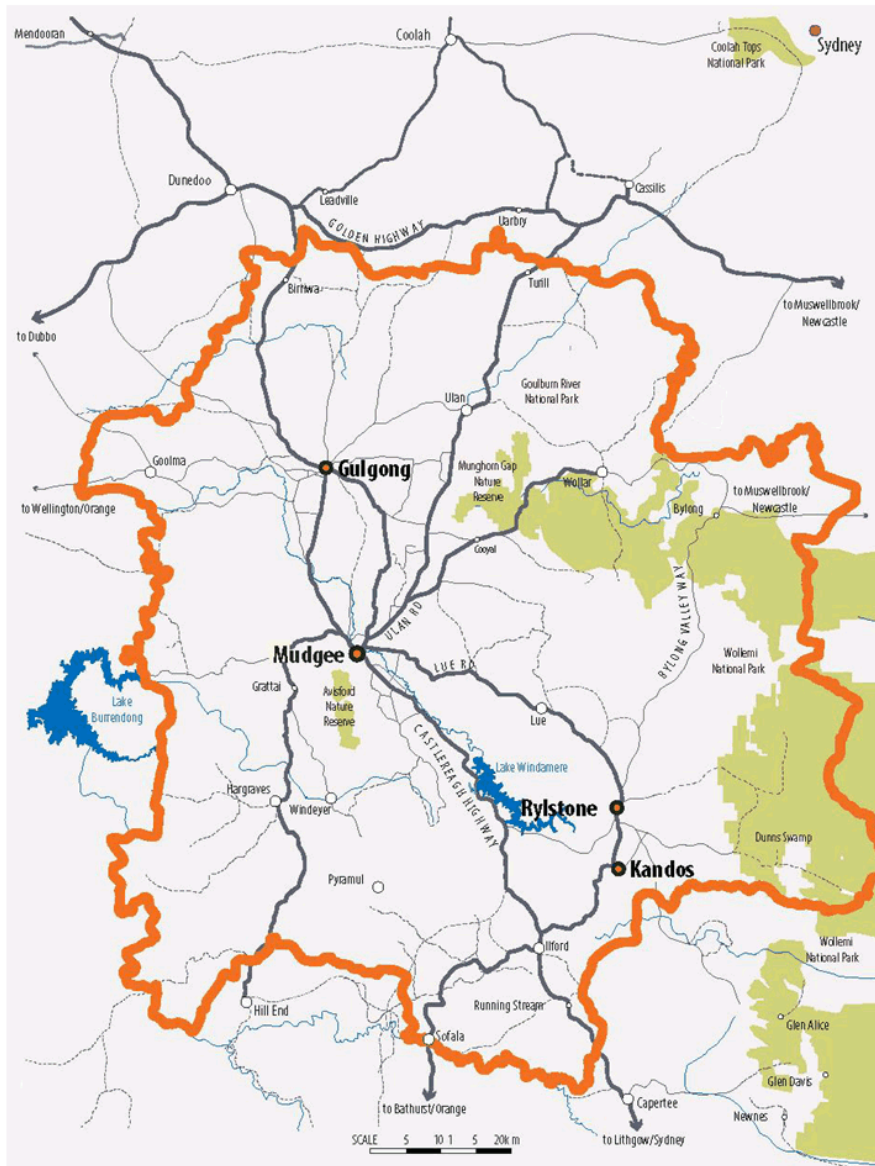
Other purposes of this plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions in the Mid-Western Regional LGA.
- To establish the relationship between the expected development and proposed local infrastructure to demonstrate that the section 7.11 contributions required under this plan are reasonable.
- To allow the opportunity for local infrastructure to be provided by land developers as works in kind in lieu of paying a monetary contribution.
- To allow the opportunity for the dedication of land by land owners at no cost to Council in lieu of a monetary contribution.
- To ensure that the broader Mid-Western Regional community is not unreasonably burdened by the provision of local infrastructure that is required as a result of development in the Mid-Western Regional LGA.

## 2.5 What land and development does this plan apply to?

This plan applies to all land within the Mid-Western Regional LGA, as shown on the map in **Figure 2**.

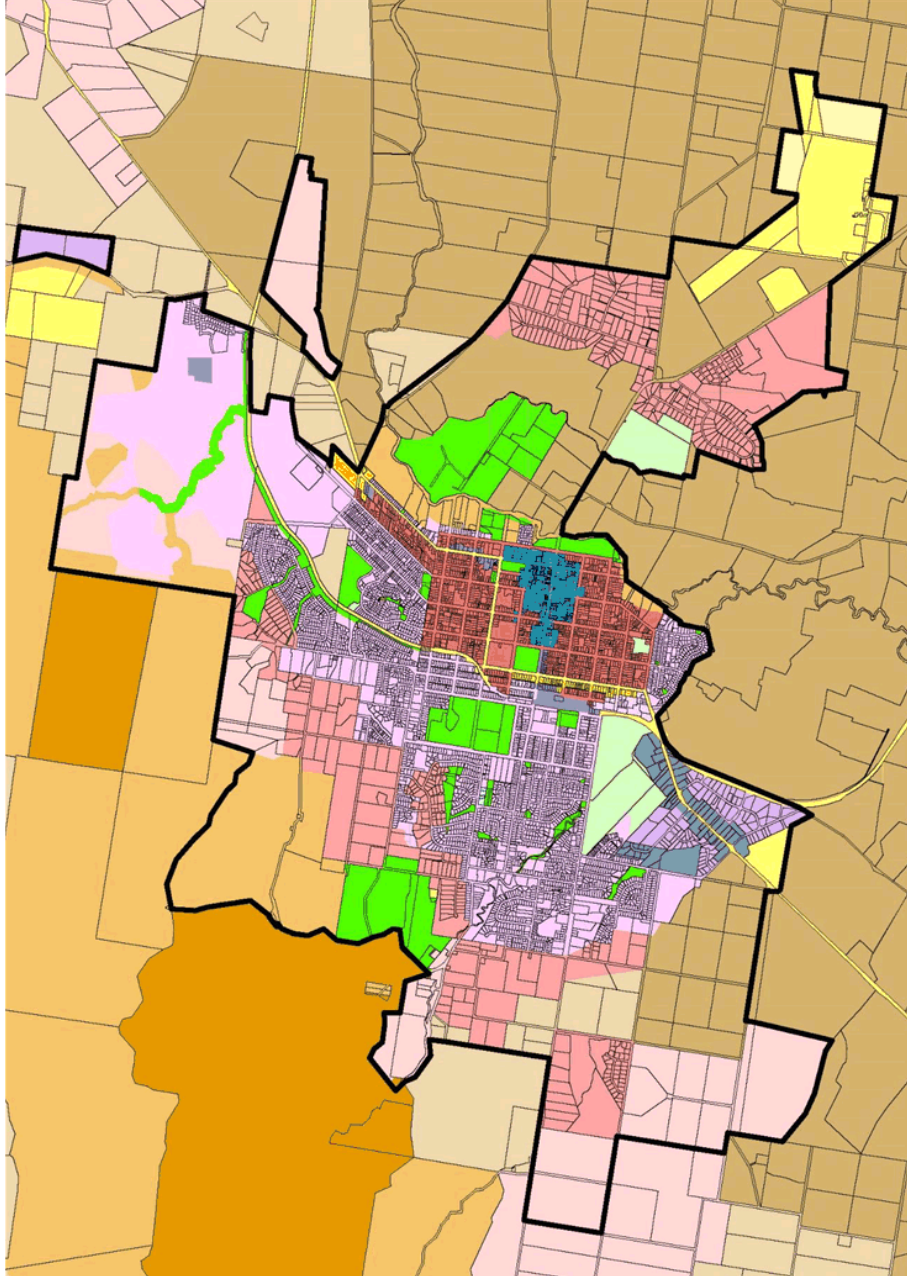
**Figure 2 Mid-Western Regional LGA boundary**



Source: Mid-Western Regional Council, 2018 Economic and Business Profile for the Mid-Western Region, June 2018, p 3.

Separate contribution rates apply to land within two separate catchments within the LGA – 'Mudgee' and 'Outside Mudgee'. **Figure 3** shows the boundary for areas within the 'Mudgee' catchment, with all other areas of the LGA representing the 'outside Mudgee' catchment.

Figure 3 Mid-Western Regional LGA – ‘Mudgee’ catchment



## 2.6 What development does this plan apply to?

Subject to **Section 2.7**, this plan applies to:

- (a) The following Residential Accommodation developments that would result in a net increase in residents<sup>3</sup> on the land:
  - (i) Residential subdivision creating additional dwelling house lots;
  - (ii) Residential flat buildings, dual occupancies, multi dwelling housing, semi-detached dwellings, attached dwellings, rural workers dwellings, shop top housing;
  - (iii) Secondary dwellings;
  - (iv) Boarding houses, group homes, hostels; and
  - (v) Seniors living housing that comprises self-care housing only.
- (b) Extractive industry developments (e.g. mine or quarry sites).
- (c) Developments other than type (a) or (b) developments that have a proposed cost of more than \$100,000.

Type (a) and (b) developments will be subject to condition requiring a contribution imposed under section 7.11 of the EP&A Act. Refer to **Sections 2.9.1** and **2.9.2** for the contribution rates that apply for Type (a) and (b) developments respectively.

Type (c) developments will be subject to a condition requiring the payment of a levy under section 7.12 of the EP&A Act. Refer to **Section 2.9.3** for the levy rates that apply.

Where a single development application comprises a mix of type (a) and (c) developments, either a section 7.11 contribution or a section 7.12 levy will be imposed. The contribution method which produces the greater amount will be the method used for that application.

**Table 2** shows common development types and the types of contributions that apply to those developments under this plan.

---

<sup>3</sup> Net increase in residents is determined by applying the assumed occupancy rates shown in **Section 2.10.1 (Table 7)** to both the existing and proposed development.

**Table 2 Development types and the contribution types that apply**

Development	Contribution type that applies
<b>Residential</b>	
Residential subdivision	Section 7.11 contribution, see Tables 3, 4
Apartments, shop top housing	Section 7.11 contribution, see Tables 3, 4
Dual occupancies, multi dwelling housing	Section 7.11 contribution, see Tables 3, 4
Secondary dwellings	Section 7.11 contribution, see Tables 3, 4
Boarding houses, group homes, hostels	Section 7.11 contribution, see Tables 3, 4
Seniors living housing (self-care housing)	Section 7.11 contribution, see Tables 3, 4
Seniors living housing (integrated facilities and residential care facilities)	Section 7.11 contribution, see Tables 3, 4
<b>All other development</b>	
Industrial and business park development	Section 7.12 levy <sup>(1)(2)</sup> , see Table 5
Retail shops, business premises, commercial premises, offices, etc.	Section 7.12 levy <sup>(1)(2)</sup> , see Table 5
Educational establishments	Section 7.12 levy <sup>(1)(2)</sup> , see Table 5
Tourist and visitor accommodation	Section 7.12 levy <sup>(1)(2)</sup> , see Table 5
Change from one non-residential use to another with or without fitout	Section 7.12 levy <sup>(1)(2)</sup> , see Table 5
Mixed use development where the development would result in a net increase in dwellings	Section 7.11 contribution or section 7.12 levy <sup>(3)</sup>
Extractive industry developments (e.g. mine or quarry sites)	Road haulage section 7.11 contribution, see Section 2.9.2. Council may negotiate a voluntary planning agreement for the developer to provide contributions that satisfactorily address the impacts of the development.

(1) Development with a cost exceeding \$100,000 only.

(2) Only required where development involves an enlargement, expansion or intensification of a current use of land, as required under 25J(3)(g) of the EP&A Regulation.

(3) The contribution type used will be the type that yields the highest contribution amount, refer to the section below for details.

Refer to **Section 2.9** of this plan for the rates that apply to different development types.

### 2.6.1 Mixed use developments

A single development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.

Where a single development application comprises a mix of type (a) and (c) developments, the component that represents the majority share of the gross floor area (**GFA**) of the proposed development shall inform which contribution method applies.



**Example:** If a development is 'shop top housing' and comprises 1,000m<sup>2</sup> of residential GFA and 300m<sup>2</sup> of retail premises GFA, then a section 7.11 contribution would be imposed on that development. The contribution would be based on the type (a) component, being the residential floor space.

In the case where the majority of the total GFA is a type (c) development, the section 7.12 levy shall be based on the proposed cost of the entire development including the type (a) component.

**Example:** A proposed development comprises a shop with a GFA of 250m<sup>2</sup> and a dwelling with a GFA of 200m<sup>2</sup>. In this case the type (c) component comprises the majority of the total GFA in the development, and a section 7.12 levy based on the proposed cost of the entire development would be imposed.

Refer to **Section 2.9** of this plan for the rates that apply to the different development types.

## 2.7 What development is exempt?

This plan DOES NOT apply to the following types of developments:

- Dwelling houses on lots created in an earlier subdivision, whether that earlier subdivision was subject to a s94 / s7.11 contribution or not.
- Any residential development that does not result in an increase in demand for local infrastructure (e.g. replacement dwelling houses).
- Any work or a change from one use to another that does not result in any increase in GFA on the land.
- Development exempted from section 7.11 contributions or section 7.12 levies by a direction made by the Minister for Planning under section 7.17 of the EP&A Act.<sup>4</sup>
- Development for the purpose of the adaptive re-use of an item of environmental heritage.
- Housing proposed by a social housing provider or affordable housing as defined in *the State Environmental Planning Policy (Affordable Rental Housing) 2009*.
- Development for the purposes of any form of seniors housing defined in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* that is provided by a social housing provider.
- Public infrastructure to be carried out by or on behalf of any public authority including Council.

<sup>4</sup> or the corresponding sections 94 and 94A of the EP&A Act that existed immediately before the commencement of the *Environmental Planning and Assessment Amendment Act 2017*.

## 2.8 What local infrastructure will be provided under this plan?

The local infrastructure to be provided by contributions from developers received under this plan is listed below:

- Transport works such as sealed rural and urban roads, pedestrian access facilities and a footbridge;
- Recreation and open space facilities, including Glen Willow Regional Sports Complex Stage 2, walkways, park field lighting, a water park, pool cover, adventure playground, other playground work, public toilets and lane lighting;
- Community facilities including a regional art gallery, showground facilities, public artwork, preschool and library resources; and
- New drainage works.

The infrastructure has either been provided or is expected to be provided over the next 10 years. The costs of administering this plan over this period will also be met by contributions imposed under this plan.

A summary of the costs of local infrastructure to be met by development is shown in **Table 3**.

Some of the infrastructure has a nexus only with residential development in either the 'Mudgee' or 'Outside Mudgee' local catchments; other items have nexus in both catchments. These latter infrastructure items, and the contributions for same, are called LGA-wide infrastructure.

More details on the demand for local infrastructure, the relationship of the local infrastructure with the expected development, and specific facilities to be provided are included in **Part 3** and **Appendix A** of this plan.

**Table 3 Summary of infrastructure costs**

Local infrastructure works	Total cost of works	Anticipated funding towards works costs from s7.11 contributions under this plan			Total costs funded from s7.11 contr'ns under this plan <sup>a</sup>	Anticipated funding from s7.12 levies under this plan <sup>b</sup>
		Mudgee - local	Outside Mudgee - local	LGA-wide		
Transport facilities	\$26,310,000	\$1,179,510	\$90,364	\$1,627,135	\$2,897,008	
Recreation and open space	\$17,020,000	\$737,367	\$66,697	\$592,838	\$1,396,902	
Community facilities	\$6,690,000	\$28,252	\$12,909	\$458,610	\$499,771	
Stormwater management	\$2,500,000	\$235,430	-	-	\$235,430	
Plan administration	\$787,800	-	-	\$787,800	\$787,800	
<b>Total</b>	<b>\$53,307,800</b>	<b>\$2,180,559</b>	<b>\$169,970</b>	<b>\$3,466,383</b>	<b>\$5,816,911</b>	<b>\$500,000+</b>

a. This is the anticipated total amount expected from section 7.11 contributions levied on residential development under the plan.

b. Additional monies from section 7.12 levies on non-residential development will increase the overall pool of development contributions (and will fund some of the balance of infrastructure costs that are not met by section 7.11 contributions).

## 2.9 What are the contribution rates required for local infrastructure?

### 2.9.1 Residential development subject to a section 7.11 contribution

Tables 4 and 5 contain the section 7.11 contribution rates for residential developments under this plan.

The plan levies residential development contributions in two separate catchments:

1. 'Mudgee'; and
2. 'Outside Mudgee', which applies to all areas in the remainder of the Mid-Western Regional LGA (Figure 2).

The rates shown in the tables below incorporate the contributions for both local and LGA-wide infrastructure.

**Table 4 Section 7.11 contribution rates - Mudgee**

	Per resident*	Per secondary dwelling or seniors	Per studio or 1 bed dwelling	Per 2 or more bed dwelling / separate house
Transport facilities	\$1,721	\$2,582	\$2,582	\$4,303
Recreation and open space	\$864	\$1,296	\$1,296	\$2,160
Community facilities	\$251	\$377	\$377	\$628
Stormwater management	\$181	\$272	\$272	\$453
Plan administration	\$394	\$591	\$591	\$985
<b>Total</b>	<b>\$3,411</b>	<b>\$5,118</b>	<b>\$5,118</b>	<b>\$8,529</b>

\* the per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels.  
Note: CPI adjustments apply to section 7.11 contribution rates (Tables 3 and 4) from the base date of this plan (see Section 6.3.1). Development exempt from contributions is in Section 2.7 and includes residential development on existing lots which have been previously subdivided.

**Table 5 Section 7.11 contribution rates – outside Mudgee**

	Per resident*	Per secondary dwelling or seniors	Per studio or 1 bed dwelling	Per 2 or more bed dwelling / separate house
Transport facilities	\$943	\$1,414	\$1,414	\$2,357
Recreation and open space	\$392	\$588	\$588	\$979
Community facilities	\$248	\$372	\$372	\$619
Stormwater management	-	-	-	-
Plan administration	\$394	\$591	\$591	\$985
<b>Total</b>	<b>\$1,977</b>	<b>\$2,965</b>	<b>\$2,965</b>	<b>\$4,940</b>

\* the per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels.

### 2.9.2 Non-residential development subject to a section 7.11 haulage contribution

The plan also levies quarterly contributions under section 7.11 on extractive industries for road maintenance and rehabilitation costs. It is accepted practice to levy development contributions based directly upon the number and weight of laden truck movements, which contribute to the damage to road surfaces and the need to upgrade roads.

The monthly contribution rate is:

- **\$0.66 per tonne of resource removed from the site per quarter by road transport.**

The contribution rate assumes an average distance of **14.7 km** travelled by the laden truck on the local road network for a typical trip. Council may at its discretion use a different travel distance for the purpose of calculating contributions based on this formula where there is sufficient evidence provided by the operator or otherwise available that shows that the average distance for its heavy vehicle trips is significantly different.

This plan also does not preclude the negotiation of a Voluntary Planning Agreement between Council and the developer concerning a proposal for a mine or quarry development, to ensure contributions are provided to mitigate its impact. See **Section 3.2.4** about the haulage contributions for more details.

### 2.9.3 Developments subject to a section 7.12 fixed development consent levy

**Table 6** contains the rates for developments that are subject to a section 7.12 fixed development consent levy under this plan. The fixed rate levies apply to development not addressed in **Section 2.9.1** or **2.9.2** throughout the LGA (within and outside the Mudgee catchment).

**Table 6 Section 7.12 levy rates**

Development type	Levy rate
Development that has a proposed cost of carrying out the development:	
<ul style="list-style-type: none"> <li>• up to and including \$100,000</li> </ul>	Nil
<ul style="list-style-type: none"> <li>• more than \$100,000 and up to and including \$200,000</li> </ul>	0.5% of that cost
<ul style="list-style-type: none"> <li>• more than \$200,000</li> </ul>	1.0% of that cost

## 2.10 Calculating a contribution under this plan

### 2.10.1 Calculating a section 7.11 contribution for residential development

The contribution that applies to residential development is calculated using the rates shown in **Tables 4 or 5**, less any allowances for assumed infrastructure demand arising from existing developments, if applicable (refer to **Table 7** below).

The occupancy rates included in **Table 7** reflect the estimate of future infrastructure demand for the proposed residential development as well as the estimate of existing demand allowances (or credits) for existing development.

For the sake of clarity, an existing vacant allotment which could, under the Mid-Western Regional Local Environmental Plan 2012, be approved and developed for a dwelling is deemed to have a demand credit equivalent to that pertaining to a single dwelling house – i.e. 2.5 persons.

Examples of how to calculate a section 7.11 contribution are in **Appendix B**.

**Table 7 Assumed occupancy rates for calculating contributions and demand credits**

Development type	Assumed occupancy rate
<b>Residential accommodation</b>	
Dwelling houses with 2 or more bedrooms, or vacant allotments that have a dwelling entitlement	2.5 persons per dwelling / lot
Secondary dwellings, studio and 1-bedroom dwellings, or seniors living independent living unit dwellings	1.5 persons per dwelling
Boarding houses, group homes and hostels	1 person per bed

#### 2.10.2 Calculating a section 7.12 fixed development consent levy

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in **Table 6** by the proposed cost of the development. **Section 4.3** provides more details about how to determine the cost of development.

There is no allowance for assumed existing infrastructure demand in the calculation of any section 7.12 levy.

Examples of how to calculate a section 7.12 levy amount are in **Appendix B**.

### 3. How are the contribution rates calculated?

This section principally applies to contributions authorised by this plan to be imposed on developments under section 7.11 of the EP&A Act.

There are particular requirements for section 7.11 contributions as distinct from section 7.12 levies, including the following:

- Contributions can only be imposed if the consent authority considers that the development 'will or is likely to require the provision of or increase the demand for public amenities and public services within the area' (s7.11(1)).
- Contributions toward recoupment of facilities can only be imposed if the facilities were provided in preparation for or to facilitate the carrying out of development in the area and the development will benefit from the provision of those public amenities or public services (s7.11(3)).
- Contributions that are imposed must be reasonable (s7.11(2) and (4)), and that a developer may appeal to the Land and Environment Court on the grounds that contributions imposed on a development are unreasonable in the particular circumstances of the case (s7.13(3)).

These requirements mean that any contributions plan that authorises section 7.11 contributions should show that the contribution rates are reasonable by explaining the relationship between the anticipated developments and the infrastructure included in the plan that is needed to meet the demands of those developments.

So that the contributions that are imposed are reasonable, the section 7.11 contribution rates in this plan have been calculated having regard to the principles of nexus and fair cost apportionment. This has included consideration of:

- accounting for grants or other income likely to be available to provide the facilities included in this plan.
- whether infrastructure serves one or more geographic areas, and the degree to which development in different areas generate demands.
- whether the infrastructure serves existing or new populations or both, and the degree to which these populations generate demands.

This section explains the expected development in the Mid-Western Regional LGA, the infrastructure necessary to support this development, and the way in which the section 7.11 contribution rates have been calculated.

#### 3.1 Expected demand for local infrastructure

##### 3.1.1 Area context

The Mid-Western Region is located 250 km from Sydney in the Central West of NSW. The area covers over 8,700 km<sup>2</sup> and has a population of almost 25,000. The region stretches from the Wollemi National Park in the east to Lake Burrendong in the west and from the Goulburn National Park in the north to the Macquarie and Turon Rivers in the south. It includes the towns of Gulgong,

Kandos, Mudgee and Rylstone in addition to the rural villages of Birriwa, Bylong, Charbon, Clandulla, Goolma, Hargraves, Ilford, Lue, Pyramul, Ulan, Windeyer and Wollar.<sup>5</sup>

The Mid-Western Regional economic base is diverse and strong and offers many opportunities for employment growth. The region is well known for significant agricultural, mining operations and wineries growth which is envisaged for many years to come. Tourism in the region is also prominent with more than 500,000 visitors each year. Construction and retail industries are also important economic generators for the LGA.<sup>6</sup>

Other significant regional centres are relatively close by. The region is located close to Orange, Bathurst and Lithgow to the south, Wellington and Dubbo to the west and Muswellbrook and Scone to the east. Travel times from Mudgee to these other towns are in the order of one to two hours.<sup>7</sup>

### 3.1.2 Recent development and population characteristics

Over the past 5 years (2011 to 2016), the number of dwellings has increased by almost 900 (or 10%) in the Mid-Western Region (**Table 8**).

Detached low density housing makes up most of the housing stock (90%). Medium density and high density housing made up just 4% and 3% of the stock respectively in 2016, which are much lower proportions than for NSW overall (where it is around 12% and 20% respectively).

The dwelling composition is likely to be sustained over the life of the plan given the strong demand for low density living in Mudgee and surrounding areas.

**Table 8 Dwelling Structure Comparison 2011 - 2016**

Dwelling type	2011		2016		Change 2011 to 2016
	Number	%	Number	%	
Separate house	8,003	90%	8,863	90%	+860
Medium density	344	4%	390	4%	+46
High density	337	4%	264	3%	-73
Caravans, cabin, houseboat	187	2%	149	2%	-38
Other	54	1%	47	0%	-7
Not stated	4	0%	108	1%	+104
<b>Total Private Dwellings</b>	<b>8,928</b>		<b>9,825</b>		<b>+897</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

<sup>5</sup> 2018 Economic Profile.

<sup>6</sup> 2018 Economic Profile.

<sup>7</sup> Mid-Western Regional Council, *Glen Willow Master Plan*, 8 January 2016, p 10.



The average household size in the Mid-Western Regional LGA was 2.4 in 2016.<sup>8</sup> This has informed the assumed occupancy rates in the plan (**Table 7**), including 2.5 for low density dwellings.

The population for the LGA was estimated to be 24,815 in 2017, following average annual growth of 1.2% over the past 10 years.<sup>9</sup> Much of this growth has been concentrated in and around Mudgee on account of new mining activity, and to a lesser extent, Gulgong. Since 1991, Mudgee has attracted 83% of the LGA's new residents while Gulgong's share was 15%.<sup>10</sup>

In 2016, the forecast population was 11,728 for the Mudgee catchment (SA2) which is published by the Australian Bureau of Statistics (ABS), but this is a different catchment than the Mudgee catchment in this plan. The assumed population in the catchment for Mudgee, which includes other villages and townships outside the Mudgee town centre, is 12,500 in 2017. The assumed population in the residual areas is 12,315.

### 3.1.3 Expected population growth

**Table 9** below summarises the current (as at 2017) and projected resident population for the Mid-Western Regional LGA used in the calculation of contribution rates in this plan. The plan is assumed to span 10 years from its commencement to 2029.

Across the LGA, 2,000 more residents are expected over the next 10 years (from 2017). Most growth is forecast to be concentrated in the Mudgee region (10% or an average of 0.9% per annum) with more marginal growth expected in the remainder of the LGA (6% or an average of 0.5% per annum).

Council has referred to population forecasts by HillPDA Consulting in 2014 for the LGA which assumed average annual growth of 0.8% for Mudgee and 0.4% for other areas. HillPDA Consulting acknowledged that the forecasts were relatively conservative because they did not account for the level of anticipated mining activity in the region.<sup>11</sup>

Council's forecasts in **Table 9** have assumed higher growth rates to account for these impacts, in addition to the stronger population trends evident in the LGA over the past 10 years.

**Table 9 LGA population forecast, 2017 - 2029**

Suburb	2017	2029	Change	
	Number	Number	Number	%
Mudgee	12,500	13,800	+1,300	10%
Outside Mudgee	12,315	13,015	+700	6%
<b>Mid-Western Regional LGA</b>	<b>24,815</b>	<b>26,815</b>	<b>+2,000</b>	<b>8%</b>

**Source:** ABS Quickstats have informed the 2017 population figures for the Mid-Western LGA. The 2017 populations in each catchment are assumed by Council based on the catchment boundaries. Council has forecast growth with reference to the HillPDA Mudgee and Gulgong URS.

<sup>8</sup> ABS, 2016 Census Quickstats, Mid-Western Regional LGA.

<sup>9</sup> 2018 Economic Profile and ABS, 2016 Census Quickstats.

<sup>10</sup> HillPDA, Mudgee and Gulgong URS, p 113.

<sup>11</sup> HillPDA Mudgee and Gulgong URS, p 29.

### 3.1.4 Value of non-residential development

**Table 10** shows the value of non-residential development approved in the LGA over the past five years. This indicates how the value of non-residential building approvals tends to be quite volatile from year to year. The annual approved value of building work peaked in 2016/17 at \$13.32 million and has averaged \$6.63 million per annum over this five-year period.

**Table 10 Value of non-residential building, 2013/14-2017/18**

	2013/14	2014/15	2015/16	2016/17	2017/18	5-year annual average
<b>Mid-Western Regional LGA</b>	\$5.37m	\$8.76m	\$4.65m	\$13.32m	\$1.08m	<b>\$6.63m</b>

Source: ABS, Building Approvals, Cat No. 8731.0, Australia, June 2018.

This growth in non-residential development is expected to continue over the life of this plan and will contribute to the demand for improved civic amenity and parking facilities in the town centres, in particular, as well as other traffic and drainage infrastructure.

## 3.2 Infrastructure schedule and nexus

This plan levies section 7.11 contributions on residential developments that accommodate an increased population to cater for the additional demand on open space and recreation, traffic management and community facilities.

New development is apportioned the cost of the infrastructure works reflective of the forecast growth population's share of final demand in the relevant catchment (e.g. 'Mudgee', 'Outside Mudgee' or 'LGA-wide'), as represented by the estimated total population in the catchment at the end of the plan period. This reflects how the existing community will share the demand for the capital works with the new population.

### 3.2.1 Facility studies

Council completed two key infrastructure studies in recent years which have informed the need for many of the infrastructure items included in the works schedule to this plan:

- *Mudgee Township - Traffic Management Study 2014 – Final Report*, February 2015, prepared by Gennaoui Consulting Pty Ltd for Mid-Western Regional Council. The objective of the study was to prepare an effective Traffic Management Plan for the township of Mudgee, which in turn informed other Council plans, including the development contributions plans.
- Mid-Western Regional Council, *Recreation Strategy 2013*, 25 July 2013. This study aimed to reinforce the direction provided in the former 2005 Strategy and continue to offer direction to Council and the community on the planning and development of recreation opportunities and facilities over the next 10-15 years.

Council plans to undertake another traffic management study to inform the traffic network needs of Mudgee and the broader LGA and has included the costs of this work in the plan. The outcomes from this study will inform infrastructure planning for the next 15 years, including the parking amenity needs in the Mudgee CBD.

Council has used its *Glen Willow Master Plan*, 8 January 2016, to guide planning for further development at the Glen Willow Regional Sports Complex.

Council has also relied upon its *Delivery Program 2017/21 & Operational Plan 2017/18*, 21 June 2017 (Delivery Program 2017/21) to determine the capital works needs for its growing community. The program of works for this plan largely correspond to those planned infrastructure works for traffic management, open space, recreation and community facilities, where new and existing development contributes to the demand for the facilities.

### **3.2.2 Open space and recreation facilities**

#### **Objectives**

One of key themes for Council in the Community Strategic Plan is to 'look after our community' through the effective and efficient delivery of infrastructure.<sup>12</sup>

As part of this theme, Council's objective is to provide a range of open space and recreation facilities that will meet the demand of future residents, aligned with Council's broader strategy for facility provision for the existing community across the LGA.

#### **Needs assessment and infrastructure strategy**

The Mid-Western community currently enjoys a range of open space and recreation facilities.

The LGA has altogether 126.6 hectares of open space, consisting of 73.5 hectares of local and district parkland, 31.4 hectares of regional parks, and 21.7 hectares of local and regional sports facilities.<sup>13</sup> The land area is generally considered adequate to serve the needs of the population over the short to medium term.

Glen Willow is a key regional sporting facility in Mudgee, and there are also a number of other facilities owned and/or managed by Council across the LGA. Jubilee Oval, a single field, is the other regional facility, also located in Mudgee. All other facilities within the region are considered local sports grounds and are suitable for local activities within the town in which they are located.

Most Council facilities are set up to be multi-purpose, allowing the fields to be used for more than one sport. Whilst this is functionally good, it can also restrict usage of the facilities without significant re-marking and changeover of posts or goals, etc.

A number of schools within the region have sporting facilities that are primarily for school use. Some facilities in the public schools are made available to the public for use out of hours. These facilities are considered to be local level only.

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<sup>12</sup> Delivery Program 2017/21, p 9.

<sup>13</sup> Recreation Strategy 2013, 25 July 2013, p 21.

There are a number of other facilities for sporting groups that are within the region, such as swimming pools and tennis courts. Sporting groups will also gain either a direct or indirect benefit from the Glen Willow facility.

The Recreation Strategy 2013 drew on the results of the community survey undertaken by Micromex Research (in August 2012) to determine community preferences and demands for open space and recreational facilities. All open space and recreation facilities in the LGA are considered to be well-utilised. The Strategy identified a number of 'high priorities' for future provision based on strategic importance, identified facility gaps and/or the level of the community demand expressed:

- Walking/running/cycling – the continued development of shared pathways is required to provide valuable, alternative and safe opportunities for these highly popular activities. In addition, pathways provide access and transportation for both young people (taking local trips and/or travelling to facilities) and tourists/visitors (e.g. in visiting wineries close to towns or cycling around or between towns or wineries);
- Swimming – upgrades to the three swimming pools are needed to stimulate further use and provision of year-round access to a swimming pool;
- Additional fields and associated facilities and amenities – to cater for sports such as AFL, softball and hockey;
- Playgrounds – both the upgrade of selected children's play equipment facilities and new facilities are needed;
- Recreation opportunities in natural areas, particularly close to Mudgee – the need to promote these opportunities and support non-traditional uses such as mountain biking; and
- Glen Willow – continued staging and development as a regional multi-purpose facility, ultimately catering for softball, hockey and cricket.

The Strategy recommended that developer contributions (via Council's contributions plan(s)) should be directed towards the provision of equipment or facility works rather than land provision. Only capital works are funded under this plan.

The works program provides a combination of renewal and new active and passive recreation facilities, generally consistent with the priorities in Council's Recreation Strategy, which has guided the planning and development of facilities over the next 10-15 years.

The works include:

- Glen Willow Regional Sports Complex Stage 2;
- Putta Bucca eco trail;
- Shared pathways;
- Mudgee water park;
- Mudgee pool cover;
- Adventure playground (Gulgong);
- Lighting at Victoria Park field (Gulgong) and Pitts Lane (Mudgee); and

- Various playground works (including shade sails, equipment, rubber softfall), pool play equipment and public toilets and amenities.

### **Nexus and apportionment**

This plan levies section 7.11 contributions on residential developments that accommodate an increased population to cater for the additional demand on open space and recreation facilities.

New development is apportioned the cost of the infrastructure works reflective of the forecast growth population's share of final demand, as represented by the estimated total population at the end of the plan period.

The need for the open space and recreation facilities in the plan, as established in this Strategy or Council's capital works program, are outlined in more detail below.

#### **1. Glen Willow Regional Sports Complex Stage 2 development**

Council has established Glen Willow as a regional sporting facility that has the capacity to attract important regional and State level competitions. The ongoing aim is to develop Glen Willow further and to have a facility that is conveniently located to the majority of residents in the region, attract high profile teams to play and encourage more participation by local people in sporting activities.<sup>14</sup>

In addition to the main field already featured at the complex, it is proposed to establish a number of multi-use fields for both summer and winter competitions including soccer, AFL, rugby league, rugby union, touch football, cricket, junior league, hockey, softball, baseball and netball.<sup>15</sup>

The Micromex community survey had canvassed the wider community support for the complex accommodating the sports currently played at West End and Cahill Park (such as rugby union, junior league, hockey and softball).

The Strategy then recommended that Council focus on the delivery of Stages 2 and 3 of the Glen Willow sports complex facility in conjunction with the rationalisation of duplicated facilities.

The Stage 2 works included in this plan, and also planned as major works in Council's Delivery Program for 2017/21, are for:

- rugby union and rugby league playing fields,
- multi-purpose playing fields,
- junior rugby league playing fields, and
- associated amenities buildings for these facilities.

In the future, Stage 3 works at Glen Willow will encompass the development of netball, AFL, cricket and hockey facilities.

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<sup>14</sup> Mid-Western Regional Council, *Glen Willow Master Plan*, 8 January 2016, p 4.

<sup>15</sup> Ibid.

## **2. Putta Bucca Eco Trail and shared pathways**

The plan includes investment for shared pathways in accordance with Council's Pedestrian Access and Mobility Plan and the development of the Putta Bucca Eco Trail. This follows the recommendation of the Strategy for Council to continue to develop shared pedestrian/cycleway networks throughout the towns, including cycle warning signage on local roads adjacent to the urban areas.

The Strategy also identified Council's plans to continue the walking track along the river, ultimately linking up with Glen Willow via a pedestrian bridge at Cox Street and then extending the track to Putta Bucca Wetlands and providing a loop back to Mudgee via Putta Bucca and Ulan Roads. The urban release area at Caerleon will also be linked back to Mudgee with a shared pathway running parallel to the railway corridor and linking into the Bellevue Estate development.

## **3. Mudgee Water Park**

A water park was identified as one of the top three priority projects by residents during consultation for the Community Plan.

The plan includes a waterpark within Council's swimming pool complex at Lawson Park in Mudgee. Council has accessed grant funding from the State Government of \$800,000 towards this waterpark.<sup>16</sup> The contributions from development will assist in covering the remaining funding needs for the facility, corresponding to the new population's share of demand.

## **4. Mudgee pool cover**

The plan to upgrade Mudgee pool with pool coverage has responded to the Strategy's recommendation that Council investigate opportunities to facilitate access to swimming year round (with all swimming pools otherwise outdoors).

## **5. Adventure Playground (Gulgong) and various playground works**

An adventure playground is identified as key recreational infrastructure in Council's delivery program and responds to public submissions to the Draft Recreation Strategy for such a facility.

Council's Recreation Strategy recommended that Council develop a strategy for the ongoing upgrade and maintenance of playgrounds at a rate of one within 400m of a dwelling. Upgrades to passive parks, facilities and amenities are consistent with the Capital Works Program in Council's Delivery Program.<sup>17</sup>

## **6. Lighting at Victoria Park field (Gulgong) and Pitts Lane (Mudgee)**

The Recreation Strategy noted the need for lighting improvements at certain venues to facilitate increased capacity. Lighting installation is proposed both at Victoria Park field, Gulgong and Pitts Lane, Mudgee.

<sup>16</sup> This funding was granted under the NSW Government's \$200 million Stronger Country Communities fund.

<sup>17</sup> Delivery Program, p 16.

### Section 7.11 contribution rates calculation

The contribution formula for open space and recreation infrastructure can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left( \frac{\$INF \times AF\%}{P} \right)$$

Where:

- \$INF** = The estimated total cost - or if the facility has been completed, the indexed actual cost - of providing each of the open space, recreation and community facility infrastructure items required to meet the development of the Mid-Western Regional LGA (refer works schedule in **Appendix A**).
- AF%** = The proportion of the total cost of each infrastructure item that should reasonably be met by the expected population growth in the relevant catchment area (refer to **Table 3** and **Appendix A** for values).
- P** = The expected total population in the relevant catchment area in 2029 (refer to **Table 9** and **Appendix A** for values).

To determine the total section 7.11 contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development, and then adjust for CPI as required.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 7**, and then adjust for CPI as required.

Contribution calculations should also account for any infrastructure demand credits pertaining to the existing residential development on the site. This includes a single dwelling house credit for vacant lots where no prior contributions have been collected. Refer to **Sections 2.7** and **2.10** for more details.

### 3.2.3 Community facilities

#### Objectives

Council's objective for community facility provision also builds on its key theme of 'looking after our community' through the effective and efficient delivery of infrastructure.<sup>18</sup>

#### Needs assessment and infrastructure strategy

The community facility works included in the plan reflect the priorities in Council's Delivery Program.

<sup>18</sup> Delivery Program 2017/21, p 9.

The community facility works included in the plan are for:

- A regional art gallery;
- Mudgee showground development;
- Public art expansion;
- The Kandos/Rylstone preschool extension; and
- Various library resources.

The development of the regional art gallery is among the top 10 community priorities in Council's Community Strategic Plan.

The Mudgee Showground Development is in accordance with Council's adopted Master Plan. This Master Plan 'provides a long term vision for the Showground (as a significant multi-purpose activities and event facility), identifying what it should look like and how it should function into the future'.

### Nexus and apportionment

This plan levies section 7.11 contributions on residential developments that accommodate an increased population to cater for the additional demand on community facilities.

New development is apportioned the cost of the infrastructure works reflective of the forecast growth population's share of final demand, as represented by the estimated total population at the end of the plan period.

### Section 7.11 contribution rates calculation

The contribution formula for community facilities can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left( \frac{\$INF \times AF\%}{P} \right)$$

Where:

**\$INF** = The estimated total cost - or if the facility has been completed, the indexed actual cost - of providing each of the community infrastructure items required to meet the development of the Mid-Western Regional LGA (refer works schedule in **Appendix A**).

**AF%** = The proportion of the total cost of each infrastructure item that should reasonably be met by the expected population growth in the relevant catchment area (refer to **Table 3** and **Appendix A** for values).

**P** = The expected total population in the relevant catchment area in 2029 (refer to **Table 9** and **Appendix A** for values).



To determine the total section 7.11 contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development, and then adjust for CPI as required.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 7**, and then adjust for CPI as required.

Contribution calculations should also account for any infrastructure demand credits pertaining to the existing residential development on the site. This includes a single dwelling house credit for vacant lots where no prior contributions have been collected. Refer to **Sections 2.7** and **2.10** for more details.

### 3.2.4 Transport infrastructure

#### Objectives

Council aims to deliver a "high quality road network that is safe and efficient" for its community.<sup>19</sup> A range of transport works are required to meet the demands of the future population in Mudgee and the remainder of the Mid-Western Regional LGA, in the context of achieving this objective.

#### Needs assessment and infrastructure strategy

Council maintains a road network of approximately 2,445km, including 163km under contract to the State Government (the Castlereagh Highway and Sofala Road), and establishes an Annual Road Network Strategic Plan.

The community has an expectation that the level-of-service provided for roads and associated assets will continue to be improved into the future. Council's present funding levels for roads, particularly unsealed roads, is insufficient to meet desired level-of-service parameters based on life-cycle cost. Roads were voted as the top priority for future Council spending during Council's recent "Towards 2030 Community Plan" public consultation period. Future population growth will place further pressure on the traffic network.<sup>20</sup>

The aim of the Mudgee Traffic Management Study (2014) was to prepare an effective Traffic Management Plan for the township of Mudgee, by:

- Establishing current and predicted traffic flows, incorporating existing problem areas.
- Determining current traffic and transport infrastructure and treatment measures, resulting from present day and predicted traffic volumes.
- Identifying road infrastructure upgrades that promote efficient traffic movement around Mudgee, bearing in mind new developments and end destinations.
- Prioritising upgrades so that implementation is timely with growth and levels of service remaining satisfactory.
- Determining both current and future needs with regards to rail crossing points.

<sup>19</sup> Delivery Program, p 29.

<sup>20</sup> Mid-Western Regional Council, *Roads Asset Management Plan 2016 - 2026*, 18 May 2016, p 10.

- Informing the developer contributions plan.

Consistent with community priorities and, the findings of the Mudgee Traffic Study, this plan levies section 7.11 contributions on residential developments to fund a range of roadworks:

- Sealed rural road works;
- Bridges on rural roads;
- Urban road works;
- A pedestrian footbridge (in Rylstone); and
- Pedestrian access mobility plan works in Mudgee and the remainder of the LGA.

Funds are also allocated towards further studies to determine the traffic network needs for Mudgee and the broader LGA over the next 10 years, to consider the projected demands on the network associated with population growth.

### **Nexus and apportionment**

The Mudgee Traffic Study (2014) has informed the traffic needs around the Mudgee township, including the need for various roadworks included in the plan.

The study identified the streets and intersections where traffic volumes are expected to considerably increase as a result of new residential development.

The study found that around 18,600 vehicle trips per day may be generated over the next 15 to 20 years by the potential residential areas in Mudgee.<sup>21</sup>

This study has informed Council's current capital roadwork program, as have annual reviews of roadwork needs across the broader LGA and opportunities to leverage funding for roadwork. In this plan, new development is apportioned the cost of these infrastructure works reflective of the forecast growth population's share of final demand, as represented by the estimated total population at the end of the plan period.

Further studies are required to determine the traffic network needs within Mudgee and the remainder of the LGA, and study costs are apportioned to the plan to reflect the new residents' share of demand only.

### **Section 7.11 contribution rates calculation**

The contribution formula for transport infrastructure can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left( \frac{\$INF \times AF\%}{P} \right)$$

<sup>21</sup> Mid-Western Regional Council, *Mudgee Township - Traffic Management Study 2014 – Final Report*, February 2015, p 3.  
31

Where:

- \$INF = The estimated total cost - or if the facility has been completed, the indexed actual cost - of providing each of the transport infrastructure items required to meet the development of the Mid-Western Regional LGA (refer works schedule in **Appendix A**).
- AF% = The proportion of the total cost of each infrastructure item that should reasonably be met by the expected population growth in the relevant catchment area (refer to **Table 3** and **Appendix A** for values).
- P = The expected total population or growth in the relevant catchment area in 2029 (refer to **Table 9** and **Appendix A** for values).

To determine the total section 7.11 contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development, and then adjust for CPI as required.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 7**, and then adjust for CPI as required.

Contribution calculations should also account for any infrastructure demand credits pertaining to the existing residential development on the site. This includes a single dwelling house credit for vacant lots where no prior contributions have been collected. Refer to **Sections 2.7** and **2.10** for more details.

### **Roads and Traffic – Haulage Contributions**

#### **Objectives**

While each truck movement associated with extractive industries will contribute to the volume of traffic within the public road system, the actual damage to the road surface and the need to upgrade roads is substantially and directly associated with laden trucks and the burden that they place on the road network. Accordingly, this plan levies development contributions based directly upon the number and weight of laden truck movements.

#### **Needs assessment and infrastructure strategy**

Council has an asset management program that aims to maintain the local road system at an adequate level of service and establishes the costs of necessary maintenance and rehabilitation work required to achieve this level of service. The demand for a large proportion of this roadwork can be related directly to the volume of material leaving an extractive industry site.

### Nexus and contributions methodology

The impact of heavy haulage of quarried materials on the local road network is by its nature difficult to determine with precision. The destination and travel routes of heavy haulage vehicles can vary depending on the nature of the business, the major projects being serviced, the amount of material being hauled, and other product and market factors.

Heavy vehicles have a significant impact on the life of sections of the local road network, that in turn imposes significant costs by requiring more frequent reconstruction works to ensure road safety and satisfactory levels of service for all users.

This contribution plan establishes a reasonable estimate of the cost per tonne of extractive material hauled that are to be paid to Council for the cost of road reconstruction necessary as a result of the pavement damage to the local road network on the identified truck routes. The approach is similar to methodologies applied by other NSW regional councils (including in the Hunter region).<sup>22</sup>

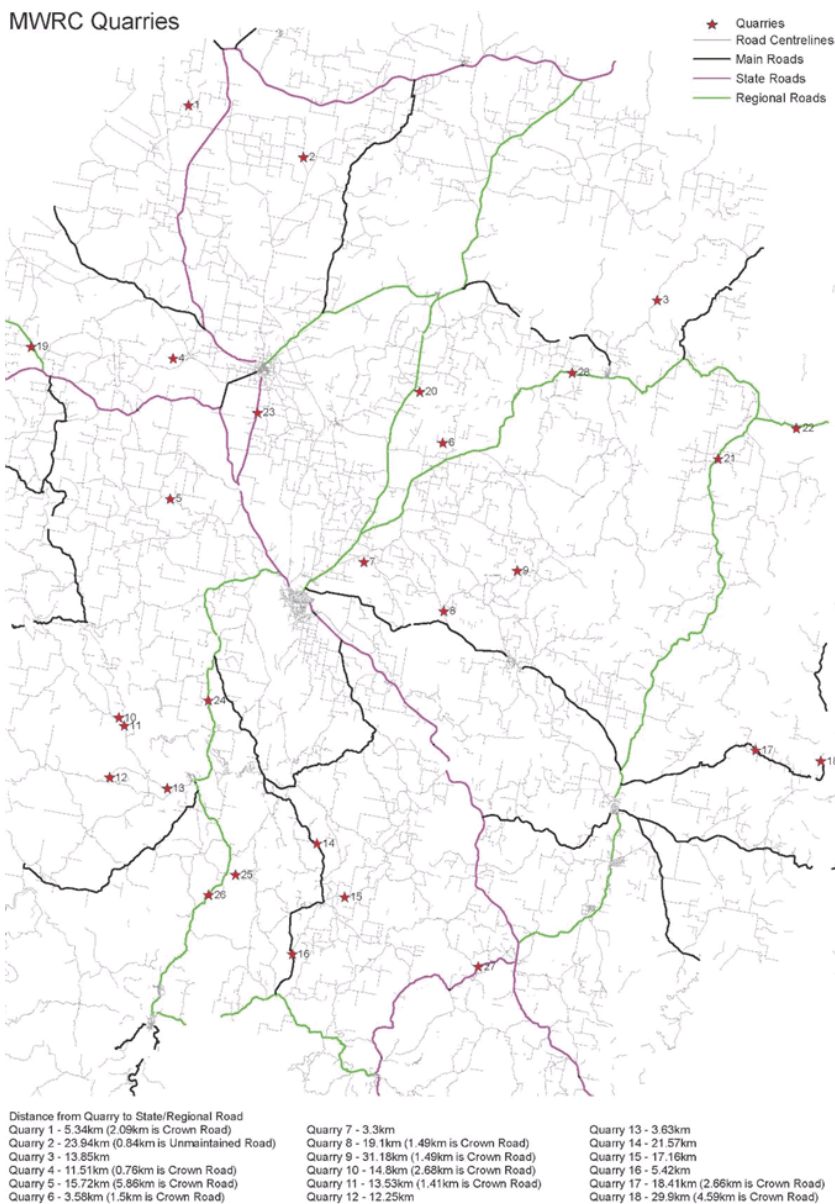
This approach is based on:

- The average cost of road reconstruction due to typical heavy haulage vehicles on a tonne per kilometre rate.
- An estimated average travel distance per tonne of weight associated with the transport by typical heavy haulage vehicles on the local road network based on existing quarries and various assumptions about the heavy haulage destinations (see **Figure 4** below for assumed quarry routes).

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<sup>22</sup> Includes the Upper Hunter Shire, Dungog Shire and Great Lakes councils.

**Figure 4 Mid-Western Regional LGA - quarry routes on local road network**



The average cost of road reconstruction is based upon the cost to replace the asset from Council's Roads Asset Management Plan 2016-2026<sup>23</sup> and the estimated design traffic loading.

The estimated design traffic loading refers to Austroads Pavement Design guidelines where pavement design life can be expressed in accordance with design traffic loadings (Equivalent Standard Axles (ESAs)). This means that the life of a pavement can be expressed as the total number of equivalent axles that should pass over it prior to replacement.

The design life of the roads on the main truck routes in the Mid-Western Regional network is assumed to be approximately 1,500,000 ESAs over a 50 year period.<sup>24</sup>

Each of the steps in calculating the contribution rate are explained in **Table 11**.

**Table 11 Summary of calculation of contribution rates for rural road pavement damage**

Step	Workings for sealed road with medium traffic
Determine design ESA	Assumed design life of pavement: <b>1,500,000 ESAs</b> over 50 years
Estimate the cost to reconstruct/maintain 1 lane km (for the above ESAs)	Average pavement reconstruction cost where: <ul style="list-style-type: none"> <li>Sealed road (75 yr. life) pavement rehabilitation cost for &gt;15km is \$21.59m<sup>2</sup></li> <li>Sealed local road bitumen seal (19 yr. life) is \$7.61m<sup>2</sup> where 2 seals required in 50 years</li> <li>lane width assumed to be 5m</li> <li>original cost in \$2015</li> </ul> = \$21.69+\$7.61(x2) x 1,000 x 5 x 1.05326 (CPI factor) = <b>\$194,379 per lane per km</b>
Calculate the contribution rate in \$ / ESA / km	Pavement = \$194,379 /1,500,000 = <b>\$0.1296 per ESA per km</b>
Calculate the \$ / typical vehicle ESA	The typical vehicle is assumed to be a 'class 4 + dog trailer' & no. of ESAs per typical vehicle = 5.2  Contribution per typical vehicle = \$0.1296 x 5.2 = <b>\$0.6738 per vehicle</b>
Calculate \$ / tonne / km	The typical load in a typical vehicle is assumed to be 15 tonnes. Contribution = \$0.6738 / 15 = <b>\$0.0449 per tonne per km</b>

<sup>23</sup> See Table 5.1 – Lifecycle cost parameters (pp 32-34) for unit rates for road rehabilitation costs sourced from this plan, dated 18 May 2016.

<sup>24</sup> Both the Dungog Shire and Upper Hunter Shire councils (in 2017 contributions plans) assume the standard life of local sealed roads is approximately 1,000,000 ESAs over 20 and 30 years respectively, thus this plan assumes 1,500,000 ESAs over 50 years given the likely number of trips by heavy vehicles on the Mid-Western Regional local road network.

Step	Workings for sealed road with medium traffic
Contribution per tonne	The average distance for a typical trip in the Mid-Western LGA by a laden truck to or from an operator's quarry site is 14.7 km. Contribution = \$0.0449 x 14.7 = <b>\$0.66 per tonne</b>

Council could as a condition of consent require the travel routes for every heavy haulage truck movement to be logged and for this information to be used to calculate the precise cost of the pavement damage and associated need for road reconstruction attributable to those movements. This is considered an onerous approach that would require considerable resources to administer by both operators and Council.

Instead, this plan sets the contribution per tonne payable by operators of quarry and other extractive industry developments, which is representative of the cost for a typical operator.

Council may at its discretion use a different travel distance for the purpose of this formula where there is sufficient evidence provided by the operator or Council to indicate that there is a significant difference between its typical travel distance per trip and the standard **14.7 km** assumed travel distance. The application of a different distance in the calculation of a contribution will therefore be determined by Council on a case by case basis.

This contribution also does not preclude the negotiation of a Voluntary Planning Agreement between Council and the developer concerning a proposal for a mine or quarry development, which ensures contributions are provided to mitigate its impact.

**Section 7.11 contribution rates calculation**

Contributions will be required to be paid on a quarterly basis to Council based on a fee for each tonne of extractive resource leaving the extractive industry site by road transport. This levy will be calculated as follows:

$$\text{QCR} = \text{TONNES} \times \text{RATE}$$

Where:

**QCR** = the quarterly contributions required;

**TONNES** = tonnes of resource removed from site per quarter by road transport; and

**RATE** = \$0.66 per tonne, if based on the assumed typical distance per route.

The rate per tonne is based on the assumed typical distance per vehicle trip in the plan (14.7 km), and as stated above, this could vary on a case by case basis, at Council's discretion.

Council's adopted rate per tonne will be indexed in accordance with quarterly movements in the CPI from the base period of this plan.

**3.2.5 Drainage infrastructure**

**Objectives**

Council is committed to identifying and planning required renewals and upgrades for its stormwater assets, in accordance with existing and new development needs.

**Needs assessment and infrastructure strategy**

One of Council's key projects in its Delivery Program is to effectively maintain its existing drainage network including built infrastructure and overland drainage reserves.<sup>25</sup>

The works program in this plan reflects the Delivery Program's drainage works in the Mudgee township, including:

- Drainage capital improvements;
- Causeway improvements;
- Bent Street Drainage Improvements;
- Lawson Park West Pipe Extension;
- Mudgee Flood Study and Floodplain Management Plan;
- Bombira Ave Drainage Improvements; and
- Court Street Drainage Improvements.<sup>26</sup>

**Nexus and apportionment**

New development in the Mudgee catchment is apportioned the cost of the infrastructure works reflective of the forecast growth population's share of final demand, as represented by the estimated total population in Mudgee at the end of the plan period. Although drainage infrastructure need is linked to the impervious area of a development, population is considered a suitable proxy for demand, in the interests of simplicity in the plan.

**Section 7.11 contribution rates calculation**

The contribution formula for drainage infrastructure can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left( \frac{\$INF \times AF\%}{p} \right)$$

<sup>25</sup> Delivery Program, p 23.

<sup>26</sup> Operational Plan 2017/18, p 83.



Where:

- \$INF = The estimated total cost - or if the facility has been completed, the indexed actual cost - of providing each of the drainage infrastructure items required to meet the development of the Mid-Western Regional LGA (refer works schedule in **Appendix A**).
- AF% = The proportion of the total cost of each infrastructure item that should reasonably be met by the expected population growth in the relevant catchment area (refer to **Table 3** and **Appendix A** for values).
- P = The expected total population in the relevant catchment area in 2029 (refer to **Table 9** and **Appendix A** for values).

To determine the total section 7.11 contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development, and then adjust for CPI as required.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 7**, and then adjust for CPI as required.

Contribution calculations should also account for any infrastructure demand credits pertaining to the existing residential development on the site. This includes a single dwelling house credit for vacant lots where no prior contributions have been collected. Refer to **Sections 2.7** and **2.10** for more details.

### 3.2.6 Plan administration

#### Objectives

Council's aim is to implement and manage this plan so that the contributions remain reasonable over the life of the plan, and that the infrastructure is provided in a reasonable time.

#### Strategy

This plan has been prepared to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.
- Monitoring and programming works identified in the works schedules.

- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications.
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of any works in kind and material public benefits proposed by a developer.
- Preparing and making available the accountability information as required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of the plan.
- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan.

#### **Nexus, apportionment and contribution rates calculation**

As plan administration costs arise directly as a result of the future development, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area. Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark<sup>27</sup> of an allowance equivalent to 1.5% of the cost of construction works that are to be met by development approved under this plan.

Although the 1.5% is based on the total cost of local infrastructure, which will only be partially funded by this plan, an average allowance of \$78,780 per annum is considered appropriate to cover the plan administration costs incurred by Council in preparing and administering the plan over its life.

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<sup>27</sup> Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, p 63.

## 4. How and when will contributions be imposed on developments?

### 4.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring either a contribution under section 7.11 or a levy under section 7.12 of the EP&A Act on that approval for:

- the provision, extension or augmentation of local infrastructure to be provided by Council; and
- the recoupment of the previous costs incurred by Council in providing existing local infrastructure.

A section 7.12 levy cannot be required in relation to development if a section 7.11 contribution is required in relation to that development.

The types of development subject to either a contribution or levy, and the contribution or levy rates applying to different development types, are identified in **Section 2.8** and **Tables 4** and **5** of this plan.

Accredited certifiers should also refer to **Section 4.4** of this plan as to their obligations in assessing and determining applications.

### 4.2 Section 7.11 contributions

This section of the plan applies only in respect to the calculation of section 7.11 contributions for individual developments.

#### 4.2.1 Latest rates to be used

The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 7.11 contribution rates shown in **Table 4** reflect the contribution rates at the date that this plan commenced. These rates will be regularly adjusted for inflation and fluctuations in land values (see **Section 6.3**).

Applicants and accredited certifiers should inquire at the Council for information on the latest contribution rates.

#### 4.2.2 Variation to section 7.11 contributions authorised by this plan

The consent authority, other than a private accredited certifier, may, after considering a written application, reduce the section 7.11 contribution otherwise calculated in accordance with the provisions of this plan.

An accredited certifier other than the Council cannot vary a section 7.11 contribution calculated in accordance with this plan, without Council's written approval.

A developer's request for variation to a contribution calculated in accordance with this plan must be supported by written justification included with the development application setting out the following, as relevant:

- the grounds on which the variation to the plan contribution is reasonable in the circumstances;
- details and calculations showing that application of the plan's contribution rates results in an unreasonable contribution amount; and
- calculations showing that an alternative amount fairly reflects the net increase in demand for the infrastructure included in this plan.

The consent authority will not consider requests for reductions based solely on any perceived broader community benefit of the development.

The decision to accept a variation to a contribution is at the sole discretion of Council.

#### **4.3 Section 7.12 fixed development consent levies**

This section of the plan applies only in respect to the calculation of section 7.12 levies for individual developments.

##### **4.3.1 Determining the proposed cost of carrying out a development**

Section 7.12 levies are calculated as a percentage of the cost of development.

##### **4.3.2 Cost Summary Report must accompany development application or complying development certificate**

Where a section 7.12 levy is required under this plan in relation to a DA or application for a CDC, the application is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in **Section 4.3.3** to review a Cost Summary Report submitted by an applicant.

##### **4.3.3 Who may provide a Cost Summary Report?**

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development:

- A cost summary report must be completed for works with a value no greater than \$1,000,000.
- A Quantity Surveyor's Detailed Cost Report must be completed by a registered Quantity Surveyor for works with a value greater than \$1,000,000.

#### 4.3.4 What must be included in a Cost Summary Report?

Clause 25J of the *Environmental Planning and Assessment Act 1979* sets out the things that are included in the estimation of the construction costs by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

- If the development involves the erection of a building, or the carrying out of engineering or construction work – the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation;
- If the development involves a change of use of land – the costs of or incidental to doing anything necessary to enable the use of the land to be changed;
- If the development involves the subdivision of land – the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.

#### 4.4 Obligations of accredited certifiers

##### 4.4.1 Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this section
- the terms of the condition be in accordance with this section.

##### Procedure for determining a section 7.11 contribution amount

The procedure for an accredited certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act such as that envisaged in **Section 2.9** of this plan, or an exemption for part or the whole of the development under **Section 2.6** of this plan, the accredited certifier must:
  - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
  - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.

2. Determine the unadjusted contributions in accordance with the rates included in **Tables 3** and **4** of this plan taking into account any exempted development specified in **Section 2.6** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Section 6.3** to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development (**Section 2.10**).

**Terms of a section 7.11 condition**

The terms of the condition requiring a section 7.11 contribution are as follows:

7.11 Contribution

*The developer must make a monetary contribution to Mid-Western Regional Council in the amount of \$[insert amount] for the purposes of the Local Infrastructure identified in the Mid-Western Regional Local Infrastructure Contributions Plan 2018.*

[strike out any of the following infrastructure categories are not applicable]

<i>Open space and recreation</i>	\$ [insert amount]
<i>Community facilities</i>	\$ [insert amount]
<i>Transport facilities</i>	\$ [insert amount]
<i>Drainage improvements</i>	\$ [insert amount]
<i>Plan administration</i>	\$ [insert amount]
<b>Total</b>	<b>\$ [insert amount]</b>

Indexation

*The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:*

$$\frac{\$C_c \times CPI_p}{CPI_c}$$

*Where:*

*\$C<sub>c</sub> is the contribution amount shown in this certificate expressed in dollars*

*CPI<sub>p</sub> is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution*

*CPI<sub>c</sub> is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate*

*Note: The contribution payable will not be less than the contribution specified in this certificate.*

Time for payment

*The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Environmental Planning and Assessment Regulation 2000.*

*Deferred or periodic payments of contributions must be agreed by Council.*

Works in kind agreement

*This condition does not need to be complied with to the extent specified in any planning agreement of works in kind agreement entered into between the developer and the Council.*

**Procedure for determining the section 7.12 levy amount**

1. Ensure that the development is not subject to a section 7.11 contribution under this plan or any other contributions plan adopted by the Council and that remains in force.
2. Determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 4.3** of this plan using the rates included in **Table 6** of this plan and taking into account any exempt development specified in **Section 2.6**.

**Terms of a section 7.12 condition**

The terms of the condition requiring a section 7.12 levy are as follows:

7.12 Contribution

*The developer must make a monetary contribution to Mid-Western Regional Council in the amount of \$ [insert amount] for the purposes of the Local Infrastructure identified in the Mid-Western Regional Local Infrastructure Contributions Plan 2018.*

Indexation

*The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:*

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

*Where:*

*\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate*

*Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment*

*Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution*

*Time for payment*

*The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 136L of the Environmental Planning and Assessment Regulation 2000.*

*Deferred or periodic payments of contributions (up to 6 months) must be agreed by Council.*

*Works in kind agreement*

*This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.*

#### **4.4.2 Construction certificates**

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, material public benefit, dedication of land and / or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.



## 5. How and when can a contribution requirement be settled?

### 5.1 Timing of payments

A monetary contribution required to be paid by a condition imposed on the development consent in accordance with this plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- For development where no further approvals are required – before the development consent is issued.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (line plan).
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by clause 136L of the EP&A Regulation.

At the time of payment, it will be necessary for monetary contribution amounts to be updated in accordance with the relevant indexes (see **Section 6.3**).

### 5.2 Deferred or periodic payments

Council may accept the deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

- a. Compliance with the provisions relating to when contributions are payable is considered unreasonable or unnecessary in the circumstances of the case;
- b. The deferment of payment or allowing periodic payments does not prejudice the timing or the manner of the provision of the public facility or service for which the contribution was required as outlined in the Capital Works Program; and
- c. The full amount of the contributions being deferred is paid within 6 months.

The decision to accept a deferred or periodic payment is at the sole discretion of Council.

All requests to Council for deferred or periodic payments should be formulated in writing based on consultation with Council and forwarded to Council prior to the determination of a development application by Council.

When Council allows a deferral of contributions, an appropriate bank guarantee shall be secured for the amount of contributions to be deferred. The conditions under which the Council may accept deferred settlement by way of lodgement of a bank guarantee are that:

- The bank guarantee be by an Australian bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to seven (7) months interest.
- Any charges associated with establishing or operating the bank security are payable by the applicant.
- The bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
- The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.
- The bank guarantee is able to be redeemed within 24 hours' notice from Council.

The conditions under which the Council may accept payment by way of periodic payment for a staged development are that:

- The instalment be paid before the work commences on the relevant stage of the development; and
- The amount to be paid at each stage is to be calculated on a pro-rata basis in proportion to the demand for the relevant facility being levied by the overall development, plus CPI if required.

### **5.3 Can the contribution be settled by dedicating land or undertaking works?**

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a monetary contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf delivering that infrastructure, then the developer can approach this either one of two ways:

- (a) The developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.

- (b) If the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

Any offer of works or land should be consistent with the relevant LEP and DCP applying to the land.

The decision to accept settlement of a contribution by way of works in kind or the dedication of land is at the sole discretion of Council.

### 5.3.1 Offers and agreements generally

Any offer for works in kind or other material public benefit shall be made in writing to the Council and shall be made prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

Works in kind or the dedication of land may be accepted by the Council under the following circumstances:

- Council will generally only accept offers of works or land that are items included in the schedule of local infrastructure in this plan; and
- Council determines that the works in kind are, or the land to be dedicated is, appropriate and meets a broad community need.

In assessing the request, Council will consider the following:

- The design of the facilities, and whether the design will result in facilities that are fit for purpose.
- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.
- The amount of contributions that will be offset as a result of the works in kind or land dedication.

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant.

Should an offer of works in kind or land dedication be accepted, Council will negotiate with the applicant, as relevant, the following:

- an acceptable standard for workmanship and materials;
- frequency of progress works inspections;
- the program for completion of the works or the dedication of the land; and
- an appropriate defects liability period.

## 6. Other administration matters

### 6.1 Relationship of this plan to other contributions plans

The following contributions plans are repealed by this plan:

- Mid-Western Regional Council, *Section 94 Development Contributions Plan 2005 – 2021*, adopted 4 July 2007 (and as amended); and
- Mid-Western Regional Council, *Section 94A Development Contributions Plan 2005 – 2021*, adopted 24 January 2006 (and as amended).

This plan however does not affect development consents applying to land in the Mid-Western Regional LGA containing conditions requiring contributions or levies under the above plans.

Contributions imposed on developments under the above plans and paid to or held by Council will be applied to completing the works schedules in those plans. When works are completed, funds will be allocated towards the works schedules in this plan.

### 6.2 Savings and transitional arrangements

This plan applies to a development application or application for a CDC that was submitted but not yet determined on the date on which this plan took effect.

### 6.3 Adjustment of contributions to address the effects of inflation

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that contribution rates and the contribution amounts included in consents will be adjusted over time.

#### 6.3.1 Section 7.11 contribution rates

Council will - without the necessity of preparing a new or amending contributions plan - make changes to the section 7.11 contribution rates set out in this plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

The latest contribution rates will be published on the Council's website.

#### 6.3.2 Contribution and levy amounts in consents

A section 7.11 monetary contribution amount required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Similarly, the proposed cost of carrying out development the subject of a section 7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

#### **6.4 Pooling of contributions funds**

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in **Appendix A (Table A.1)** of this plan.

#### **6.5 Accountability and access to information**

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought
- Nature and extent of the contribution required by the relevant condition of consent
- Name of the contributions plan under which the condition of consent was imposed
- Date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published every year in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon request.

## APPENDIX A

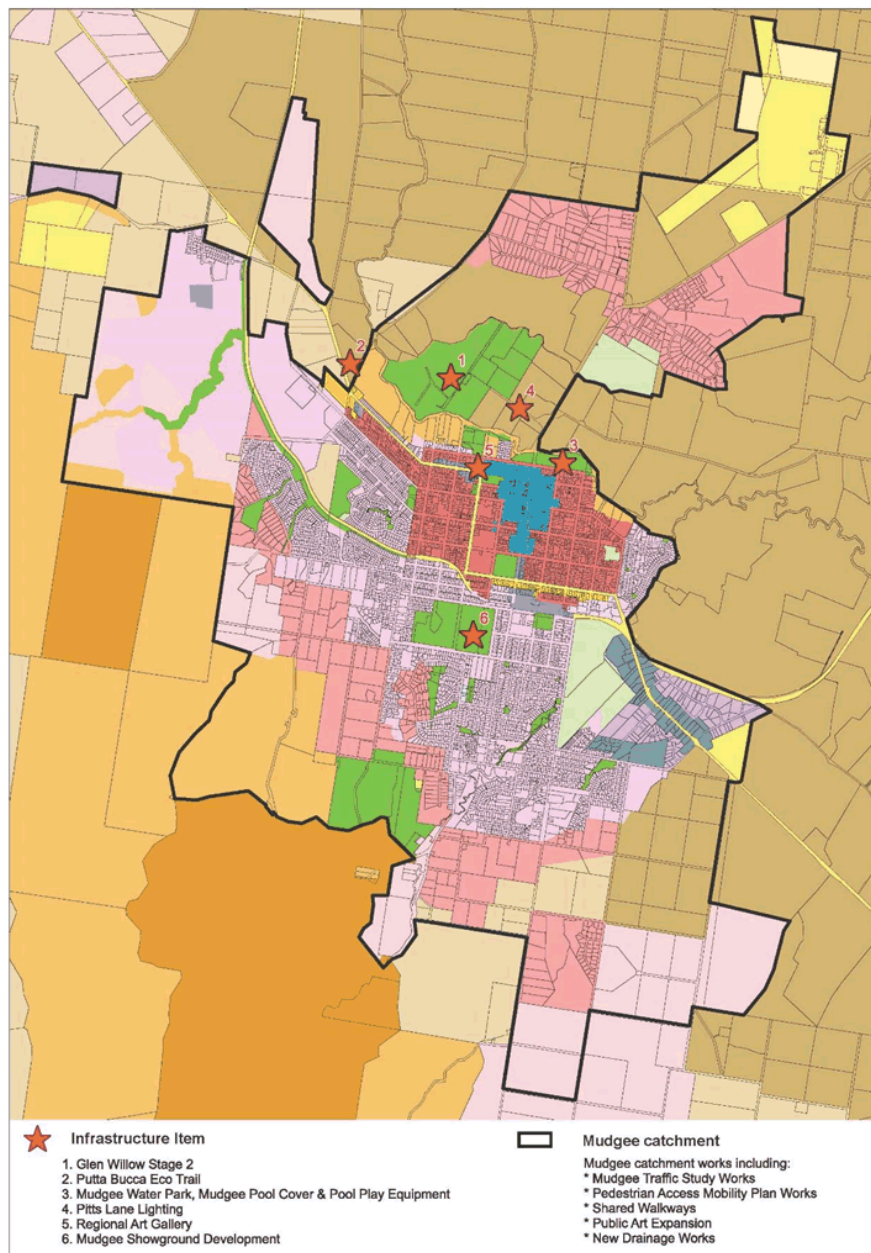
## Infrastructure schedule and location map

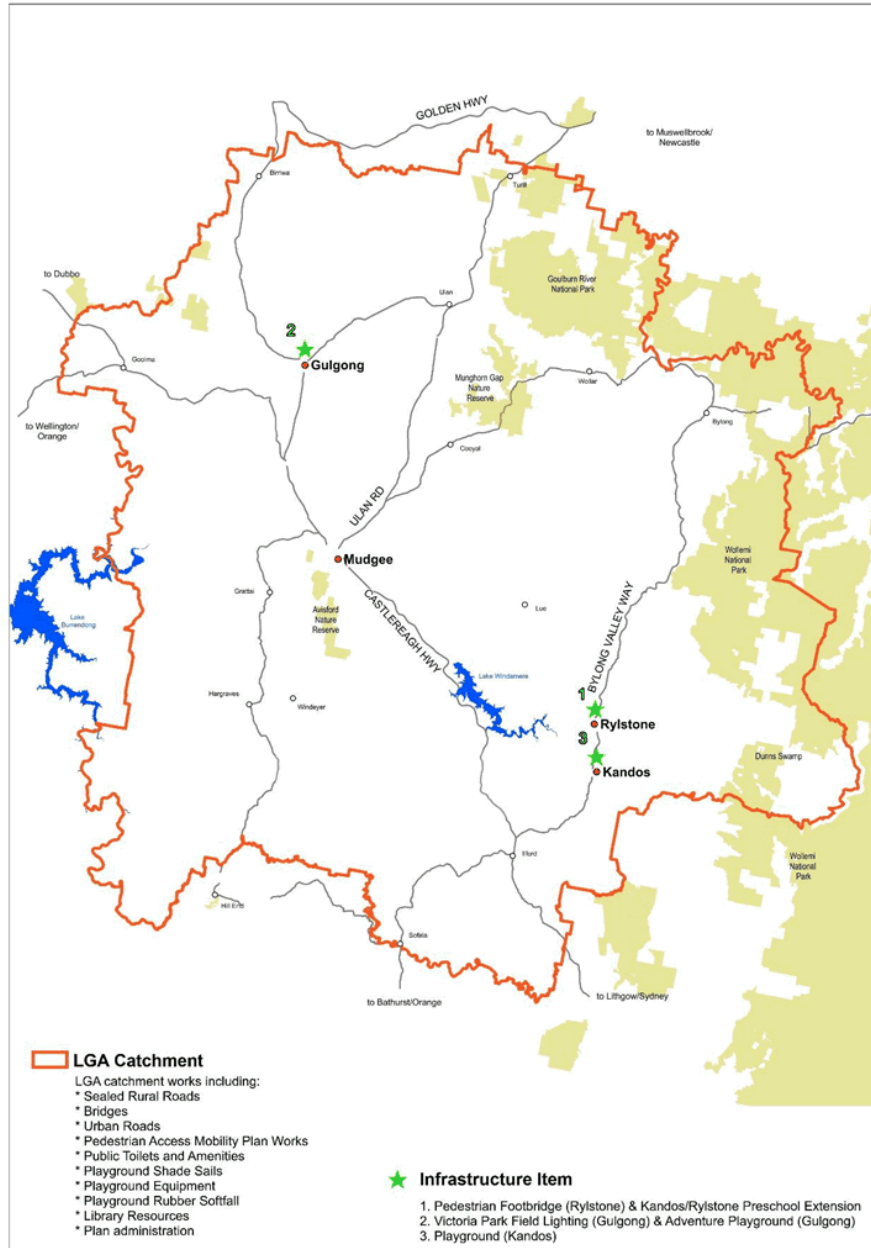
Table A.1 Local Infrastructure schedule and apportionments for s7.11 contributions

Infrastructure item	Catchment	Total cost (\$)	Population for apportionment <sup>1</sup>	\$ contribution per person (cost/population)	Cost funded from s7.11 plan <sup>2</sup>	Planned delivery timing
<b>Transport</b>						
Sealed Rural Roads Capital Works (10 year spend)	LGA	\$8,500,000	26,815	\$317	\$633,852	2019-2029
Bridges Rural Roads Capital Works (10 year spend)	LGA	\$570,000	26,815	\$21	\$42,505	2019-2029
Urban Roads (projected 10 year spend)	LGA	\$8,000,000	26,815	\$298	\$596,566	2019-2029
Mudgee Traffic Study Works - local network works	Mudgee	\$1,010,000	1,300	\$777	\$1,010,000	2021-2023
Mudgee Traffic Study Works - regional network works	LGA	\$4,750,000	26,815	\$177	\$354,211	2024-2026
Pedestrian Access Mobility Plan Works - Mudgee	Mudgee	\$1,800,000	13,800	\$130	\$169,510	2019-2029
Pedestrian Access Mobility Plan Works - Remainder of LGA	Outside Mudgee	\$1,200,000	13,015	\$92	\$64,546	2019-2029
Pedestrian Footbridge (Rylstone)	Outside Mudgee	\$480,000	13,015	\$37	\$25,818	2019-2021
<b>Recreation and Open Space</b>						
Glen Willow Stage 2	LGA	\$7,000,000	26,815	\$261	\$521,996	2019-2021
Victoria Park Field Lighting (Gulgong)	Outside Mudgee	\$580,000	13,015	\$45	\$31,197	2019-2021
Putta Bucca Eco Trail	Mudgee	\$680,000	13,800	\$49	\$64,037	2019-2021
Mudgee Water Park	Mudgee	\$800,000	13,800	\$58	\$75,338	2019-2021
Mudgee Pool Cover	Mudgee	\$4,000,000	13,800	\$290	\$376,688	2021-2023
Adventure Playground (Gulgong)	Outside Mudgee	\$560,000	13,015	\$43	\$30,121	2019-2021
Public Toilets and Amenities	LGA	\$300,000	26,815	\$11	\$22,371	2019-2029
Pitts Lane Lighting	Mudgee	\$100,000	13,800	\$7	\$9,417	2021-2023
Playground (Kandos)	Outside Mudgee	\$100,000	13,015	\$8	\$5,379	2021-2023
Shared Walkways	Mudgee	\$2,000,000	13,800	\$145	\$188,344	2019-2029
Playground Shade Sails	LGA	\$150,000	26,815	\$6	\$11,186	2019-2029
Playground Equipment	LGA	\$350,000	26,815	\$13	\$26,100	2019-2029
Playground Rubber Softfall	LGA	\$150,000	26,815	\$6	\$11,186	2019-2029
Pool Play Equipment	Mudgee	\$250,000	13,800	\$18	\$23,543	2019-2029
<b>Community</b>						
Regional Art Gallery	LGA	\$4,500,000	26,815	\$168	\$335,569	2019-2021
Mudgee Showground Development	LGA	\$850,000	26,815	\$32	\$63,385	2021-2023
Public Art Expansion	Mudgee	\$300,000	13,800	\$22	\$28,252	2019-2029
Kandos/Rylstone Preschool Extension	Outside Mudgee	\$240,000	13,015	\$18	\$12,909	2019-2021
Library Resources	LGA	\$800,000	26,815	\$30	\$59,657	2019-2029
<b>Stormwater Management</b>						
New Drainage Works	Mudgee	\$2,500,000	13,800	\$181	\$235,430	2019-2029
<b>Plan administration</b>						
Plan administration	LGA	\$787,800	2,000	\$394	\$787,800	
<b>Total</b>		<b>\$53,307,800</b>			<b>\$5,816,912</b>	

**Notes:** The schedule excludes the civic improvements to the value of \$500,000 to be funded from s7.12 contributions (such that the **total schedule of works is \$6,316,912**).

(1) The catchment population in the final year of the plan (2029) except for the Mudgee Traffic Study Works item which is apportioned to growth in the Mudgee catchment only.







## APPENDIX B

### Examples of how to calculate contributions and levies

#### Section 7.11 Contributions

##### Worked example 1:

A proposed residential flat building development in Mudgee involves the demolition of 2 x 4 bedroom dwelling houses on 2 allotments of land and construction of a new building containing 25 x 2-bedroom apartments and 5 x 1-bedroom apartments.

<u>plus</u> 25 x 2 bedroom dwellings	=	25 x \$8,529 (refer to Table 4) = \$231,225
<u>plus</u> 5 x 1 bedroom dwellings	=	5 x \$5,118 (refer to Table 4) = \$25,590
<u>less</u> 2 x 4 bedroom dwellings credit	=	2 x \$8,529 (refer to Table 4) = \$17,058
<b>Total contribution</b>	=	<b>\$239,757</b>

##### Worked example 2:

A proposed subdivision of land in Gulgong involves the creation of 15 Torrens title allotments on a single parent lot that is vacant.

15 lots each with a dwelling entitlement	=	15 x \$4,940 (refer to Table 5) = \$74,100
<u>less</u> 1 existing vacant lot credit	=	1 x \$4,940 (refer to Table 5) = \$4,940
<b>Total contribution</b>	=	<b>\$69,160</b>

**Worked example 3:**

A proposed single dwelling house comprising 4 bedrooms on a vacant rural residential lot in Rylstone either via Development Application or a Complying Development Certificate.

1 x 4 bedroom dwelling	=	1 x \$4,940 (refer to Table 5) = \$4,940
<u>less</u> 1 existing vacant lot credit	=	1 x \$4,940 (refer to Table 5) = \$4,940
<b>Total contribution</b>	=	<b>Nil</b>

**Worked example 4:**

The proposed demolition of an existing 3 bedroom dwelling house and the construction of an attached dual occupancy, each comprising 3 bedrooms in Mudgee.

2 x 3 bedroom dwellings	=	2 x \$8,529 (refer to Table 4) = \$17,058
<u>less</u> 1 x 3 bedroom dwelling	=	1 x \$8,529 (refer to Table 4) = \$8,529
<b>Total contribution</b>	=	<b>\$8,529</b>

**Worked example 5:**

The proposed construction of a detached dual occupancy on vacant land, each comprising 3 bedrooms in Mudgee.

2 x 3 bedroom dwellings	=	2 x \$8,529 (refer to Table 4) = \$17,058
<u>less</u> 1 x credit for vacant land	=	1 x \$8,529 (refer to Table 4) = \$8,529
<b>Total contribution</b>	=	<b>\$8,529</b>

**Worked example 6:**

The proposed construction of a detached dual occupancy on vacant land, each comprising 4 bedrooms in Mudgee and Torrens Title Subdivision of the land.

2 x 4 bedroom dwellings	=	2 x \$8,529 (refer to Table 4) = \$17,058
less 1 x credit for vacant land & subdivision 1 into 2 lots	=	1 x \$8,529 (refer to Table 4) = \$8,529
<b>Total contribution</b>	=	<b>\$8,529</b>

**Worked example 7:**

The proposed construction of a detached dual occupancy on vacant land, each comprising 3 bedrooms in Mudgee.

2 x 3 bedroom dwellings	=	2 x \$8,529 (refer to Table 4) = \$17,058
less 1 x credit for vacant land	=	1 x \$8,529 (refer to Table 4) = \$8,529
<b>Total contribution</b>	=	<b>\$8,529</b>

**Worked example 8:**

The proposed construction of a secondary dwelling in Gulgong (either via Complying Development Application or Development Application).

1 x secondary dwelling	=	1 x \$2,965 (refer to Table 5) = \$2,965
<b>Total contribution</b>	=	<b>\$2,965</b>

**Worked example 9:**

The proposed construction of a seniors living development (not provided by a social housing provider) comprising of 15 self-care dwellings in Mudgee.

15 x seniors living dwellings	=	15 x \$5,118 (refer to Table 4) = \$76,770
<b>Total contribution</b>	=	<b>\$76,770</b>

**Worked example 10:**

The proposed construction of a boarding house in Mudgee comprising of 45 residents.

45 residents x per resident contribution	=	45 x \$3,411 (refer to Table 4) = \$153,495
<b>Total contribution</b>	=	<b>\$153,495</b>

**Section 7.12 Contributions****Worked example 1:**

A proposed commercial re-development in Mudgee involving the demolition of existing improvements and the construction of a building, car parking and landscaping with a cost of construction of \$4 million.

\$4 million x 1%	=	\$40,000
<b>Total levy</b>	=	<b>\$40,000</b>

**Worked example 2:**

A proposed change of use from business premises to a retail shop in Mudgee which involves no building works to increase the Gross Floor Area of the building with a cost of construction of \$100,000.

As the proposal does not increase the Gross Floor Area of the building under the change of use, the development is exempt from the levying of contributions (refer to **Section 2.7** of the Plan).

**Worked example 3:**

A proposed mixed use development comprises a function centre with a GFA of 300m<sup>2</sup> and apartments with a GFA of 150m<sup>2</sup>. Total cost of construction is \$2,000,000.

In this case, the function centre component comprises the majority of the total GFA in the development, and a section 7.12 levy based on the proposed cost of the entire development would be imposed. If, however, the residential component (apartments) comprised the greater GFA, a section 7.11 contributions on the entire development would apply based on the number of apartments and bedrooms (**Tables 4 or 5**).

\$2 million x 1%	=	\$20,000
<b>Total levy</b>	=	<b>\$20,000</b>

**Worked example 4:**

A proposed change of use with alterations and additions from a storage shed to a dwelling house comprising 3 bedrooms in Cooks Gap. Cost of construction being \$115,000.

\$115,000 x 0.5%	=	\$575.00
<b>Total levy</b>	=	<b>\$575.00</b>

**Worked example 5:**

A proposed change of use to a commercial building in Kandos with an increase in GFA of 40m<sup>2</sup>. The cost of construction is \$65,000.

Whilst the proposal increases the Gross Floor Area of the building under the change of use, the development is exempt from the levying of Section 7.12 contributions as the cost of works is less than \$100,000 (refer to **Table 6**).

**Worked example 6:**

A proposed change of use of an existing dwelling to a serviced apartment, no increase in floor area, however an internal fit out is required to include accessible facilities. The cost of construction is \$65,000.

As the proposal does not increase the Gross Floor Area of the building under the change of use and the cost of works is less than \$100,000, the development is exempt from the levying of Section 7.12 contributions (refer to **Section 2.7** of the Plan).

DRAFT

# DELIVERY PROGRAM 2017/18 – 2020/21 OPERATIONAL PLAN 2019/20

MID-WESTERN REGIONAL COUNCIL



# CONTENTS

Welcome .....	3	Performance measures .....	19
Message from the Mayor .....	4	Cash Reserves .....	20
Message from the General Manager .....	5	Key Themes in Community Strategic Plan .....	23
Your Council .....	6	Looking After Our Community .....	24
Integrated Planning and Reporting .....	7	Protecting Our Natural Environment .....	74
Organisation Structure .....	8	Building A Strong Local Economy .....	95
Operational Plan highlights .....	9	Connecting Our Region .....	107
Financial Statements by nature .....	10	Good Government .....	134
Revenue .....	12	Glossary .....	154
Revenue Policy .....	13		
Borrowings .....	16		
Expenditure .....	18		

## MID-WESTERN REGIONAL COUNCIL

**Address** 86 Market St, Mudgee, NSW 2850  
**Email** council@midwestern.nsw.gov.au

**Telephone** 02 6378 2850  
**Fax** 02 6378 2815

**Mayor** Councillor Des Kennedy  
**General Manager** Brad Cam

### ACKNOWLEDGEMENT OF COUNTRY

Mid-Western Regional Council acknowledges the Wiradjuri people, the traditional custodians of the Wiradjuri Nation, we acknowledge people from other nations and language groups who have now made the Mid-Western Region their home, along with the descendants of the Wiradjuri Nation.



# WELCOME

More than 24,000 people call the Mid-Western Region home. One of regional NSW's fastest growing areas, the region is the gateway to the Central West and Far West regions of the state. Just over 3 hours drive from Sydney and Newcastle, it is easily accessible and centrally located to other major regional centres.

Gulgong, Kandos, Mudgee and Rylstone townships are alive with visitors and families. The region has open spaces, parks and sporting facilities for activities and a large number of events held each year. Local markets celebrate culture by way of local produce and artisan creativity.

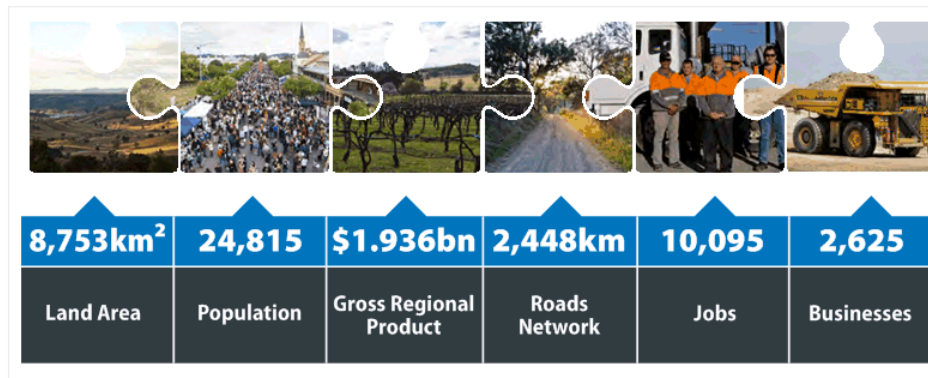
A key feature of the region's economy is its diversity. Business and investment is driven by four major industry sectors – agriculture, mining, tourism and retail.

Each of these industries continues to provide job opportunities. The quality and diversity of the local labour force provides the region with a competitive edge.

Whilst the current labour force provides access to a wide range of skills and education levels, the future growth expected in the region will continue to increase the demand for new skills and qualifications.

Skilled workers such as engineers, builders, tradespeople, childcare and health professionals are likely to be in highest demand in the next three to five years.

Visitors to the region experience a real country community with heart, soul and spirit. Locals love the place they call home and are happy to share the surroundings with 528,000 visitors each year.



## FAST FACTS



### MAJOR Towns and Centres

Mudgee, Gulgong, Kandos and Rylstone



### MAJOR Industries

Agriculture, Mining, Tourism, Retail



### COMPETITIVE Advantages

- Diverse and growing economic base
- Centrally located to Sydney and Newcastle and major regional centres in NSW
- Regular coach and air services
- Skilled workforce
- Strong business services sector
- Great lifestyle benefits
- Thriving tourism, arts and cultural sectors
- Adequate water supply

## MESSAGE FROM THE MAYOR



It gives me great pleasure to present the 2019/20 Operational Plan which sets out the projects, activities and key services Council will deliver over the next 12 months.

It outlines Council's budget for the 2019/20 financial year, detailing how much money will be spent and how we will fund this expenditure. The Plan represents our commitment to our community.

This year is the third year in our four year Delivery Program 2017/18 – 2020/21.

Our Plan is delivering on areas that the community have identified through submissions and engagement activities. There is a real focus on maintaining and improving our 2,448 kilometre road network, which is the equivalent distance from Melbourne to Townsville, with more than \$11.5 million allocated to roads.

We're dedicating \$47.3 million to capital expenditure in 2019/20 to ensure a safe and healthy community, provide a high quality road network that is safe and efficient, protect and enhance our natural environment, foster a prosperous and diverse economy and ensure strong civic leadership.

Major projects included in the Plan are:

- A \$225,000 increase to grading on unsealed roads, bringing our total grading budget for 2019/20 to \$1.54 million
- A \$500,000 increase to resheeting on unsealed roads, bringing our total resheeting budget for 2019/20 to \$1.85 million
- \$4.970 million over 3 years for Hill End Road safety improvements
- \$6.6 million to commence upgrading Wollar Road in the Munghorn Gap area

- \$785,000 to continuing upgrades on Bylong Valley Way
- \$4 million toward the Mid-Western Region Arts and Cultural Centre over 2 years
- \$10.9 million towards Glen Willow Stage 2
- Upon completion of the \$2 million Charbon Sewer Scheme, commencement of the \$8 million Rylstone/Kandos Sewer Upgrade
- Completion of Smart Water Meter installation program

I am proud to be mayor of our prosperous and progressive region. My fellow councillors and I are committed to ensuring we show leadership on what matters to our community and to best represent your needs and aspirations. I look forward to working with community members, partners, stakeholders, staff and fellow Councillors to put this Plan into action.

We will provide quarterly reporting on our progress against the Operational Plan, and prepare a comprehensive Annual Report for the community demonstrating what is achieved during the course of 2019/20. We will also complete our end of term reporting in two years time to show how we delivered what we set out to achieve at the beginning of our term.

The Plan will be on public exhibition for 28 days and we welcome feedback from the community over this period. Please forward submissions to the General Manager for Council's consideration.

DES KENNEDY  
MAYOR

## MESSAGE FROM THE GENERAL MANAGER



Council continues to deliver on its vision for our region – to provide a great place to live, work, invest and visit.

Local government across NSW is challenged with ensuring a financially sustainable future for our communities. The goal for Council is to maintain and enhance the current lifestyle enjoyed by our residents and continue to meet the expectations of our community into the future, in a long term sustainable manner. The Operational Plan continues to test Council in prioritising initiatives from the various representatives within our community. Additional resources have been identified to support new initiatives, and strategies are in place to continue to improve and develop our ability to resource the needs of the community.

Through ongoing engagement activities, Council works with local residents, businesses and other stakeholders to understand community expectations and then carefully allocate its resources – funds, staff and time – to best achieve them.

The 2017/18 - 2020/21 Delivery Program and 2019/20 Operational Plan spells out how we plan to do this. It identifies how we will protect our community assets and direct essential funding to ensure our roads, footpaths, water and sewer networks, parks and sporting grounds are maintained to the standards set by the community. It explains how Council will embed sustainability and innovation as the underlying principles that drive everything we do.

It shows how we will work smarter to connect with new and existing partners and community organisations to collaborate on projects and initiatives. It clearly sets out how we plan to maintain and renew key community buildings and sporting facilities, and how an inclusive approach will allow us to achieve more with less.

Ultimately, I hope this plan demonstrates our organisation's commitment to apply good governance to meet both our community expectations and our legislative obligations.

Council continues to foster external partnerships and I look forward to ensuring our long term sustainability by working with the newly appointed Minister for Local Government, The Hon. Shelley Hancock MP. As a member of the six-Council Orana Joint Organisation, Council continues in its efforts to overcome regional issues such as water security and communication connectivity.

I look forward to working with Councillors, staff and the community on the initiatives outlined in our Delivery Program and Operational Plan, and hope you will help us to achieve our vision for the Mid-Western Region in the future.

A handwritten signature in black ink, appearing to be 'B. Cam', written over a horizontal line.

BRAD CAM  
GENERAL MANAGER

# YOUR COUNCIL

Mid-Western Regional Council is represented by nine Councillors including a Mayor elected every two years from within.

Councillors are elected to a four year term, with the most recent elections occurring in September 2016. That election saw 34 candidates nominated to serve the Mid-Western Region, with Councillors Des Kennedy, Paul Cavalier, Russell Holden,

Alex Karavas, Esme Martens, John O'Neill, Sam Paine, Peter Shelley, and Percy Thompson elected.

Council elected Clr Kennedy as Mayor, and Clr Paine as Deputy Mayor for the period September 2018 through to September 2020.



Councillor  
Des Kennedy  
**MAYOR**



Councillor  
Sam Paine  
**DEPUTY MAYOR**



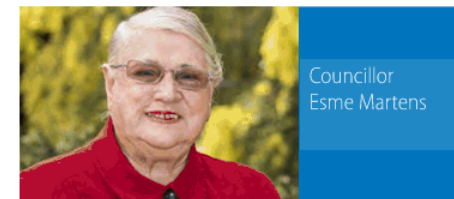
Councillor  
Paul Cavalier



Councillor  
Russell Holden



Councillor  
Alex Karavas



Councillor  
Esme Martens



Councillor  
John O'Neill



Councillor  
Peter Shelley



Councillor  
Percy Thompson

# INTEGRATED PLANNING AND REPORTING

The Mid-Western Region *Towards 2030* Community Plan is Council's highest level strategic plan and sets out the community's vision for the future - where we are, where we want to be and how we will get there. The Plan represents an opportunity to create and foster community based goals, values and aspirations - to drive a sustainable community that reconciles the economic, social, environmental and civic leadership priorities for the region.

## TWO PLANS IN ONE

### Delivery Program – Operational Plan

The Community Plan is supported by a four year Delivery Program; a Resourcing Strategy identifying the assets, people and funds required; an annual Operational Plan; and an end of term report on achievements. This suite of documents collectively forms Council's Integrated Planning and Reporting (IP&R) Framework.

The Delivery Program details all of the principle activities Council will undertake to achieve the goals established in the Community Plan. It has a fixed four year term aligned with the local government election cycle and is reviewed by the incoming Council within 9 months of an election.

The Operational Plan has been integrated into the Delivery Program and sets out the projects and activities to which Council is committed to over the coming financial year, with measures, time-frames, and responsibilities identified.

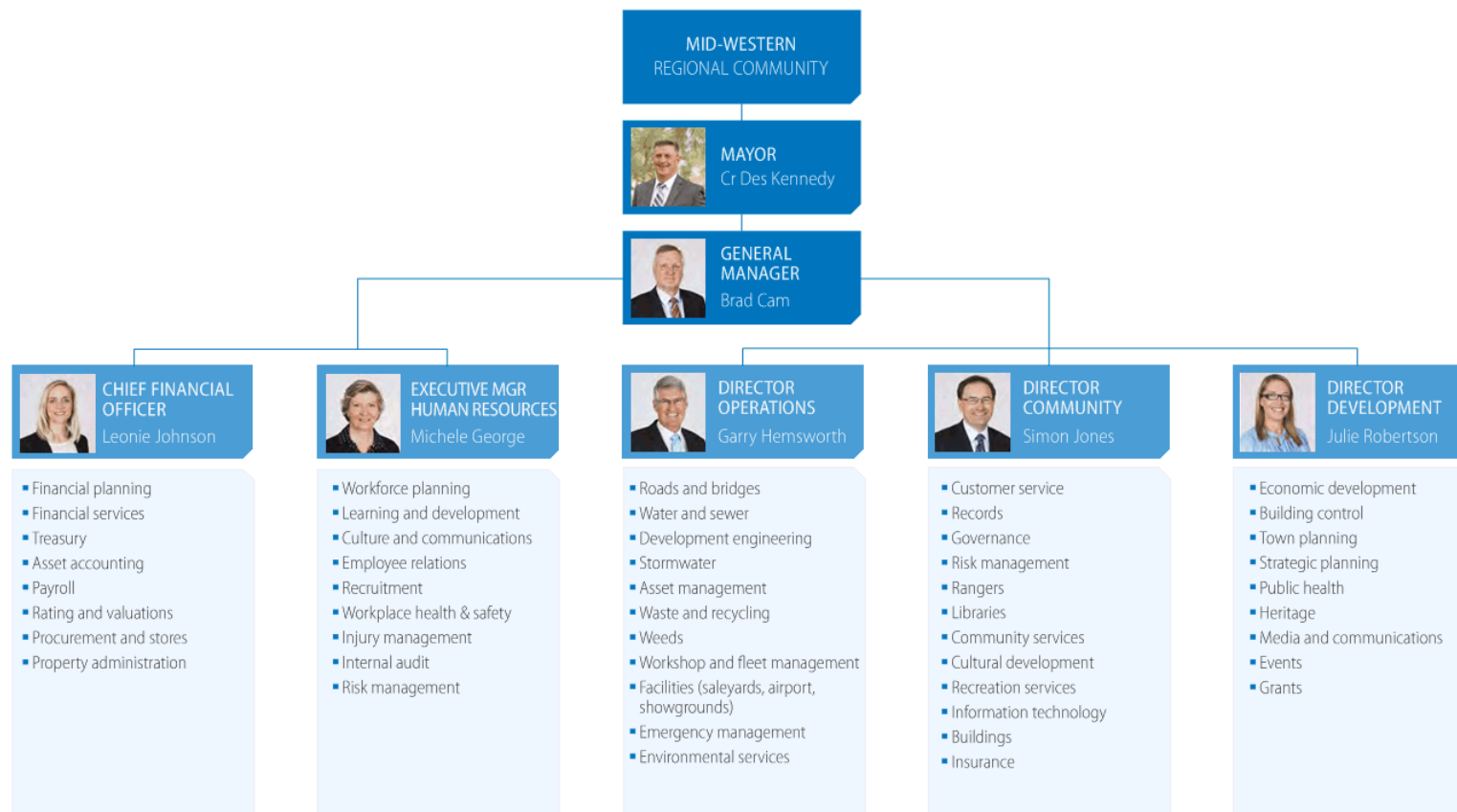
## TOWARDS 2030 INTEGRATED PLANNING AND REPORTING FRAMEWORK



## RELATIONSHIP OF THE VARIOUS PLANS IN THE INTEGRATED, PLANNING AND REPORTING FRAMEWORK



# ORGANISATION STRUCTURE



## OPERATIONAL PLAN HIGHLIGHTS



### INVESTMENT IN ARTS AND CULTURE

\$4 million toward the Mid-Western Region Arts and Cultural Centre over 2 years.



### CHARBON SEWER SCHEME

Upon completion of the \$2 million Charbon Sewer Scheme, commencement of the \$8 million Rylstone/Kandos Sewer Upgrade.



### SMART WATER METER INSTALLATION

Council will complete installation of Smart Water Meters to homes connected to water throughout the region.



### INVESTMENT IN ROADS

Council will invest \$11.5m in Roads, Bridges and Footpaths capital works in 2019/20.

- A \$225,000 increase to grading on unsealed roads, bringing our total grading budget for 2019/20 to \$1.54 million
- A \$500,000 increase to resheeting on unsealed roads, bringing our total resheeting budget for 2019/20 to \$1.85 million
- \$4.970 million over 3 years for Hill End Road safety improvements
- \$6.6 million to commence upgrading Wollar Road in the Munghorn Gap area
- \$785,000 to continuing upgrades on Bylong Valley Way



### SPORTS INFRASTRUCTURE

\$10.9 million towards Glen Willow Stage 2.

## FINANCIAL STATEMENTS BY NATURE

This table provides a summary of Council's budgeted income and expenditure for 2019/20 to 2022/23.

More detailed information on income and expenditure is provided in the following pages.

### FINANCIAL ASSUMPTIONS

The 2019/20 budget projects total operating expenditure of \$63.7 million, and a capital works program of \$47.3 million. It shows a consistently sound financial position, and is structured around maintaining or improving our Fit for the Future benchmarks, with particular emphasis on investment in existing infrastructure.

Council has and will continue to pursue operational efficiencies in order to maintain existing service levels and the delivery of quality outcomes to the community.

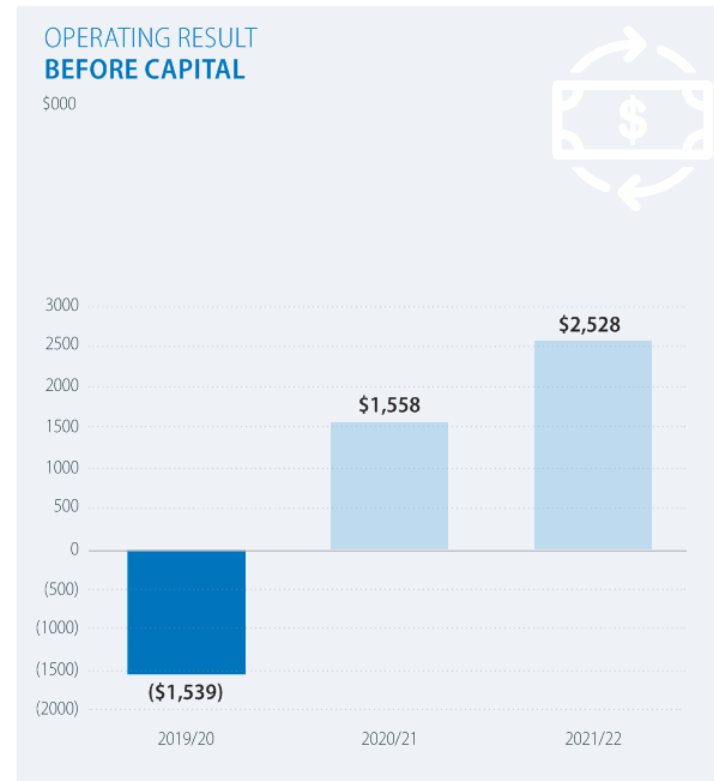
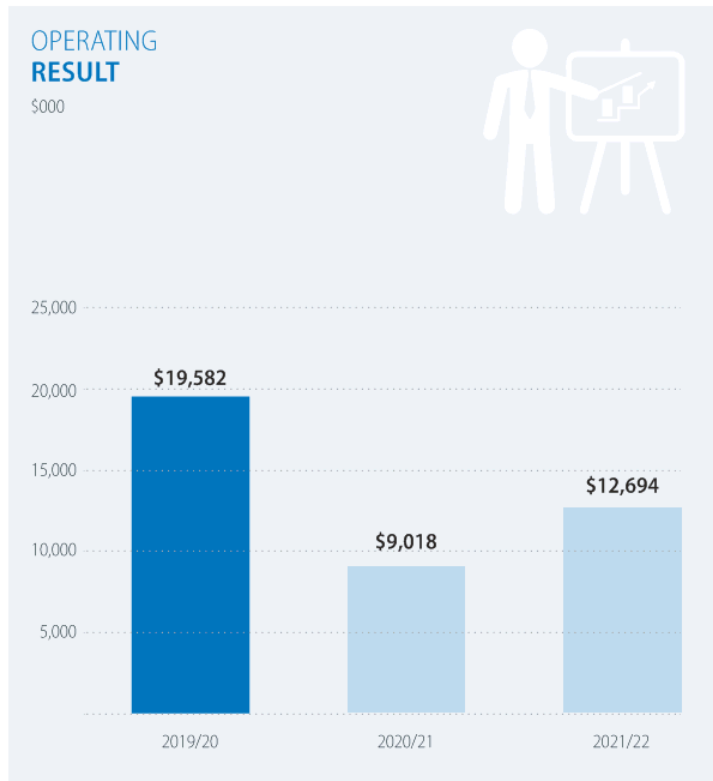
The budget provides for a 2.7% increase in ordinary rates yield for the 2019/20 year, in line with the rate cap determined by the NSW Independent Pricing and Regulatory Tribunal (IPART).

In planning for the 2019/20 financial year and beyond, the best possible assumptions about factors outside of Council's control have been made, such as inflation, population growth, superannuation, and grant funding. Budgets are based on what Council believe to be the most likely scenarios.

\$'000s	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates and Annual Charges	31,861	32,977	34,155	35,309
User Charges & Fees	11,717	12,628	13,207	13,792
Interest & Investment Revenue	1,667	1,600	1,616	1,601
Other Revenues	3,217	3,247	3,311	3,375
Grants & Contributions provided for Operating Purposes	13,692	13,830	13,940	14,160
Grants & Contributions provided for Capital Purposes	21,119	7,460	10,166	2,356
<b>Total Income</b>	<b>83,274</b>	<b>71,742</b>	<b>76,394</b>	<b>70,592</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	25,868	26,394	27,189	28,006
Borrowing Costs	867	870	934	1,176
Materials & Contracts	12,220	12,350	12,332	12,622
Depreciation & Amortisation	15,243	15,243	15,243	15,243
Impairment	0	0	0	0
Other Expenses	7,035	7,208	7,385	7,567
Net losses (gain) from the disposal of assets	2,459	658	617	2,633
<b>Total Expenditure</b>	<b>63,692</b>	<b>62,724</b>	<b>63,700</b>	<b>67,247</b>
<b>Net Operating Result</b>	<b>19,582</b>	<b>9,018</b>	<b>12,694</b>	<b>3,345</b>
Operating Result excluding Capital Grants & Contributions	(1,538)	1,558	2,528	989



## FINANCIAL STATEMENTS BY NATURE (CONT'D)



# REVENUE

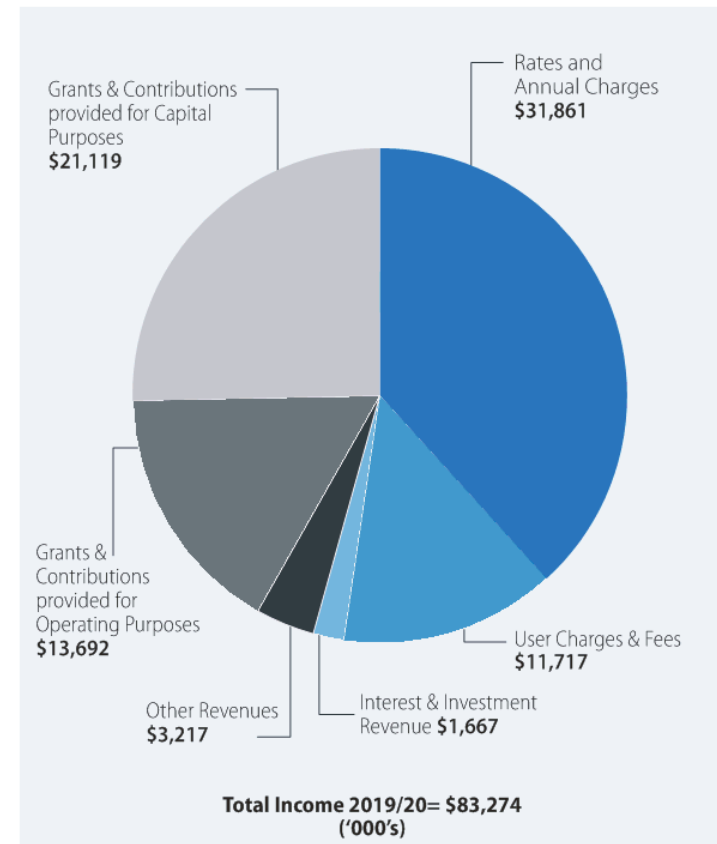
## INCOME

Council receives money in the form of rates on residential, business, mining and farmland properties; interest on investments; government grants and subsidies; contributions from major industry; annual charges for services like water, sewer and waste; and user charges and fees.

Council's primary source of income is from Rates and Annual Charges of \$31.8 million or 38.2% of total income.

Council generates a significant portion of revenue from fees and charges associated with the provision of services and facilities such as swimming pools; contract works; planning and building regulation; water consumption; and waste management. This amounts to \$11.7 million or 14%.

Grants and contributions from Government and Industry continue to be an important funding source for provision of services to, and maintenance and construction of infrastructure for the community. Council estimates to receive a total of \$34.8 million or 41.8% in grants and contributions for 2019/20.



# REVENUE POLICY

## RATES

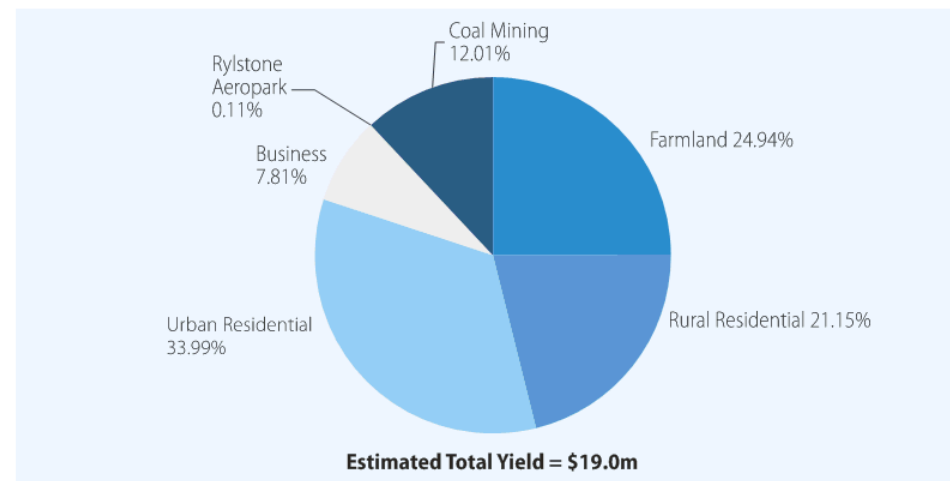
The total income that can be raised from levying rates on property is capped by IPART, which has determined that NSW Council's may increase general income from rates by a maximum of 2.7% in 2019/2020. The proposed rate model, is to apply the full IPART capped increase of 2.7% evenly across all rating categories.

Rate assessments are based upon property valuations (ad valorem), with minimum amounts applied where appropriate. No base amounts apply to the proposed 2019/20 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.

For rating purposes, land in the Mid-Western region is categorised as Farmland, Residential, Business, or Mining with further subcategories existing for Residential, Business and Mining.

The ad valorem amounts and the estimated yields cited in the table are compiled from the land values of properties recorded by Council as at January 2019. 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 2019/2020.

Category	Sub Category	Minimum Amount	Ad Valorem (c in \$)	Estimated Yield
Farmland		\$677.27	0.630942	\$4,746,579
Residential		\$677.27	0.671915	\$4,025,035
Residential	Urban	\$677.27	0.671915	\$6,469,373
Business		\$677.27	1.009528	\$1,485,667
Business	Rylstone Aeropark	\$222.33	1.009528	\$20,092
Mining		\$677.27	8.673024	\$2,284,749
<b>Estimated Total Yield from Ordinary rates</b>				<b>\$19,031,495</b>



## REVENUE POLICY (CONT'D)

### SPECIAL RATES

Council will continue to levy a Special Rate for the Hunter Valley Catchment within the defined area.

Special Rate	Minimum Amount	Ad Valorem (c in \$)	Estimated Yield
Hunter Catchment Contribution	-	0.01	\$15,500
<b>Estimated Total Yield from Special Rates</b>			<b>\$15,500</b>

### CHARGES

Council will levy various charges which are incorporated in the attached Fees and Charges schedule.

#### Water Charges<sup>1,2</sup>

This charge will be levied on all rateable and non-rateable properties where the service is available.

Charge Type	Detail	Amount	Estimated Yield
Service Availability	20mm meter	\$161	\$1,522,246
	25mm meter	\$252	
	32mm meter	\$412	
	40mm meter	\$644	
	50mm meter	\$1,006	
	80mm meter	\$2,576	
	100mm meter	\$4,025	
	150mm meter	\$9,056	
Usage - per kL	Residential	\$3.16	\$4,477,110
	Business	\$3.16	\$1,058,546
	Raw Water	\$0.75	\$35,428
	Standpipe	\$5.84	\$98,781

<sup>1</sup> 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.

<sup>2</sup> Charges are developed in conjunction with the Water 30 Year Financial Plan, which is compliant with the requirements of the State Government Best Practice Guidelines.

## REVENUE POLICY (CONT'D)

### DOMESTIC WASTE MANAGEMENT INCLUDING TOWN RECYCLING

This charge will be levied on all rateable and non-rateable properties where the service is available.

Charge Type	Detail	Amount	Estimated Yield
Service availability	All locations	\$289	\$2,277,618

Where there is more than one service, the annual charge will be multiplied by the number of services.

### GENERAL WASTE DISPOSAL

This charge will be levied on all rateable and non-rateable properties. The charge is based on all waste management costs, less the cost of providing domestic waste management services and the cost of street and parks litter bins.

Charge Type	Detail	Amount excluding GST	Amount including GST	Estimated Yield
Service availability	All locations	\$212	\$233.2	\$3,048,125

Where there is more than one service, the annual charge will be multiplied by the number of services<sup>1</sup>.

<sup>1</sup> Except certain farmland property that can identify in the manner required by Council that they have a landholding that is comprised of multiple adjoining assessments, but with a lesser number of residences than assessments. They will be levied a charge for each residence on that holding.

<sup>2</sup> Charges are developed in conjunction with the Sewer 30 Year Financial Plan, which is compliant with the requirements of the State Government Best Practice Guidelines.

### BUSINESS WASTE MANAGEMENT INCLUDING TOWN RECYCLING

This charge will be levied on all rateable and non-rateable properties where the service is available.

Charge Type	Detail	Amount	Estimated Yield
Service availability	All locations	\$223	\$153,218

Where there is more than one service, the annual charge will be multiplied by the number of services.

### SEWERAGE CHARGES

This charge will be levied on all rateable and non-rateable properties where the service is available<sup>2</sup>.

Charge Type	Detail	Amount	Estimated Yield
Service availability	Residential	\$866	\$6,119,996
	Non-Residential	\$483	\$337,955
Usage - Non Residential	Based on kLs of water that would reasonably be deemed to enter MWRC sewer schemes	\$2.77	\$832,939
Liquid Trade Waste - Annual Charge	Category 1 Discharger	\$96	\$784
	Category 2 Discharger	\$191	\$21,952
	Large Discharger	\$642	\$0
	Industrial Discharger	\$191 - \$ 642	\$0
	Re-inspection Fee	\$89	\$0
Liquid Trade Waste - Category 1 <sup>3</sup>	Per kilolitre	\$1.79	\$1,896
Liquid Trade Waste - Category 2 <sup>4</sup>	Per kilolitre	\$1.79	\$26,558
Liquid Trade Waste - Category 2 <sup>3</sup>	Per kilolitre	\$16.40	\$0

<sup>3</sup> Without appropriate equipment; <sup>4</sup> With appropriate equipment

## BORROWINGS

### PROPOSED BORROWINGS

It is Council's intention to borrow money to support the following programmed works:

Project	Fund	2019/20	2020/21	2021/22	2022/23
Saleyards Lane Subdivision	General	\$700,000	-	-	-
Refinance - Mudgee Showground	General	\$681,399	-	-	-
New Tip Construction	Water	-	\$2,000,000	-	-
Rylstone Kandos Sewer Augmentation	Sewer	-	\$2,000,000	-	-
Rylstone Kandos Water Augmentation	Water	-	-	\$1,200,000	-
Mudgee Water Headworks	Water	-	-	-	\$3,500,000
Water Augmentation Rylstone	Water	-	-	-	\$2,000,000
<b>Total</b>		<b>\$1,381,399</b>	<b>\$4,000,000</b>	<b>\$1,200,000</b>	<b>\$5,500,000</b>

Funds are to be sourced from lending authorities approved by the Office of Local Government in accordance with the Ministerial Order on Borrowings. Security is in the form of a mortgage over Council's consolidated funds and income from any source.

## BORROWINGS (CONT'D)

### EXISTING BORROWINGS

Purpose	Bank	Original Amount	Drawdown Date	Rate	Term	Annual Repayments	Maturity Date	Principal Outstanding at 30 June 2019	Proposed 2019/20	Proposed 2020/21	Proposed 2021/22	Proposed 2022/23
Water Fund - Mudgee Augmentation Project	CBA	\$3,635,000	29/06/2004	6.56%	20 years	\$325,538	29/4/2024	\$1,368,483	\$1,129,091	\$873,512	\$600,893	\$310,072
Water Fund - Mudgee Augmentation Project	CBA	\$900,000	10/06/2005	5.93%	20 years	\$76,934	28/4/2025	\$383,614	\$328,687	\$270,396	\$208,598	\$143,081
General Fund - Showground buildings*	NAB	\$1,000,000	12/03/2010	8.05%	10 years	\$97,666	28/4/2020	\$702,052				
General Fund - Mortimer St Precinct	NAB	\$1,845,000	6/01/2012	6.18%	10 years	\$247,260	28/10/2021	\$564,802	\$349,078	\$119,915		
General Fund - Swimming Pools	NAB	\$4,467,000	14/02/2013	5.52%	10 years	\$577,924	28/10/2022	\$1,816,366	\$1,332,374	\$821,059	\$281,130	
Sewer Fund - Mudgee Augmentation	NAB	\$9,765,844	14/02/2013	6.53%	20 years	\$841,050	28/10/1932	\$8,142,192	\$7,829,223	\$7,494,053	\$7,136,640	\$6,755,506
<b>Total</b>		<b>\$21,612,844</b>				<b>\$2,166,372</b>		<b>\$12,977,509</b>	<b>\$10,968,452</b>	<b>\$9,578,935</b>	<b>\$8,227,260</b>	<b>\$7,208,660</b>

\*Amortised over 20 years, requires refinance for further 10 years in 2020

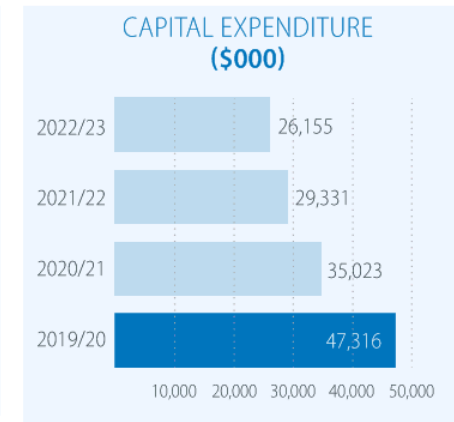
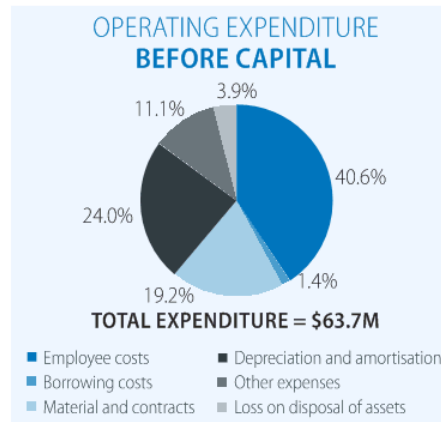
# EXPENDITURE

## EXPENDITURE

Council continues to invest as much money as possible into the renewal of existing infrastructure to ensure it is in a satisfactory and serviceable condition.

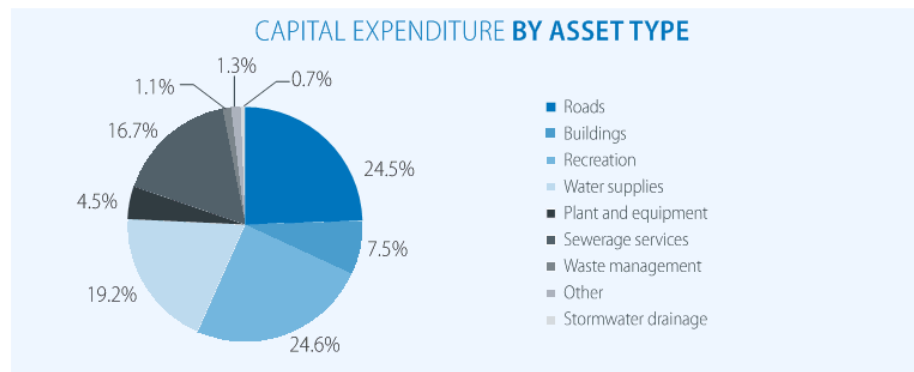
Council also continues to invest in new infrastructure to meet the demands of a growing community.

Council's major operating cash outflows include \$25.8m (40.6%) employee benefits and oncosts for approximately 333 full time equivalent employees; materials and contractors \$12.2m (19.2%); and other expenses such as electricity \$1.45m; insurances \$1.3m and software \$870k.



## ASSET MANAGEMENT

Council owns and maintains over half a billion dollars' worth of infrastructure including roads, parks, buildings, swimming pools, sports grounds, stormwater drainage, water and sewer networks, footpaths, buildings, and waste management facilities. These assets, which are used by the community every day, deteriorate over time, and require ongoing maintenance and renewal or replacement to keep them in a satisfactory condition.



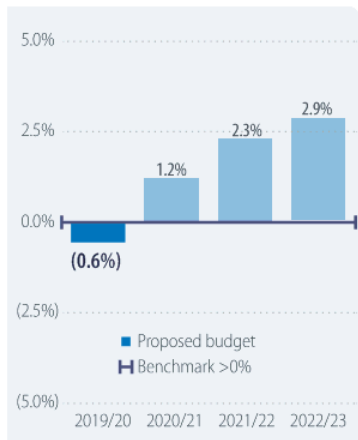


# PERFORMANCE MEASURES

## OPERATING PERFORMANCE RATIO

This ratio measures operating expenditure against operating revenue. It is important to distinguish that this ratio is focusing on operating performance and hence capital grants and contributions, fair value adjustments and reversal of revaluation decrements are excluded.

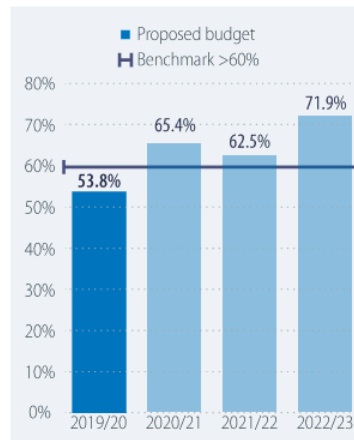
The benchmark is greater than 0%.



## OWN SOURCE OPERATING REVENUE RATIO

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions. Council's financial flexibility is improved by a higher level of own source revenue.

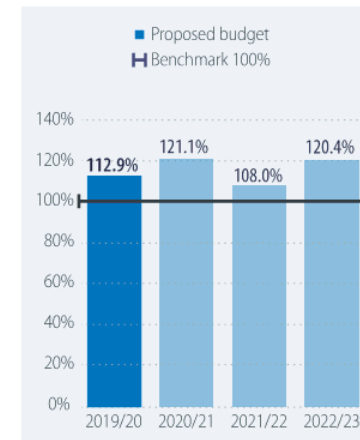
The benchmark is equal to or greater than 60%.



## BUILDINGS AND INFRASTRUCTURE ASSET RENEWAL RATIO

This ratio assesses the rate at which assets are being renewed against the rate at which they are depreciating.

The benchmark for this ratio is 100%.



\*All ratios exclude Water and Sewer funds as per the fit for future (FFTF) benchmarking.

## CASH RESERVES

### INTERNALLY RESTRICTED RESERVES BALANCES

Internally Restricted Reserves are funds that Council has determined to use for a specific purpose. Council may resolve to change the purpose of these funds.

Closing Balance (\$'000)	Estimated 2018/19	Proposed 2019/20	Proposed 2020/21	Proposed 2021/22	Proposed 2022/23
<b>Internal Reserves</b>					
Employee Leave Entitlements	2,795	2,895	2,995	3,095	3,195
Land Development	-1	-81	1,719	3,669	3,669
Election	203	220	37	87	137
Plant Replacement	2,306	4,207	2,495	3,343	3,412
Asset Replacement	881	841	867	987	1,176
Capital Program	163	286	479	758	1,057
Livestock Exchange	40	30	20	20	20
State Roads Warranty	400	400	400	400	400
Future Fund	500	520	520	520	520
Mudgee Bicentenary	20	-	-	-	-
Seal Extension Program	-	-400	-800	-1,200	-1,600
<b>Total Internal Reserves</b>	<b>7,308</b>	<b>8,918</b>	<b>8,733</b>	<b>11,680</b>	<b>11,986</b>

## CASH RESERVES (CONT'D)

### EXTERNALLY RESTRICTED RESERVES BALANCES

Externally Restricted Reserves are where legislation governs the use of the funds. These funds must be spent for the specific purpose defined and cannot be used by Council for general operations.

Closing Balance (\$'000)	Estimated 2018/19	Proposed 2019/20	Proposed 2020/21	Proposed 2021/22	Proposed 2022/23
<b>External Reserves</b>					
Waste	2,811	2,791	2,455	2,140	3
Sewer	8,257	2,163	1,317	2,119	3,533
Water	5,425	2,675	1,244	849	1,008
Community Services	77	77	77	77	77
Community Tenancy Scheme - Walter & Denison St Units	122	122	122	122	122
Family Day Care	139	111	60	-	-
Bequest - Simpkins Park	101	101	101	101	101
Community Transport Vehicle Replacement	50	86	122	157	193
Ulan Road Strategy	2,319	1,995	2,602	3,225	3,863
Public Road Closure Compensation	1,080	1,080	1,080	1,080	1,080
<b>Total External Reserves</b>	<b>20,382</b>	<b>11,201</b>	<b>9,180</b>	<b>9,870</b>	<b>9,979</b>
<b>TOTAL INTERNAL AND EXTERNAL RESERVES</b>	<b>27,690</b>	<b>20,119</b>	<b>17,913</b>	<b>21,550</b>	<b>21,965</b>

## CASH RESERVES (CONT'D)

### OTHER EXTERNAL RESTRICTIONS

Council receives other income such as developer contributions and grant funding that must be used for the specific purpose in which it was received.

	Estimated 2018/19	Proposed 2019/20	Proposed 2020/21	Proposed 2021/22	Proposed 2022/23
<b>Closing Balance (\$'000)</b>					
<b>Other External Restrictions</b>					
Section 94 Plan Contributions	3,217	3,564	3,874	4,279	4,696
Section 64 Development Servicing Plan Water Supply	4,654	2,859	2,053	2,610	802
Section 64 Development Servicing Plan Sewerage	2,871	2,421	2,527	290	359
Voluntary Planning Agreements	5,284	5,211	4,013	3,779	4,338
<b>Total Developer Contributions</b>	<b>16,026</b>	<b>14,055</b>	<b>12,467</b>	<b>10,958</b>	<b>10,196</b>
<b>Unspent Funds</b>					
Unspent Grants	884	814	814	814	814
<b>Total Unspent Funds</b>	<b>884</b>	<b>814</b>	<b>814</b>	<b>814</b>	<b>814</b>
<b>TOTAL OTHER RESTRICTIONS</b>	<b>16,910</b>	<b>14,869</b>	<b>13,280</b>	<b>11,772</b>	<b>11,010</b>

# KEY THEMES IN COMMUNITY STRATEGIC PLAN

The Towards 2030 Community Plan sets out the community vision for the future - where we are, where we want to be, how we will get there and how we know that we are there.

The Plan represents an opportunity for Council and the community to strategically create and foster sustainable communities that reflect local values and aspirations. It allows the community to define and reconcile the economic, social, cultural and environmental priorities for the region.

The Towards 2030 Community Plan was developed following an extensive consultation process in which over 2,500 residents participated in varying forms.

The key strategies and priorities identified are outlined below.



# LOOKING AFTER OUR COMMUNITY

Our planning framework of goals, strategies, and actions is built around five key themes.



## FIRE PROTECTION - RFS



# \$566k

Council's NSW Rural Fire Fighting  
Fund Levy

.....

## DID YOU KNOW?

Council administers payment  
of the maintenance and repairs  
expenses for the  
Cudgong District

.....

### PLANNING STRATEGIES AND ACTIONS



#### Strategy 1.1.4:

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

#### ► Action:

Work effectively with State Agency partners to maintain and enhance public safety



#### Project

Participate in review of Emergency Plan as required

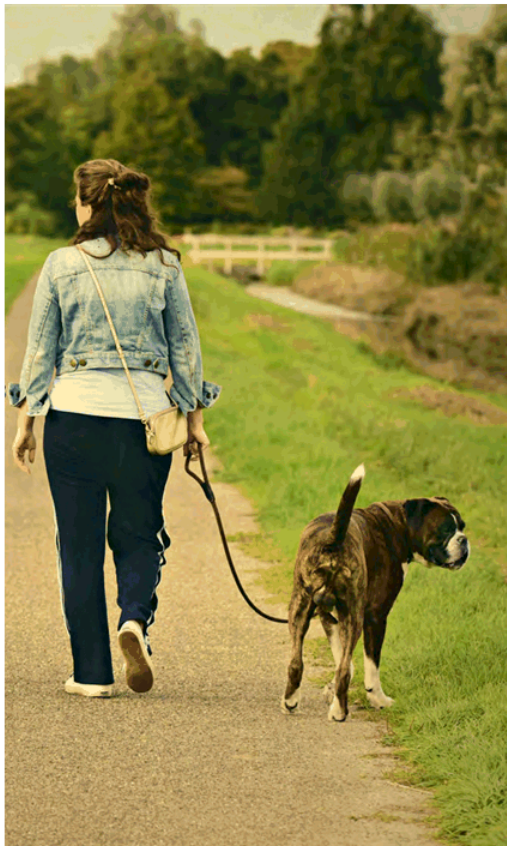
## FIRE PROTECTION - RFS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	394	404	414	424
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>394</b>	<b>404</b>	<b>414</b>	<b>424</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	67	69	71	73
Borrowing Costs	0	0	0	0
Materials & Contracts	215	221	227	232
Depreciation & Amortisation	55	55	55	55
Other Expenses	748	767	786	806
<b>Total Expenditure</b>	<b>1,086</b>	<b>1,112</b>	<b>1,139</b>	<b>1,167</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(692)</b>	<b>(708)</b>	<b>(725)</b>	<b>(742)</b>



# ANIMAL CONTROL



33

Reported dog attack incidents in 2017/18

406

Companion animals were registered through Council

330

of seized animals were able to be re-homed or returned

## PLANNING STRATEGIES AND ACTIONS



### Strategy 1.1.4:

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

#### ► Action:

Effective animal control regulation



### Strategy 2.1.4:

Control invasive plant and animal species

#### ► Action:

Collaborate with agencies to manage feral animals

ANIMAL CONTROL | **BUDGET**

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	5	5	5	5
Interest & Investment Revenue	0	0	0	0
Other Revenues	63	63	66	68
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>67</b>	<b>68</b>	<b>71</b>	<b>73</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	188	194	199	205
Borrowing Costs	0	0	0	0
Materials & Contracts	61	63	64	66
Depreciation & Amortisation	2	2	2	2
Other Expenses	4	4	4	4
<b>Total Expenditure</b>	<b>255</b>	<b>262</b>	<b>270</b>	<b>277</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(188)</b>	<b>(194)</b>	<b>(199)</b>	<b>(204)</b>

## EMERGENCY SERVICES



**\$35k**

Council's expected NSW SES levy

.....

**\$58k**

Council's expected NSW Fire and Rescue Levy

.....

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.1.4:**

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

► **Action:**

Work effectively with State Agency partners to maintain and enhance public safety



**Project**

Participate in review of Emergency Plan as required

EMERGENCY SERVICES | **BUDGET**

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	2	2	2	2
Depreciation & Amortisation	13	13	13	13
Other Expenses	96	98	101	103
<b>Total Expenditure</b>	<b>110</b>	<b>113</b>	<b>115</b>	<b>118</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(110)</b>	<b>(113)</b>	<b>(115)</b>	<b>(118)</b>

## PUBLIC ORDER & SAFETY ORDER



### 3 PIECES OF LEGISLATION

Rangers act in accordance with 3 main Acts:

1. Local Government Act
2. Roads Act
3. Inclosed Lands Act

#### PLANNING STRATEGIES AND ACTIONS



##### Strategy 1.1.4:

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

##### ▶ Action:

Support and implement programs which aim to reduce anti-social behaviour

##### ▶ Action:

Maintain clean and attractive streets and public spaces where people feel safe

PUBLIC ORDER & SAFETY ORDER | **BUDGET**

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	6	7	7	7
Interest & Investment Revenue	0	0	0	0
Other Revenues	50	50	50	50
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>56</b>	<b>57</b>	<b>57</b>	<b>57</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	103	106	110	113
Borrowing Costs	0	0	0	0
Materials & Contracts	15	15	16	16
Depreciation & Amortisation	1	1	1	1
Other Expenses	2	2	2	2
<b>Total Expenditure</b>	<b>121</b>	<b>125</b>	<b>128</b>	<b>132</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(65)</b>	<b>(68)</b>	<b>(71)</b>	<b>(75)</b>

# PUBLIC HEALTH



126

Fixed food premises  
inspected each year

30

Temporary food stalls  
inspected each year

## PLANNING STRATEGIES AND ACTIONS



### Strategy 1.1.4:

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

#### ► Action:

Effective public health regulation and continuing education

PUBLIC HEALTH | **BUDGET**

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	140	144	147	151
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>140</b>	<b>144</b>	<b>147</b>	<b>151</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	53	55	56	58
Borrowing Costs	0	0	0	0
Materials & Contracts	1	1	1	1
Depreciation & Amortisation	0	0	0	0
Other Expenses	43	44	45	46
<b>Total Expenditure</b>	<b>97</b>	<b>99</b>	<b>102</b>	<b>105</b>
<b>Net Operating Surplus (Deficit)</b>	<b>43</b>	<b>44</b>	<b>45</b>	<b>46</b>



## HEALTH OTHER



**\$8k**

Assistance provided to support rural doctors

**\$6k**

University of Wollongong scholarship

**\$28k**

Healthy Communities program

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.1.2:**

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

► **Action:**

Explore funding opportunities for improved health services. Work in partnership with Western Local Area Health Network to promote health projects



**Strategy 1.1.3:**

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

► **Action:**

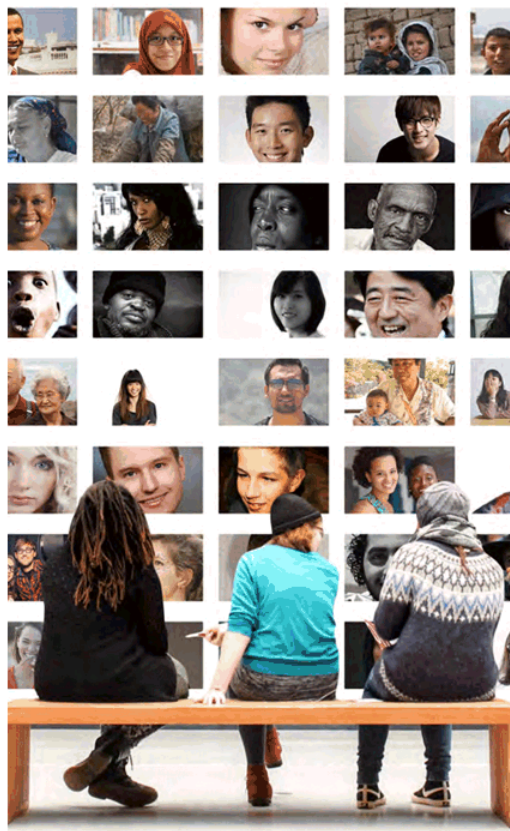
Promote and support programs aimed at increasing community health and wellbeing

HEALTH OTHER | **BUDGET**

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	35	36	37	38
Depreciation & Amortisation	0	0	0	0
Other Expenses	7	7	8	8
<b>Total Expenditure</b>	<b>42</b>	<b>43</b>	<b>44</b>	<b>45</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(42)</b>	<b>(43)</b>	<b>(44)</b>	<b>(45)</b>

# COMMUNITY SERVICES ADMINISTRATION



## DID YOU KNOW?

Community Services Supports Programs focused on

Aged | Disabled | Youth | Arts  
Family Day Care | Housing

**\$115k**

Grants provided for  
Community Builders Program

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.2.4:**

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

► **Action:**

Maintain and beautify civic open space and street access areas within towns and villages in the Region



**Strategy 1.4.1:**

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

► **Action:**

Work with lead agencies to ensure adequate provision of a range of services

► **Action:**

Promote volunteering through the community

## COMMUNITY SERVICES ADMINISTRATION | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	69	71	72	74
Grants & Contributions - Operating	116	119	122	125
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>185</b>	<b>189</b>	<b>194</b>	<b>199</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	286	295	304	313
Borrowing Costs	0	0	0	0
Materials & Contracts	21	22	22	23
Depreciation & Amortisation	0	0	0	0
Other Expenses	36	37	38	39
<b>Total Expenditure</b>	<b>343</b>	<b>353</b>	<b>363</b>	<b>374</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(158)</b>	<b>(164)</b>	<b>(169)</b>	<b>(175)</b>

## FAMILY DAY CARE



20

Educators serving our region

### DID YOU KNOW?

Family Day Care services the Mid-Western region, as well as Wellington

255

Children enrolled

#### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.1.1:**

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

► **Action:**

Provide comprehensive community support programs that embrace social justice, access and equity



**Project**

Provide a Family Day Care Service

## FAMILY DAY CARE | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	111	114	200	268
Interest & Investment Revenue	0	0	0	0
Other Revenues	1	1	1	1
Grants & Contributions - Operating	586	579	504	517
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>698</b>	<b>694</b>	<b>705</b>	<b>785</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	213	219	226	232
Borrowing Costs	0	0	0	0
Materials & Contracts	6	6	6	7
Depreciation & Amortisation	0	0	0	0
Other Expenses	507	520	533	546
<b>Total Expenditure</b>	<b>726</b>	<b>745</b>	<b>765</b>	<b>785</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(28)</b>	<b>(51)</b>	<b>(60)</b>	<b>0</b>

## YOUTH SERVICES



### YOUTH COUNCIL

Provides an opportunity for young people in the region to have a voice in helping determine Council's priorities and highlight issues

**\$120k**

KEPCO grant funding for 3 years – for Youth Officer

**\$1,500**

Grant funding provided for Youth Week

#### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.1.1:**

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

► **Action:**

Provide comprehensive community support programs that embrace social justice, access and equity



**Strategy 1.4.1:**

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

► **Action:**

Provide youth representation through the Youth Council

## YOUTH SERVICES | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	121	124	128	131
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>121</b>	<b>124</b>	<b>128</b>	<b>131</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	93	96	99	102
Borrowing Costs	0	0	0	0
Materials & Contracts	78	80	82	84
Depreciation & Amortisation	0	0	0	0
Other Expenses	0	0	0	0
<b>Total Expenditure</b>	<b>171</b>	<b>176</b>	<b>181</b>	<b>186</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(50)</b>	<b>(52)</b>	<b>(53)</b>	<b>(55)</b>



## AGED & DISABLED



**6,266**

Number of Meals on Wheels delivered each year

**7,522**

Number of Community Transport trips completed each year

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.1.1:**

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

► **Action:**

Provide comprehensive community support programs that embrace social justice, access and equity



**Strategy 1.4.1:**

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

► **Action:**

Provide meaningful employment to members of the disabled community



**Strategy 1.4.3:**

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

► **Action:**

Public facilities to be accessible

## AGED & DISABLED | BUDGET

### OPERATING EXPENDITURE

### CAPITAL EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23	\$'000s	2019/20	2020/21	2021/22	2022/23
<b>Income</b>					Comm. Transport- Vehicle Purchase	55	56	58	59
Rates & Annual Charges	0	0	0	0		<b>55</b>	<b>56</b>	<b>58</b>	<b>59</b>
User Charges & Fees	152	156	160	164					
Interest & Investment Revenue	0	0	0	0					
Other Revenues	102	104	107	109					
Grants & Contributions - Operating	455	466	478	490					
Grants & Contributions - Capital	0	0	0	0					
Gain (Loss) on Disposal of Assets	10	10	11	11					
<b>Total Income</b>	<b>718</b>	<b>736</b>	<b>755</b>	<b>773</b>					
<b>Expenditure</b>									
Employee Benefits & Oncosts	438	451	465	479					
Borrowing Costs	0	0	0	0					
Materials & Contracts	191	196	201	205					
Depreciation & Amortisation	38	38	38	38					
Other Expenses	79	81	83	85					
<b>Total Expenditure</b>	<b>746</b>	<b>766</b>	<b>786</b>	<b>807</b>					
<b>Net Operating Surplus (Deficit)</b>	<b>(28)</b>	<b>(30)</b>	<b>(32)</b>	<b>(33)</b>					

# HOUSING



**\$90k**

Partnering with Housing Plus  
for crisis accommodation  
in the region

**13**

Number of Council owned  
low cost units provided  
in the Region

## PLANNING STRATEGIES AND ACTIONS



### Strategy 1.2.3:

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

#### ► Action:

Promote affordable housing options across the Region



### Project

Provide funding to lease emergency housing for women and children leaving family violence

## HOUSING | BUDGET

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	61	63	65	66
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>61</b>	<b>63</b>	<b>65</b>	<b>66</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	110	113	115	118
Depreciation & Amortisation	23	23	23	23
Other Expenses	1	1	1	1
<b>Total Expenditure</b>	<b>134</b>	<b>136</b>	<b>139</b>	<b>142</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(72)</b>	<b>(73)</b>	<b>(75)</b>	<b>(76)</b>

# TOWN PLANNING



291

Development Applications  
assessed each year

\$32K

Funding for local heritage  
conservation

## PLANNING STRATEGIES AND ACTIONS



### Strategy 1.2.1:

Respect and enhance the historic character of our Region and heritage value of our town

► **Action:**

Review Development Control Plan

► **Action:**

Heritage advisory services and heritage conservation

► **Action:**

Support and assist preservation of important historical sites in the region



### Strategy 1.2.3:

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

► **Action:**

Ongoing monitoring of land release and development

► **Action:**

Regular updating of the Comprehensive Land Use Strategy

## TOWN PLANNING (CONT'D)

### PLANNING STRATEGIES AND ACTIONS

**Strategy 1.2.4:**

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

**▶ Action:**

Application of appropriate building and development controls to protect and enhance the natural and built environment in the Region

**Strategy 2.1.1:**

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

**▶ Action:**

Include biodiversity and heritage as key components in the development application process

**Strategy 3.2.4:**

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

**▶ Action:**

Provide information to assist potential investors understand local development controls and assessment processes

## TOWN PLANNING | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	340	348	357	366
Interest & Investment Revenue	0	0	0	0
Other Revenues	19	19	20	20
Grants & Contributions - Operating	16	16	17	17
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>375</b>	<b>384</b>	<b>394</b>	<b>403</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	1,213	1,249	1,287	1,325
Borrowing Costs	0	0	0	0
Materials & Contracts	149	123	126	129
Depreciation & Amortisation	0	0	0	0
Other Expenses	377	387	397	407
<b>Total Expenditure</b>	<b>1,739</b>	<b>1,759</b>	<b>1,809</b>	<b>1,860</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(1,364)</b>	<b>(1,375)</b>	<b>(1,416)</b>	<b>(1,457)</b>

# PUBLIC CEMETERIES



11

Town and rural cemeteries

\$25k

Gulgong Lawn Cemetery extension

\$15k

Allocated each year for additional capital works

## PLANNING STRATEGIES AND ACTIONS



**Strategy 1.3.1:**

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

► **Action:**

Manage and maintain cemeteries throughout the Region



## PUBLIC CEMETERIES | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	280	288	295	302
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>280</b>	<b>288</b>	<b>295</b>	<b>302</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	265	272	281	289
Borrowing Costs	0	0	0	0
Materials & Contracts	194	199	203	208
Depreciation & Amortisation	34	34	34	34
Other Expenses	87	89	92	94
<b>Total Expenditure</b>	<b>580</b>	<b>594</b>	<b>610</b>	<b>625</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(299)</b>	<b>(307)</b>	<b>(315)</b>	<b>(323)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Gps Cemetery Sites	0	42	0	0
Cemetery Capital Program	15	15	16	16
Mudgee Cemetery Fence Upgrade	0	65	0	0
Mudgee Cemetery Road Upgrade	0	25	25	0
Gulgong Cemetery Extension	25	0	0	0
	<b>40</b>	<b>147</b>	<b>41</b>	<b>16</b>


# PUBLIC CONVENIENCES



**\$94k**

For capital improvements in  
 2020/21

PLANNING STRATEGIES AND ACTIONS

 **Strategy 1.3.1:**  
 Provide infrastructure and services to cater for the current and future needs of our community

▶ **Action:**  
 Management and maintain sportsgrounds, parks, reserves and playgrounds across the Region

## PUBLIC CONVENIENCES | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	35	36	37	38
Depreciation & Amortisation	4	4	4	4
Other Expenses	3	3	3	3
<b>Total Expenditure</b>	<b>42</b>	<b>43</b>	<b>44</b>	<b>45</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(42)</b>	<b>(43)</b>	<b>(44)</b>	<b>(45)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Public Toilets - Capital Upgrades - Budget Only	0	94	96	99
	<b>0</b>	<b>94</b>	<b>96</b>	<b>99</b>

# PUBLIC LIBRARIES



4

Libraries in the Mid-Western region

85,842

Books borrowed each year

\$20k

Increase to book purchases for 2019/20

MOBILE LIBRARY

Servicing:

Cooks Gap | Ulan | Cooyal | Wollar  
Hargraves | Lue | Ilford | Goolma

## PLANNING STRATEGIES AND ACTIONS



**Strategy 1.1.1:**

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

► **Action:**

Provide customer focused library and information services



**Strategy 1.4.2:**

Support arts and cultural development across the Region

► **Action:**

Provision of meeting and exhibition space



**Project**

Promote the use of exhibition space provided at Mudgee Library

## PUBLIC LIBRARIES | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	2	2	2	2
Interest & Investment Revenue	0	0	0	0
Other Revenues	65	66	68	70
Grants & Contributions - Operating	100	102	105	107
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>167</b>	<b>171</b>	<b>175</b>	<b>180</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	720	742	764	787
Borrowing Costs	0	0	0	0
Materials & Contracts	199	205	210	215
Depreciation & Amortisation	156	156	156	156
Other Expenses	92	94	96	99
<b>Total Expenditure</b>	<b>1,166</b>	<b>1,196</b>	<b>1,226</b>	<b>1,256</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(1,000)</b>	<b>(1,025)</b>	<b>(1,051)</b>	<b>(1,077)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Library Books	91	72	74	76
	<b>91</b>	<b>72</b>	<b>74</b>	<b>76</b>

# COMMUNITY CENTRES




## MUDGEE STABLES


The old Police Stables were built in 1887, and used as stabling for Police horses

This facility is now a multi purpose meeting room and gallery space

PLANNING STRATEGIES AND ACTIONS

 **Strategy 1.4.2:**  
Support arts and cultural development across the Region

▶ **Action:**  
Provision of meeting and exhibition space

 **Project**  
Promote the use of community buildings and make available at reasonable cost

## COMMUNITY CENTRES | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	2	2	2	2
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	14	14	15	15
Depreciation & Amortisation	4	4	4	4
Other Expenses	3	3	3	3
<b>Total Expenditure</b>	<b>20</b>	<b>21</b>	<b>21</b>	<b>22</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(19)</b>	<b>(19)</b>	<b>(20)</b>	<b>(20)</b>

# PUBLIC HALLS



**\$272k**

Capital works proposed

**4,857**

Cinema tickets sold annually

## PLANNING STRATEGIES AND ACTIONS



**Strategy 1.3.1:**

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

► **Action:**

Manage, plan and maintain buildings and other assets across the Region



**Strategy 1.4.2:**

Support arts and cultural development across the Region

► **Action:**

Provision of meeting and exhibition space



**Project**

Promote the use of community buildings and make available at reasonable cost



## PUBLIC HALLS (CONT'D)

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.4.3:**

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

▶ **Action:**

Public facilities to be accessible

▶ **Action:**

Coordinate the provision of local community centres and halls for community use

PUBLIC HALLS | **BUDGET**

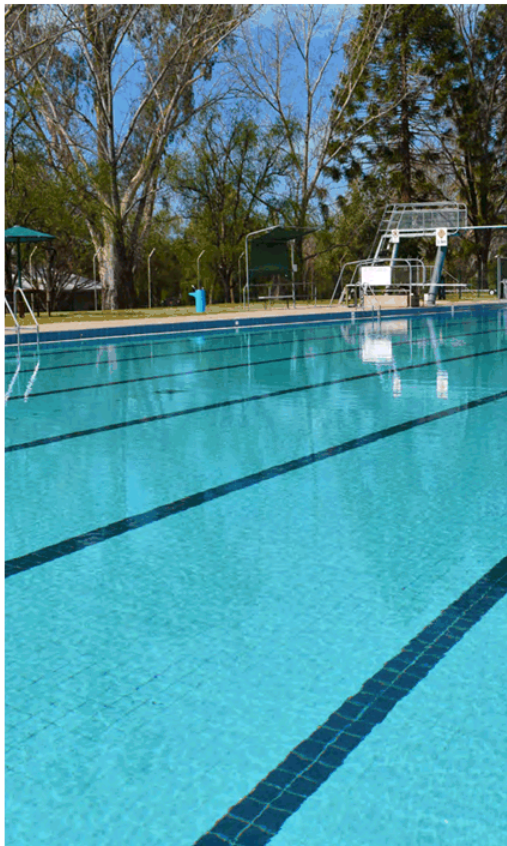
## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	91	93	95	98
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>91</b>	<b>93</b>	<b>95</b>	<b>98</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	3	3	3	3
Borrowing Costs	0	0	0	0
Materials & Contracts	117	120	123	126
Depreciation & Amortisation	85	85	85	85
Other Expenses	60	62	64	65
<b>Total Expenditure</b>	<b>265</b>	<b>269</b>	<b>274</b>	<b>279</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(174)</b>	<b>(176)</b>	<b>(179)</b>	<b>(181)</b>

## CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Cap Upgrd-Community Bld-Budget Only	0	311	318	326
Painting - Town Hall	100	0	0	0
Rylstone Hall Painting	52	0	0	0
Guides Building - Rylstone	40	0	0	0
Gulgong Hall	30	0	0	0
Red Hill Cottage	30	0	0	0
Kandos Library & Hall	20	0	0	0
	<b>272</b>	<b>311</b>	<b>318</b>	<b>326</b>

## SWIMMING POOLS



3

pools operating in Mudgee,  
Gulgong and Kandos

115,000

estimated swimmers each year  
to attend Council's pools

\$186k

for capital upgrades in 2019/20 to  
keep pool assets in good condition

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.3.1:**

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

► **Action:**

Maintain and operate swimming pool centres across the region.



**Project**

Maintain and operate swimming pool facilities at Mudgee, Gulgong and Kandos in accordance with adopted service levels



**Project**

Undertake capital upgrades and renewals to swimming pool facilities as per Capital Works Program

## SWIMMING POOLS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	276	283	290	298
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>276</b>	<b>283</b>	<b>290</b>	<b>298</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	688	709	730	752
Borrowing Costs	0	0	0	0
Materials & Contracts	369	377	386	396
Depreciation & Amortisation	262	262	262	262
Other Expenses	436	447	458	470
<b>Total Expenditure</b>	<b>1,755</b>	<b>1,794</b>	<b>1,836</b>	<b>1,879</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(1,479)</b>	<b>(1,511)</b>	<b>(1,546)</b>	<b>(1,582)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Cap Upgrd- Swimming Pools Budget Only	0	80	80	80
Kandos Pool Water Park	50	0	0	0
Kandos Pool Heaters	85	0	0	0
Gulgong Pool Matts	28	0	0	0
Gulgong Pool Matt Rollers	22	0	0	0
Mudgee Pool Roof	51	0	0	0
	<b>236</b>	<b>80</b>	<b>80</b>	<b>80</b>

## SPORTING GROUNDS



**\$10.9m**

To continue Stage 2 of  
Glen Willow upgrades

**10**

Number of sports grounds  
across the region

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.3.1:**

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

▶ **Action:**

Review asset management plans and underpin with financial strategy

▶ **Action:**

Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region

▶ **Action:**

Manage, plan and maintain buildings and other assets across the Region

SPORTING GROUNDS | **BUDGET**

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	162	158	162	166
Interest & Investment Revenue	0	0	0	0
Other Revenues	89	91	93	95
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	10,900	0	0	0
Gain (Loss) on Disposal of Assets	(22)	(22)	(23)	(23)
<b>Total Income</b>	<b>11,129</b>	<b>227</b>	<b>232</b>	<b>238</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	406	418	431	444
Borrowing Costs	0	0	0	0
Materials & Contracts	1,042	1,067	1,094	1,121
Depreciation & Amortisation	486	486	486	486
Other Expenses	392	402	412	422
<b>Total Expenditure</b>	<b>2,327</b>	<b>2,374</b>	<b>2,423</b>	<b>2,474</b>
<b>Net Operating Surplus (Deficit)</b>	<b>8,802</b>	<b>(2,147)</b>	<b>(2,191)</b>	<b>(2,235)</b>

## CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Glen Willow Sports Ground Upgrades	10,900	0	0	0
Mudgee Skate Park	15	0	0	0
Waratah Park Storage Shed	20	0	0	0
	<b>10,935</b>	<b>-</b>	<b>-</b>	<b>-</b>

## PARKS & GARDENS



**\$60k**

proposed for wheel chair  
accessible swing

**\$127k**

Capital expenditure for  
Lions Park, Mudgee

**70**

Parks located across our region

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.1.4:**

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

► **Action:**

Support and implement programs which aim to reduce anti-social behaviour



**Project**

Increase lighting and other safety initiatives in parks and gardens as per Capital Works Program



**Strategy 1.2.4:**

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

► **Action:**

Maintain and beautify civic open spaces and street access areas within towns and villages in the Region

## PARKS & GARDENS (CONT'D)

### PLANNING STRATEGIES AND ACTIONS



#### **Strategy 1.3.1:**

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

#### ▶ *Action:*

Review asset management plans and underpin with financial strategy

#### ▶ *Action:*

Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region



## PARKS & GARDENS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	185	189	194	199
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	15	0	0	0
Gain (Loss) on Disposal of Assets	(22)	(22)	(23)	(24)
<b>Total Income</b>	<b>178</b>	<b>167</b>	<b>171</b>	<b>175</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	1,112	1,146	1,180	1,215
Borrowing Costs	0	0	0	0
Materials & Contracts	562	571	586	600
Depreciation & Amortisation	178	178	178	178
Other Expenses	136	139	143	146
<b>Total Expenditure</b>	<b>1,989</b>	<b>2,035</b>	<b>2,087</b>	<b>2,140</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(1,811)</b>	<b>(1,868)</b>	<b>(1,916)</b>	<b>(1,965)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Passive Parks - Landscaping Improvements	6	6	6	6
Playground Equipment Upgrade - Budget Only	0	94	96	96
Sculptures Across The Region	26	26	27	28
Blackman Park Fence	12	0	0	0
Playground Shading Program	0	32	32	32
Playground Rubber Softfall Program	0	69	70	72
Irrigation Renewal Program	0	0	60	0
Playground Equipment - Wheelchair Accessible Swing	60	0	0	0
Pitts Lane - Lighting	50	50	0	0
Rylstone Riverbank Picnic Tables	10	0	0	0
Blackman Park Dividing Fence	8	0	0	0
Playground Equipment - Goolma	20	0	0	0
Sheltered Seating Areas Rotary Park Kandos	12	0	0	0
Flirtation Hill Development	38	0	0	0
Rotary Park Kandos	17	0	0	0
Lions Park Mudgee	127	0	0	0
	<b>385</b>	<b>277</b>	<b>291</b>	<b>234</b>

# ART GALLERIES



**\$4.09m**

Continuation of new art gallery project

## PLANNING STRATEGIES AND ACTIONS



**Strategy 1.4.2:**  
Support arts and cultural development across the Region

▶ **Action:**  
Arts and cultural events promotion

▶ **Action:**  
Provision of meeting and exhibition space

## ART GALLERIES | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	50	51	53
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	1,146	1,146	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>1,146</b>	<b>1,196</b>	<b>51</b>	<b>53</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	2	2	2	2
Borrowing Costs	0	0	0	0
Materials & Contracts	53	253	259	266
Depreciation & Amortisation	0	0	0	0
Other Expenses	0	0	0	0
<b>Total Expenditure</b>	<b>55</b>	<b>255</b>	<b>262</b>	<b>268</b>
<b>Net Operating Surplus (Deficit)</b>	<b>1,091</b>	<b>941</b>	<b>(210)</b>	<b>(216)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Art Gallery Facility	2,046	2,046	0	0
	<b>2,046</b>	<b>2,046</b>	<b>0</b>	<b>0</b>

# BUILDING CONTROL



126

Complying Development and Construction Certificate applications assessed each year

## DID YOU KNOW?

If your premises has a swimming pool, you are required under the Swimming Pool Act 1992, to register it and obtain a valid pool compliance certificate prior to the sale or lease of the property

39

Swimming pool compliance certificates assessed and inspected each year

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.2.4:**

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

► **Action:**

Application of appropriate building and development controls to protect and enhance the natural and built environment in the Region

## BUILDING CONTROL | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	154	158	161	165
Interest & Investment Revenue	0	0	0	0
Other Revenues	258	264	271	278
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>412</b>	<b>422</b>	<b>433</b>	<b>443</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	817	841	866	892
Borrowing Costs	0	0	0	0
Materials & Contracts	60	61	63	64
Depreciation & Amortisation	0	0	0	0
Other Expenses	75	77	79	81
<b>Total Expenditure</b>	<b>952</b>	<b>980</b>	<b>1,008</b>	<b>1,037</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(540)</b>	<b>(558)</b>	<b>(576)</b>	<b>(594)</b>

# URBAN ROADS - LOCAL (CBD STREETSAPES)



**\$250k**

CBD streetscape maintenance  
in 2019/20

**\$106k**

Town approach maintenance

**\$25k**

CBD streetscape improvements

## PLANNING STRATEGIES AND ACTIONS



**Strategy 1.2.4:**

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

► **Action:**

Maintain and beautify civic open spaces and street access areas within towns and villages in the Region



**Project**

Implement program of street beautification and tree planting

## URBAN ROADS - LOCAL | BUDGET

### OPERATING EXPENDITURE

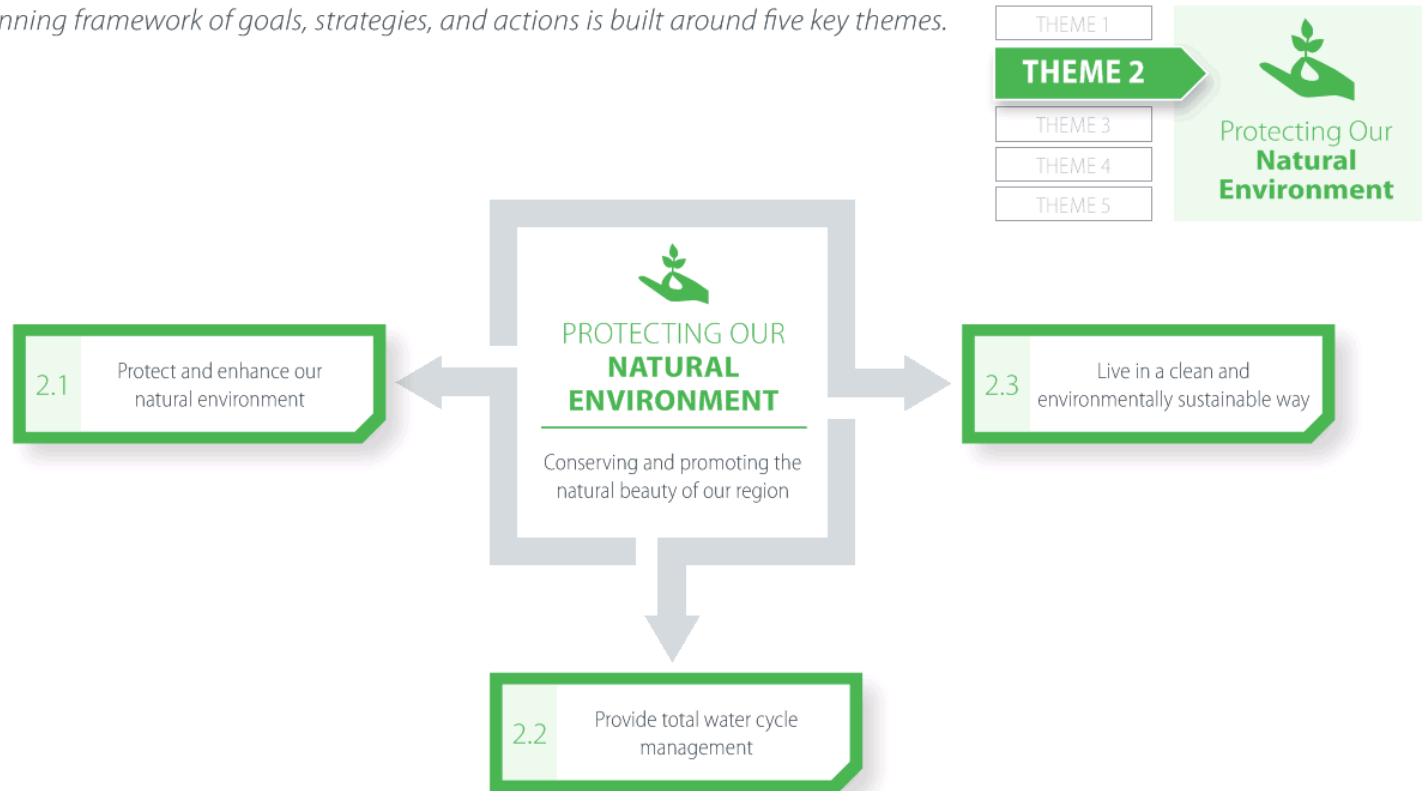
\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	90	92	95	97
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>90</b>	<b>92</b>	<b>95</b>	<b>97</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	238	245	253	260
Borrowing Costs	0	0	0	0
Materials & Contracts	229	234	234	240
Depreciation & Amortisation	0	0	0	0
Other Expenses	11	11	11	12
<b>Total Expenditure</b>	<b>477</b>	<b>490</b>	<b>498</b>	<b>512</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(387)</b>	<b>(398)</b>	<b>(403)</b>	<b>(415)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Streetscape - Cbd Infrastructure	25	14	14	14
	<b>25</b>	<b>14</b>	<b>14</b>	<b>14</b>

# PROTECTING OUR NATURAL ENVIRONMENT

Our planning framework of goals, strategies, and actions is built around five key themes.





# INVASIVE SPECIES



**900**

Properties inspected each year

**1,350**

kilometres sprayed for invasive species in our region each year

**TOP 5**

invasive species weeds affecting our region:

- Serrated Tussock
- Blackberry
- St John's Wort
- African Boxthorne
- Blue Heliotrope

## PLANNING STRATEGIES AND ACTIONS



### Strategy 2.1.4:

Control invasive plant and animal species

► **Action:**

Effective weeds management



### Project

Effective monitoring and management of invasive species across the Region



### Project

Ongoing community education on invasive species



### Project

Undertake weed control on roadsides and MWRC land

## INVASIVE SPECIES | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	155	159	163	167
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>155</b>	<b>159</b>	<b>163</b>	<b>167</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	497	512	527	543
Borrowing Costs	0	0	0	0
Materials & Contracts	196	219	111	114
Depreciation & Amortisation	0	0	0	0
Other Expenses	50	51	52	53
<b>Total Expenditure</b>	<b>743</b>	<b>782</b>	<b>690</b>	<b>710</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(588)</b>	<b>(623)</b>	<b>(527)</b>	<b>(543)</b>

## DOMESTIC WASTE MANAGEMENT



**7,800**

Households receive a weekly waste collection

**'FOGO'**

New Food Organics and Garden Organics collection service rolled out and commenced

**>2,000**

tonnes of FOGO collected for processing

### PLANNING STRATEGIES AND ACTIONS



**Strategy 2.3.1:**

Educate, promote and support the community in implementing waste minimisation strategies

► **Action:**

Promote a philosophy of Reduce, Reuse, Recycle

► **Action:**

Provide a domestic recycling and waste services for all residents through kerbside collection and rural waste transfer stations



**Project**

Provide education on waste minimisation



**Project**

Provide kerbside services and local recycling facilities

## DOMESTIC WASTE MANAGEMENT (CONT'D)

### PLANNING STRATEGIES AND ACTIONS

**Strategy 2.3.2:**

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

**▶ Action:**

Participate in regional procurement contracts for waste services that provided added value

**▶ Action:**

Participate in regional investigations for collaborative solutions to problem wastes types

**▶ Action:**

Apply for available grants under the NSW Government 'Waste Less Recycle More' package

## DOMESTIC WASTE MANAGEMENT | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	2,230	2,380	2,540	2,679
User Charges & Fees	62	64	66	67
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	26	27	28	29
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>2,319</b>	<b>2,471</b>	<b>2,633</b>	<b>2,775</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	211	217	224	230
Borrowing Costs	0	0	0	0
Materials & Contracts	1,183	1,212	1,243	1,274
Depreciation & Amortisation	0	0	0	0
Other Expenses	1,132	1,161	1,191	1,221
<b>Total Expenditure</b>	<b>2,526</b>	<b>2,590</b>	<b>2,657</b>	<b>2,725</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(207)</b>	<b>(120)</b>	<b>(23)</b>	<b>50</b>

# OTHER WASTE MANAGEMENT



14

Rural Waste Transfer Stations

25,312

tonnes of waste to landfill

3,211

tonnes of recycling

## DID YOU KNOW?

Council owns and operates the Mudgee Recycling Facility which is a Disability Employment service. This facility continues to produce high quality clean product for the market

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.4.1:**

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

▶ **Action:**

Provide meaningful employment to members of the disabled community



**Strategy 2.3.1:**

Educate, promote and support the community in implementing waste minimisation strategies

▶ **Action:**

Promote a philosophy of Reduce, Reuse, Recycle

▶ **Action:**

Provide a domestic recycling and waste services for all residents through kerbside collection and rural waste transfer stations

▶ **Action:**

Promote home composting initiatives for green waste

## OTHER WASTE MANAGEMENT (CONT'D)

### PLANNING STRATEGIES AND ACTIONS



**Strategy 2.3.2:**

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

▶ **Action:**

Participate in regional procurement contracts for waste services that provided added value

▶ **Action:**

Participate in regional investigations for collaborative solutions to problem wastes types

▶ **Action:**

Apply for available grants under the NSW Government 'Waste Less Recycle More' package

## OTHER WASTE MANAGEMENT | BUDGET

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	3,109	3,241	3,389	3,537
User Charges & Fees	2,145	2,199	2,256	2,313
Interest & Investment Revenue	165	169	173	178
Other Revenues	630	646	662	678
Grants & Contributions - Operating	271	277	284	291
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>6,320</b>	<b>6,533</b>	<b>6,764</b>	<b>6,998</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	2,451	2,524	2,599	2,677
Borrowing Costs	21	102	96	89
Materials & Contracts	2,187	2,214	2,269	2,326
Depreciation & Amortisation	196	196	196	196
Other Expenses	847	868	891	913
<b>Total Expenditure</b>	<b>5,702</b>	<b>5,904</b>	<b>6,051</b>	<b>6,202</b>
<b>Net Operating Surplus (Deficit)</b>	<b>618</b>	<b>628</b>	<b>713</b>	<b>796</b>

## CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Rural Waste Depot Upgrades	150	150	25	25
Mudgee Waste Depot Upgrades	35	36	37	38
New Tip Construction	150	2,000	0	100
New Recycling Bins	0	0	0	25
Waste Sites Rehabilitation	150	150	1,000	3,000
Remote Security Cameras At Wts	0	0	53	0
Recycling Plant Upgrades	400	0	0	0
Kandos Wts Office Replacement	100	0	0	0
New Weighbridge And Office	0	700	0	0
Mudgee Landfill Wheel Wash	35	0	0	0
	<b>1,020</b>	<b>3,036</b>	<b>1,115</b>	<b>3,188</b>



# STREET CLEANING



1,900

hours of street sweeping and cleaning each year

Council's street cleaning operations include a street sweeping truck, waste collection vehicles and dedicated footpath and bin cleaning staff.

## PLANNING STRATEGIES AND ACTIONS



### Strategy 1.1.4:

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

#### ► Action:

Maintain clean and attractive streets and public spaces where people feel safe



### Project

Regular street cleaning and litter collection in town centres

STREET CLEANING | **BUDGET**

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	144	148	152	157
Borrowing Costs	0	0	0	0
Materials & Contracts	118	121	124	128
Depreciation & Amortisation	0	0	0	0
Other Expenses	4	4	5	5
<b>Total Expenditure</b>	<b>266</b>	<b>274</b>	<b>281</b>	<b>289</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(266)</b>	<b>(274)</b>	<b>(281)</b>	<b>(289)</b>

# STORM WATER DRAINAGE



**16.3km**

stormwater infrastructure

**\$28.7m**

gross replacement value of  
stormwater drainage assets  
as at 30 June 2018

**\$64k**

provided for causeway  
improvements

## PLANNING STRATEGIES AND ACTIONS



### Strategy 2.2.5:

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

#### ► Action:

Identify and plan future maintenance, renewals and upgrades for Council's stormwater assets



### Project

Effectively maintain existing drainage network including built infrastructure and overland drainage reserves



### Project

Update Mudgee Flood Study and Flood Management Plan



### Project

Identify and undertake culvert replacement and causeway improve program

STORM WATER DRAINAGE | **BUDGET**

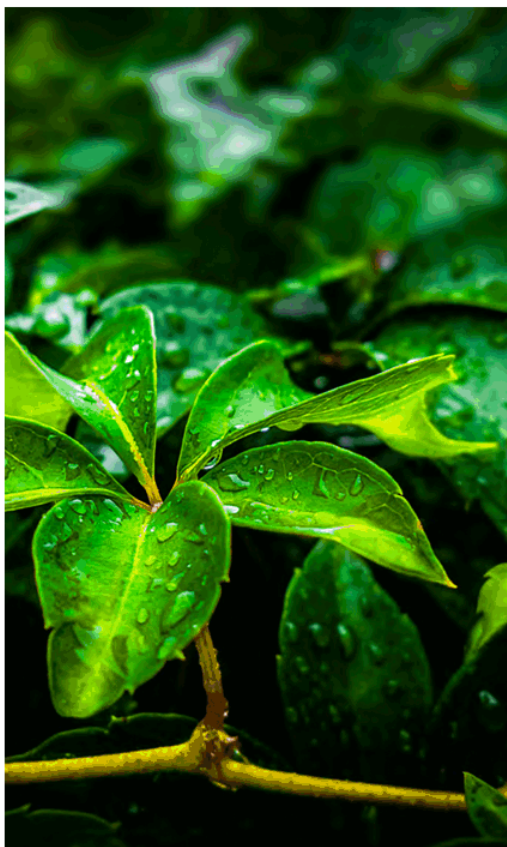
## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	64	65	67	69
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>64</b>	<b>65</b>	<b>67</b>	<b>69</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	313	322	332	342
Borrowing Costs	0	0	0	0
Materials & Contracts	373	382	392	402
Depreciation & Amortisation	408	408	408	408
Other Expenses	171	175	179	184
<b>Total Expenditure</b>	<b>1,264</b>	<b>1,288</b>	<b>1,311</b>	<b>1,335</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(1,201)</b>	<b>(1,222)</b>	<b>(1,244)</b>	<b>(1,267)</b>

## CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Drainage Capital Improvements	246	252	258	265
Causeway Improvements	64	65	67	69
	<b>309</b>	<b>317</b>	<b>325</b>	<b>333</b>

# ENVIRONMENTAL PROTECTION



## \$36k

Capital works committed for Putta Bucca Wetlands

## PROJECT HIGHLIGHTS

- Riverbed regeneration
- Urban stream weed control
- National Tree Day
- Threatened species seed bank
- Community education

### PLANNING STRATEGIES AND ACTIONS



#### Strategy 2.1.1:

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

► **Action:**

Manage environmental and cultural factors impacted by physical works on Council lands



#### Strategy 2.1.3:

Raise community awareness of environmental and biodiversity issues

► **Action:**

Deliver projects which work towards protecting biodiversity and regeneration of native environment

► **Action:**

Support National Tree Day

► **Action:**

Work with schools to promote environmental awareness amongst students

## ENVIRONMENTAL PROTECTION (CONT'D)

### PLANNING STRATEGIES AND ACTIONS

**Strategy 2.2.3:**

Protect and improve catchments across the Region by supporting relevant agencies

- ▶ **Action:**  
Support relevant agencies with implementation of regional plans
  
- ▶ **Action:**  
Continue riparian rehabilitation program along waterways
  
- ▶ **Action:**  
Provide education to the community of the importance of water ways

**Strategy 2.3.3:**

Support programs that create environmental awareness and promote sustainable living

- ▶ **Action:**  
Build community awareness through environmental education

## ENVIRONMENTAL PROTECTION | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	29	30	31	32
Grants & Contributions - Operating	20	20	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>49</b>	<b>50</b>	<b>31</b>	<b>32</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	95	98	101	104
Borrowing Costs	0	0	0	0
Materials & Contracts	81	83	100	102
Depreciation & Amortisation	0	0	0	0
Other Expenses	19	20	20	21
<b>Total Expenditure</b>	<b>195</b>	<b>201</b>	<b>221</b>	<b>227</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(146)</b>	<b>(150)</b>	<b>(190)</b>	<b>(195)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Putta Bucca Wetlands Capital	36	36	17	17
Putta Bucca Wetlands Toilet	0	85	0	0
	<b>36</b>	<b>121</b>	<b>17</b>	<b>17</b>

# WATER SUPPLY



**\$117m**

Gross replacement value  
of water assets  
as at 30 June 2018

**317km**

Water infrastructure

**\$1.4m**

To complete Smart Water Meters  
program expected in 2019/20

**3**

Water treatment plants

## PLANNING STRATEGIES AND ACTIONS



**Strategy 2.2.1:**

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

▶ **Action:**

Encourage reduced water consumption through Best Practice Pricing

▶ **Action:**

Implement water conservation and reuse programs



**Strategy 2.2.2:**

Maintain and manage water quantity and quality

▶ **Action:**

Achieve NSW Government Best Practice Management of Water Supply and Sewerage

▶ **Action:**

Identify and plan future maintenance, renewals and upgrades for Council's water supply infrastructure



## WATER SUPPLY | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	1,522	1,603	1,695	1,788
User Charges & Fees	6,166	6,475	6,806	7,160
Interest & Investment Revenue	162	166	170	175
Other Revenues	6	6	6	6
Grants & Contributions - Operating	165	166	168	169
Grants & Contributions - Capital	2,131	500	0	0
Gain (Loss) on Disposal of Assets	(65)	(67)	(69)	(71)
<b>Total Income</b>	<b>10,087</b>	<b>8,849</b>	<b>8,776</b>	<b>9,227</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	1,931	1,989	2,048	2,109
Borrowing Costs	108	89	196	510
Materials & Contracts	1,516	1,517	1,553	1,589
Depreciation & Amortisation	1,821	1,821	1,821	1,821
Other Expenses	2,346	2,405	2,465	2,527
<b>Total Expenditure</b>	<b>7,723</b>	<b>7,821</b>	<b>8,083</b>	<b>8,556</b>
<b>Net Operating Surplus (Deficit)</b>	<b>2,364</b>	<b>1,028</b>	<b>692</b>	<b>671</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Water New Connections	76	78	80	82
Water Augmentation - Mudgee Headworks	2,207	0	0	5,878
Water Augmentation - West Mudgee Extension	325	350	0	0
Water Augmentation - Rylstone & Kandos	200	1,550	2,200	2,000
Water Rylstone Dam Upgrade	3,000	0	0	0
Water Telemetry	120	0	0	120
Water Mains - Capital Budget Only	1,275	1,050	1,060	1,080
Water Pump Station - Capital Renewals	96	96	96	100
Water Reservoir - Flirtation Hill Gulgong	250	2,000	0	0
Water Reservoir - Flirtation Hill Mudgee	0	0	100	0
Raw Water Systems Renewals	19	20	21	21
Water Treatment Plant - Renewals	112	115	118	120
Water Meter Replacement	1,403	0	0	0
	<b>9,082</b>	<b>5,259</b>	<b>3,675</b>	<b>9,401</b>

# SEWERAGE SERVICES



**\$116m**

Gross replacement value of sewer assets as at 30 June 2018

**247km**

Sewer infrastructure

**\$2.0m**

To complete Charbon Sewer scheme expected in 2019/20

**4**

Sewer treatment plants

## PLANNING STRATEGIES AND ACTIONS



**Strategy 2.2.1:**

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

▶ **Action:**

Encourage reduced water consumption through Best Practice Pricing

▶ **Action:**

Implement water conservation and reuse programs



**Strategy 2.2.2:**

Maintain and manage water quantity and quality

▶ **Action:**

Achieve NSW Government Best Practice Management of Water Supply and Sewerage

## SEWERAGE SERVICES (CONT'D)

### PLANNING STRATEGIES AND ACTIONS



**Strategy 2.2.4:**

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

▶ **Action:**

Identify and plan future maintenance, renewals and upgrades for Council's sewerage treatment infrastructure

▶ **Action:**

Improve and develop treatment options to ensure quality of waste water meets EPA standards

▶ **Action:**

Achieve NSW Government Best Practice Management of Water Supply and Sewerage

## SEWERAGE SERVICES | BUDGET

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	6,373	6,662	6,963	7,246
User Charges & Fees	897	929	961	990
Interest & Investment Revenue	257	156	136	84
Other Revenues	16	17	17	17
Grants & Contributions - Operating	61	63	65	66
Grants & Contributions - Capital	877	0	0	0
Gain (Loss) on Disposal of Assets	(150)	(154)	(158)	(162)
<b>Total Income</b>	<b>8,332</b>	<b>7,672</b>	<b>7,984</b>	<b>8,242</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	1,641	1,689	1,739	1,791
Borrowing Costs	528	541	552	525
Materials & Contracts	909	898	920	943
Depreciation & Amortisation	1,537	1,537	1,537	1,537
Other Expenses	2,216	2,272	2,328	2,387
<b>Total Expenditure</b>	<b>6,831</b>	<b>6,936</b>	<b>7,076</b>	<b>7,183</b>
<b>Net Operating Surplus (Deficit)</b>	<b>1,501</b>	<b>735</b>	<b>907</b>	<b>1,059</b>

## CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Sewer New Connections	22	23	24	24
Sewer Augmentation - Gulgong	0	0	0	200
Sewer Augmentation - Rylstone & Kandos	4,000	4,000	0	0
Sewer Augmentation - Mudgee	0	150	3,500	0
Sewer Telemetry	50	23	23	24
Sewer Augmentation - Charbon & Clandulla	2,025	0	0	0
Sewer Mains - Capital Budget Only	290	290	300	325
Sewer Mains Relining	600	600	600	600
Sewer Pump Station - Capital Renewals	771	73	74	75
Sewer Treatment Works - Renewals	105	60	101	62
Mudgee Stp Sludge Mixer	20	0	0	0
	<b>7,883</b>	<b>5,219</b>	<b>4,622</b>	<b>1,310</b>

# BUILDING A STRONG LOCAL ECONOMY

Our planning framework of goals, strategies, and actions is built around five key themes.



# CARAVAN PARKS



3

Council owned caravan parks


1,500

Overnight stays recorded per year  
at Cudgegong Waters  
Caravan Park

\$200k

Rylstone Caravan Park Upgrade –  
subject to grant funding

PLANNING STRATEGIES AND ACTIONS



**Strategy 3.1.1:**  
Support the attraction and retention of a diverse range of businesses and industries

► **Action:**  
Promote the Region to target businesses that complement key local industries

## CARAVAN PARKS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	847	851	855	858
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	100	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>947</b>	<b>851</b>	<b>855</b>	<b>858</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	565	516	516	516
Depreciation & Amortisation	33	33	33	33
Other Expenses	0	0	0	0
<b>Total Expenditure</b>	<b>598</b>	<b>548</b>	<b>549</b>	<b>549</b>
<b>Net Operating Surplus (Deficit)</b>	<b>349</b>	<b>303</b>	<b>306</b>	<b>309</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Rylstone Caravan Park - Capital*	200	0	0	0
	<b>200</b>	<b>0</b>	<b>0</b>	<b>0</b>

\* Project is dependent on successful grant funding

# TOURISM AND AREA PROMOTIONS



**11,000+**

People attended annual  
Flavours of Mudgee event

**\$417K**

Provided for tourism promotion

**\$40K**

Allocated to assisting  
local events in the region

**9,027**

People attended 2019 NRL  
Westfund Charity Shield

## PLANNING STRATEGIES AND ACTIONS



**Strategy 1.4.2:**

Support arts and cultural development  
across the Region

▶ **Action:**

Arts and cultural events promotion



**Strategy 3.1.1:**

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

▶ **Action:**

Work with Mudgee Region Tourism Inc.  
(MRTI) to identify target markets and  
promote the Region

▶ **Action:**

Develop existing events in the region and  
attract new event proponents to hold major  
events and festivals in the Region



## TOURISM AND AREA PROMOTIONS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	192	196	201	206
Grants & Contributions - Operating	30	5	5	5
Grants & Contributions - Capital	20	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>242</b>	<b>201</b>	<b>206</b>	<b>211</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	43	44	45	47
Borrowing Costs	0	0	0	0
Materials & Contracts	846	868	889	912
Depreciation & Amortisation	0	0	0	0
Other Expenses	165	169	173	177
<b>Total Expenditure</b>	<b>1,053</b>	<b>1,080</b>	<b>1,108</b>	<b>1,135</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(812)</b>	<b>(879)</b>	<b>(901)</b>	<b>(924)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Heritage Walks In Our Region	25	0	0	0
Wishing Well - Cherry Tree Hill	20	0	0	0
	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>

# INDUSTRIAL DEVELOPMENT PROMOTION



## PROMOTING THE REGION

Targeted digital advertising, attracting investment and workers

## YOUNG ENTREPRENEURS

Development of Central West Young Entrepreneurs Summit to develop entrepreneurial skills

## INDUSTRY ACTION PLANS

Key industry action plans for the future

### PLANNING STRATEGIES AND ACTIONS



**Strategy 3.1.1:**

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

▶ **Action:**

Promote the Region to target businesses that complement key local industries

▶ **Action:**

Work with business and industry groups to facilitate business development workshops for existing businesses in the Region

▶ **Action:**

Establish a process of capturing and monitoring relevant economic data to identify opportunities, trends and needs of local businesses

▶ **Action:**

Work with the community to identify economic development opportunities

## INDUSTRIAL DEVELOPMENT PROMOTION (CONT'D)

### PLANNING STRATEGIES AND ACTIONS



**Strategy 3.1.2:**

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

▶ **Action:**

Work with business and industry groups to identify the main skills shortage areas

▶ **Action:**

Encourage workers to move to the region for employment opportunities where skills shortages exist



**Strategy 3.3.1:**

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

▶ **Action:**

Work with lead agencies for employment to identify trends and discuss issues impacting employment



**Strategy 3.2.1:**

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

▶ **Action:**

Provide brand leadership, market the Region's competitive advantages and investment opportunities



**Strategy 3.3.2:**

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

▶ **Action:**

Work with lead agencies for education in the Region to identify opportunities for economic growth



**Strategy 3.2.2:**

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

▶ **Action:**

Promote the development of infrastructure at the Mudgee Airport as an opportunity for business expansion in the aviation industry

INDUSTRIAL DEVELOPMENT PROMOTION | **BUDGET**

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	12	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	9	9	9	9
Borrowing Costs	0	0	0	0
Materials & Contracts	63	52	53	55
Depreciation & Amortisation	0	0	0	0
Other Expenses	250	256	262	269
<b>Total Expenditure</b>	<b>321</b>	<b>316</b>	<b>324</b>	<b>333</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(309)</b>	<b>(316)</b>	<b>(324)</b>	<b>(333)</b>

## SALEYARDS & MARKETS



**28,000**

Cattle sold each year

**2,500**

Sheep sold each year

**\$10k**

Post and Rail replacement

### PLANNING STRATEGIES AND ACTIONS



**Strategy 3.1.1:**

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

► **Action:**

Promote the Region to target businesses that complement key local industries

SALEYARDS & MARKETS | **BUDGET**

## OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	322	330	338	347
Interest & Investment Revenue	0	0	0	0
Other Revenues	14	15	15	15
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>336</b>	<b>345</b>	<b>353</b>	<b>362</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	96	99	102	105
Borrowing Costs	0	0	0	0
Materials & Contracts	58	59	61	62
Depreciation & Amortisation	71	71	71	71
Other Expenses	82	84	86	88
<b>Total Expenditure</b>	<b>307</b>	<b>314</b>	<b>320</b>	<b>327</b>
<b>Net Operating Surplus (Deficit)</b>	<b>29</b>	<b>31</b>	<b>33</b>	<b>35</b>

## CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Saleyards - Post And Rail Replacement	10	10	11	11
	<b>10</b>	<b>10</b>	<b>11</b>	<b>11</b>

## REAL ESTATE DEVELOPMENT



**\$652k**

Property rental revenue  
anticipated for 2019/20

### PLANNING STRATEGIES AND ACTIONS



**Strategy 3.2.1:**

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

► **Action:**

Provide brand leadership, market the Region's competitive advantages and investment opportunities



**Strategy 5.3.3:**

Prudently manage risks associated with all Council activities

► **Action:**

Provide long term financial sustainability through sound financial management

## REAL ESTATE DEVELOPMENT | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	(400)	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	652	668	685	702
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	1,800	1,950	0
<b>Total Income</b>	<b>252</b>	<b>2,468</b>	<b>2,635</b>	<b>702</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	27	28	28	29
Depreciation & Amortisation	62	62	62	62
Other Expenses	23	23	24	24
<b>Total Expenditure</b>	<b>111</b>	<b>113</b>	<b>114</b>	<b>115</b>
<b>Net Operating Surplus (Deficit)</b>	<b>141</b>	<b>2,356</b>	<b>2,521</b>	<b>587</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Property - Ex Saleyards Stage I	700	0	0	0
Property - Burrundulla Land Development	3	3	3	4
	<b>703</b>	<b>3</b>	<b>3</b>	<b>4</b>



## CONNECTING OUR REGION

Our planning framework of goals, strategies, and actions is built around five key themes.



# URBAN ROADS - LOCAL



**206km**

Urban local roads

**\$101m**

Gross Replacement Asset Cost  
as at 30 June 2018



**\$1,190K Operating Expenditure**

Includes surface repair, linemarking, inspections,  
sign and guidepost maintenance,  
litter collection and vegetation control



**\$915K  
Capital**

Includes treatment such as resealing, pavement  
rehabilitation, widening and guardrail installation

## PLANNING STRATEGIES AND ACTIONS



**Strategy 4.1.1:**

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

▶ **Action:**

Work with the RMS to improve road safety

▶ **Action:**

Regulate effective and appropriate user activities on the road network

▶ **Action:**

Participate in relevant regional transport committees and working parties



**Strategy 4.1.2:**

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

▶ **Action:**

Implement the works program in accordance with the Roads Asset Management Plan

## URBAN ROADS - LOCAL | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	100	310	310	310
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	(400)	(410)	(420)	(431)
<b>Total Income</b>	<b>(300)</b>	<b>(100)</b>	<b>(110)</b>	<b>(120)</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	205	211	217	224
Borrowing Costs	0	0	0	0
Materials & Contracts	116	113	116	119
Depreciation & Amortisation	868	868	868	868
Other Expenses	1	1	1	1
<b>Total Expenditure</b>	<b>1,190</b>	<b>1,193</b>	<b>1,202</b>	<b>1,211</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(1,489)</b>	<b>(1,292)</b>	<b>(1,312)</b>	<b>(1,332)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Urban Reseals - Budget Only	0	395	405	416
Reseal - Robertson Rd Seg 10	39	0	0	0
Reseal - Main And Short St Ulan	15	0	0	0
Reseal - Mann St Seg 20	3	0	0	0
Reseal - Robinson St Seg 10 - 50	14	0	0	0
Reseal - Dangar Seg 10, 40 And Noyes St Seg 10 - 20	45	0	0	0
Reseal - Hill Sixty Dr And Bruce Rd Part Seg 50	29	0	0	0
Reseal - Denison St Seg 10, 20, 40, 70 - 110	195	0	0	0
Urban Reseals - Herbert Street Seg 40 & 50	11	0	0	0
Urban Reseals - Herbert Street Seg 90 - 120,150	34	0	0	0
Urban Road Rehabs - Budget Only	0	310	310	310
Urban Roads Kerb & Gutter Capital	25	26	27	28
Urban Heavy Patching	25	25	26	26
Urban Rehab - Industrial Ave Gulgong	100	0	0	0
Urban Rehab - Angus Ave Kandos	135	0	0	0
Disabled Access Iga Kandos	48	0	0	0
Resheeting - Urban Roads	15	16	16	17
Rehab - Woodside Close Seg 10	25	0	0	0
Seal Short St Gulgong	32	0	0	0
Rehab - Hall St Seg 10	20	0	0	0
Rehab - Stanley St Seg 10	20	0	0	0
Rehab - Saville Row Seg 10	62	0	0	0
Urban Roads Land Matters Capital	23	23	24	25
	<b>915</b>	<b>795</b>	<b>808</b>	<b>821</b>

# URBAN ROADS - REGIONAL



**4.17km**

Sealed urban local roads

**\$2.6m**

Gross Replacement Asset Cost  
as at 30 June 2018



**\$27K Operating Expenditure**

Includes surface repair, linemarking, inspections,  
sign and guidepost maintenance,  
litter collection and vegetation control

## PLANNING STRATEGIES AND ACTIONS



**Strategy 4.1.1:**

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

▶ **Action:**

Work with the RMS to improve road safety

▶ **Action:**

Regulate effective and appropriate user activities on the road network

▶ **Action:**

Participate in relevant regional transport committees and working parties



**Strategy 4.1.2:**

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

▶ **Action:**

Implement the works program in accordance with the Roads Asset Management Plan

## URBAN ROADS - REGIONAL | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	0	0	0	0
Depreciation & Amortisation	27	27	27	27
Other Expenses	0	0	0	0
<b>Total Expenditure</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(27)</b>	<b>(27)</b>	<b>(27)</b>	<b>(27)</b>

# SEALED RURAL ROADS - LOCAL



**490km**

Sealed Rural Local Roads

**\$151m**

Gross Replacement Asset Cost  
as at 30 June 2018



**\$2,875k Operating expenditure**

Includes surface repair, linemarking, inspections,  
sign and guidepost maintenance,  
litter collection and vegetation control



**\$1,515K  
CAPITAL**

Includes treatment such as resealing, pavement  
rehabilitation, widening and guardrail installation

## PLANNING STRATEGIES AND ACTIONS



**Strategy 4.1.2:**

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

**Action:**

Implement the works program in accordance with the Roads Asset Management Plan



**Project**

Maintain local road network in accordance with established levels of service

## SEALED RURAL ROADS – LOCAL | BUDGET

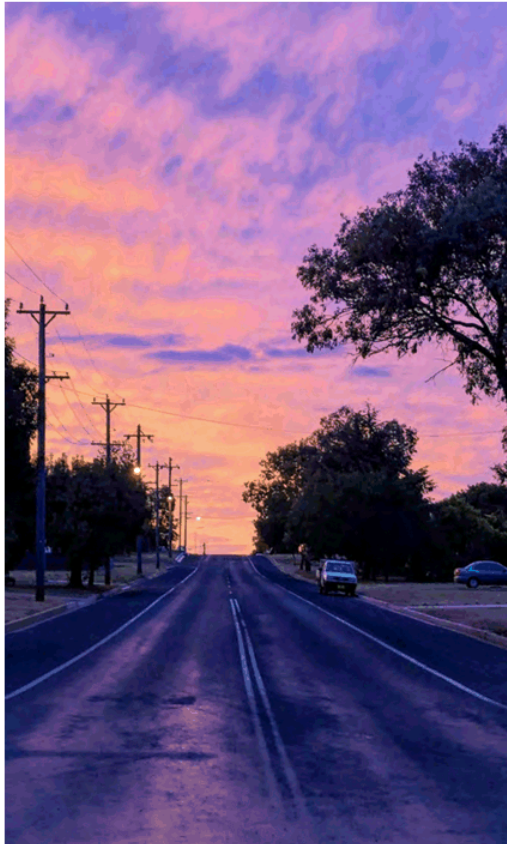
### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	2,077	1,902	1,937	1,972
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	(400)	(410)	(420)	(431)
<b>Total Income</b>	<b>1,677</b>	<b>1,492</b>	<b>1,516</b>	<b>1,542</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	693	579	596	614
Borrowing Costs	0	0	0	0
Materials & Contracts	528	525	538	551
Depreciation & Amortisation	1,330	1,330	1,330	1,330
Other Expenses	324	332	340	349
<b>Total Expenditure</b>	<b>2,875</b>	<b>2,766</b>	<b>2,805</b>	<b>2,845</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(1,199)</b>	<b>(1,275)</b>	<b>(1,288)</b>	<b>(1,303)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Rural Sealed Roads Reseals Budget Only	0	814	838	863
Reseal - Barneys Reef Rd Seg 60, 100 - 120	170	0	0	0
Reseal - Canadian Lead Rd Seg 10	18	0	0	0
Reseal - Glen Alice Rd Seg 50, 110 - 120	113	0	0	0
Reseal - Kurtz Ln Seg 10	11	0	0	0
Reseal - Spring Creek Rd Seg 80 - 150	249	0	0	0
Reseal - Windeyer Rd Seg 120 - 130	76	0	0	0
Rural Sealed Road Rehab & Widening - Budget Only	0	790	813	837
Rehab - Lue Rd Seg 50-80	320	0	0	0
Rehab - Henry Lawson Dr Seg 210	215	0	0	0
Rehab - Ridge Rd Seg 90	233	0	0	0
Heavy Patching	45	47	48	49
Cudgegong Road Guardrail	50	50	0	0
Rural Sealed Road Land Matters	15	16	16	16
	<b>1,515</b>	<b>1,716</b>	<b>1,715</b>	<b>1,765</b>

# SEALED RURAL ROADS - REGIONAL



**311km**

Sealed rural regional roads

**\$149m**

Gross replacement asset cost  
as at 30 June 2018



**\$2,809K Operating expenditure**

Includes surface repair, linemarking, inspections,  
sign and guidepost maintenance,  
litter collection and vegetation control



**\$5,192K  
CAPITAL**

Includes treatment such as resealing, pavement  
rehabilitation, widening and guardrail installation

## PLANNING STRATEGIES AND ACTIONS



**Strategy 4.1.1:**

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

▶ **Action:**

Work with the RMS to improve road safety

▶ **Action:**

Regulate effective and appropriate user activities on the road network

▶ **Action:**

Participate in relevant regional transport committees and working parties



**Strategy 4.1.2:**

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

▶ **Action:**

Implement the works program in accordance with the Roads Asset Management Plan



## SEALED RURAL ROADS - REGIONAL | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	2,141	2,170	2,199	2,228
Grants & Contributions - Capital	2,913	2,550	2,500	400
Gain (Loss) on Disposal of Assets	(1,000)	(1,025)	(1,051)	(1,077)
<b>Total Income</b>	<b>4,054</b>	<b>3,695</b>	<b>3,648</b>	<b>1,551</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	369	380	391	403
Borrowing Costs	0	0	0	0
Materials & Contracts	499	512	524	538
Depreciation & Amortisation	1,636	1,636	1,636	1,636
Other Expenses	305	312	320	328
<b>Total Expenditure</b>	<b>2,809</b>	<b>2,840</b>	<b>2,872</b>	<b>2,905</b>
<b>Net Operating Surplus (Deficit)</b>	<b>1,245</b>	<b>855</b>	<b>776</b>	<b>(1,354)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Rural Sealed Regional Road Capital - Budget Only	322	715	716	716
Rehab Bylong Valley Way Seg 1030 & 1035	785	0	0	0
Rural Sealed Regional Road Repair Program*	800	800	800	800
Blackspot Budget Only*	0	1,000	1,000	0
Munghorn Gap Realignment & Upgrade	2,120	2,300	2,200	0
Hill End Road Safety Improvements	1,160	1,375	2,435	0
Rural Sealed Regional Road Land Matters Capital	5	5	5	6
	<b>5,192</b>	<b>6,196</b>	<b>7,156</b>	<b>1,522</b>

\* Project is dependent on successful grant funding

# UNSEALED RURAL ROADS - LOCAL



**1,239km**

UNSEALED RURAL LOCAL ROADS

.....

**\$177m**

Gross replacement asset cost  
as at 30 June 2018

.....

## PLANNING STRATEGIES AND ACTIONS



**Strategy 4.1.2:**

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

► **Action:**

Implement the works program in accordance with the Roads Asset Management Plan

## UNSEALED RURAL ROADS - LOCAL | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	1,227	1,246	1,265	1,284
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	(400)	(410)	(420)	(431)
<b>Total Income</b>	<b>827</b>	<b>836</b>	<b>844</b>	<b>853</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	683	704	725	746
Borrowing Costs	0	0	0	0
Materials & Contracts	978	775	794	814
Depreciation & Amortisation	1,213	1,213	1,213	1,213
Other Expenses	245	251	257	264
<b>Total Expenditure</b>	<b>3,119</b>	<b>2,942</b>	<b>2,989</b>	<b>3,037</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(2,292)</b>	<b>(2,107)</b>	<b>(2,145)</b>	<b>(2,184)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Razorback Rd Passing Bays	35	0	0	0
Widen And Seal Mt Vincent Road Hill	200	0	0	0
Resheeting	1,852	1,389	1,426	1,464
Seal Extension Program*	400	400	400	400
Unsealed Roads Land Matters Capital	17	17	17	18
	<b>2,504</b>	<b>1,806</b>	<b>1,843</b>	<b>1,881</b>

\* Project is dependent on surplus funds available in seal extension reserve.

# BRIDGES RURAL ROADS - LOCAL



105

Bridges rural local roads

\$57m

Gross replacement asset cost  
as at 30 June 2018



\$697K Operating expenditure

Includes surface repair, linemarking, inspections,  
sign and guidepost maintenance,  
litter collection and vegetation control

## PLANNING STRATEGIES AND ACTIONS



### Strategy 4.1.2:

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

#### ► Action:

Implement the works program in accordance with the Roads Asset Management Plan



### Project

Upgrade and renewal of local bridges in accordance with Capital Works Program

## BRIDGES RURAL ROADS - LOCAL | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	0	0	0	0
<b>Expenditure</b>				
Employee Benefits & Oncosts	41	42	43	45
Borrowing Costs	0	0	0	0
Materials & Contracts	26	27	27	28
Depreciation & Amortisation	630	630	630	630
Other Expenses	0	0	0	0
Total Expenditure	697	699	701	703
<b>Net Operating Surplus (Deficit)</b>	<b>(697)</b>	<b>(699)</b>	<b>(701)</b>	<b>(703)</b>

# BRIDGES RURAL ROADS - REGIONAL



67

Bridges rural regional roads

\$46m

Gross replacement asset cost  
as at 30 June 2018



\$535K Operating expenditure

Includes surface repair, linemarking, inspections,  
sign and guidepost maintenance,  
litter collection and vegetation control



\$58K  
Capital

Includes treatment such as resealing, pavement  
rehabilitation, widening and guardrail installation

## PLANNING STRATEGIES AND ACTIONS



### Strategy 4.1.2:

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

#### ► Action:

Implement the works program in accordance with the Roads Asset Management Plan



### Project

Upgrade and renewal of local bridges in accordance with Capital Works Program

## BRIDGES RURAL ROADS - REGIONAL | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	117	120	124	127
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>117</b>	<b>120</b>	<b>124</b>	<b>127</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	49	51	52	54
Borrowing Costs	0	0	0	0
Materials & Contracts	10	11	11	11
Depreciation & Amortisation	476	476	476	476
Other Expenses	0	0	0	0
<b>Total Expenditure</b>	<b>535</b>	<b>537</b>	<b>539</b>	<b>541</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(418)</b>	<b>(416)</b>	<b>(415)</b>	<b>(413)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Regional Road Bridge Capital	58	59	61	62
	<b>58</b>	<b>59</b>	<b>61</b>	<b>62</b>


# ULAN ROAD STRATEGY - REGIONAL




**\$1,138k**

Capital works to be completed in 2019/20

PLANNING STRATEGIES AND ACTIONS

- 

**Strategy 4.1.2:**  
Provide a roads network that balances asset conditions with available resources and community needs

► **Action:**  
Implement the works program in accordance with the Roads Asset Management Plan
- 

**Project**  
Implementation of the Ulan Road Strategy



## ULAN ROAD STRATEGY - REGIONAL | BUDGET

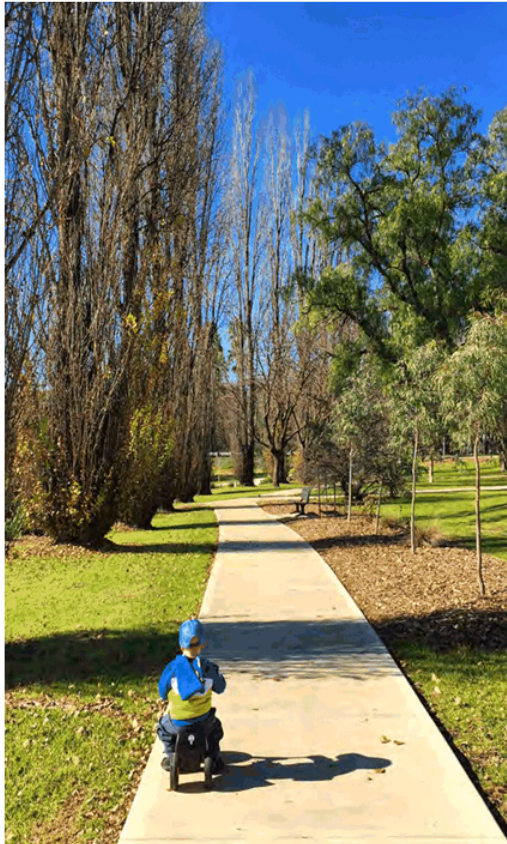
### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	841	862	884	906
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>841</b>	<b>862</b>	<b>884</b>	<b>906</b>
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	0	0	0	0
Depreciation & Amortisation	0	0	0	0
Other Expenses	27	28	28	29
<b>Total Expenditure</b>	<b>27</b>	<b>28</b>	<b>28</b>	<b>29</b>
<b>Net Operating Surplus (Deficit)</b>	<b>814</b>	<b>835</b>	<b>856</b>	<b>877</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Ulan Road - Rehabs, Widening And Conforming				
Reseals - Budget	222	227.55	233.23	239.07
Ulan Road - Rehab Segment 1420 (Blue Wren)	700	0	0	0
Ulan Road - Reseal Bridge Rd To Toole Rd	108	0	0	0
Ulan Road - Reseal Mud Hut Creek Intersection	108	0	0	0
	<b>1,138</b>	<b>228</b>	<b>233</b>	<b>239</b>

# FOOTPATHS



**81.7km**

Footpaths across our region

**\$9m**

Gross replacement value of footpath infrastructure as at 30 June 2018

**\$166k**

Capital works planned for 2019/20

## PLANNING STRATEGIES AND ACTIONS



**Strategy 4.3.1:**

Develop and enhance walking and cycling networks across the Region

► **Action:**

Implement the Pedestrian Access Mobility Plan (PAMP)



**Project**

Upgrade and renewal of footpaths and cycleways in accordance with Capital Works Program



**Project**

Maintain existing footpath and cycleway network in accordance with established levels of service



**Project**

Extension of Cudgegong River shared pathway to Glen Willow/Putta Bucca

## FOOTPATHS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	17	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	39	41	42	43
Borrowing Costs	0	0	0	0
Materials & Contracts	40	41	42	43
Depreciation & Amortisation	162	162	162	162
Other Expenses	3	3	3	3
<b>Total Expenditure</b>	<b>244</b>	<b>246</b>	<b>249</b>	<b>251</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(227)</b>	<b>(246)</b>	<b>(249)</b>	<b>(251)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Footways - Capital Works	132	136	139	143
Pedestrian Crossing - Douro St*	34	0	0	0
	<b>166</b>	<b>136</b>	<b>139</b>	<b>143</b>

\* Project is dependent on successful grant funding

# AERODROMES



**4,000**

Airport landings each year

## FLY PELICAN

Ongoing support for regular passenger transport service between Sydney and Mudgee

### PLANNING STRATEGIES AND ACTIONS



**Strategy 3.2.2:**

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

► **Action:**

Promote the development of infrastructure at the Mudgee Airport as an opportunity for business expansion in the aviation industry



**Strategy 4.2.1:**

Develop a regional transport network in partnership with government agencies, that grows with the needs of residents and businesses

► **Action:**

Support the continuation of commercial passenger services at Mudgee Airport

## AERODROMES | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	113	116	119	122
Interest & Investment Revenue	0	0	0	0
Other Revenues	1	1	1	1
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	3,000	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>114</b>	<b>117</b>	<b>3,120</b>	<b>123</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	154	159	164	168
Borrowing Costs	0	0	0	0
Materials & Contracts	76	78	80	82
Depreciation & Amortisation	141	141	141	141
Other Expenses	120	123	126	129
<b>Total Expenditure</b>	<b>491</b>	<b>500</b>	<b>510</b>	<b>520</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(377)</b>	<b>(383)</b>	<b>2,610</b>	<b>(397)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Airport Subdivision Communications	80	0	0	0
Airport Runway*	0	0	3,000	0
	<b>80</b>	<b>0</b>	<b>3,000</b>	<b>0</b>


\* Project is dependent on successful grant funding

# PARKING AREAS



**52,839m<sup>2</sup>**  
Council owned car park infrastructure

PLANNING STRATEGIES AND ACTIONS

 **Strategy 4.1.2:** Provide a roads network that balances asset conditions with available resources and community needs

▶ **Action:** Implement the works program in accordance with the Roads Asset Management Plan

## PARKING AREAS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	33	34	34	35
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>33</b>	<b>34</b>	<b>34</b>	<b>35</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	13	14	14	15
Borrowing Costs	0	0	0	0
Materials & Contracts	46	6	6	6
Depreciation & Amortisation	306	306	306	306
Other Expenses	2	3	3	3
<b>Total Expenditure</b>	<b>368</b>	<b>328</b>	<b>329</b>	<b>330</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(335)</b>	<b>(295)</b>	<b>(295)</b>	<b>(294)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Carpark - Red Hill Reserve	40	0	0	0
Mudgee Pool Carpark	0	40	0	0
	<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>

# RMS WORKS - STATE ROADS



**206km**

State highway road network

**\$1.9m**

State highway expenditure anticipated for 2019/20

**RMS**

Delivering upgrades to State highways in partnership with Roads and Maritime Services

## PLANNING STRATEGIES AND ACTIONS



**Strategy 4.1.1:**

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

► **Action:**

Work with the RMS to improve road safety



**Strategy 4.1.2:**

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

► **Action:**

Implement the works program in accordance with the Roads Asset Management Plan



## RMS WORKS - STATE ROADS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	2,076	2,130	2,185	2,242
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>2,076</b>	<b>2,130</b>	<b>2,185</b>	<b>2,242</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	652	672	692	713
Borrowing Costs	0	0	0	0
Materials & Contracts	1,083	1,111	1,138	1,167
Depreciation & Amortisation	0	0	0	0
Other Expenses	218	223	229	235
<b>Total Expenditure</b>	<b>1,953</b>	<b>2,006</b>	<b>2,059</b>	<b>2,114</b>
<b>Net Operating Surplus (Deficit)</b>	<b>123</b>	<b>124</b>	<b>126</b>	<b>128</b>

# STREET LIGHTING




## \$488k


Electricity costs for street lighting in


Mudgee | Gulgong | Kandos | Rylstone

PLANNING STRATEGIES AND ACTIONS

- 

**Strategy 2.3.4:**  
Consider technologies in Council's facilities, infrastructure and service delivery to reduce ecological footprint

▶ **Action:**  
Implement alternative energy and sustainable technologies in physical works and service delivery
- 

**Project**  
Work with Essential Energy to obtain funds for LED Street Lighting Retrofit
- 

**Project**  
Consider opportunities for alternative energy and sustainable technologies (such as green energy programs or solar panel installation) as part of the Capital Works Program

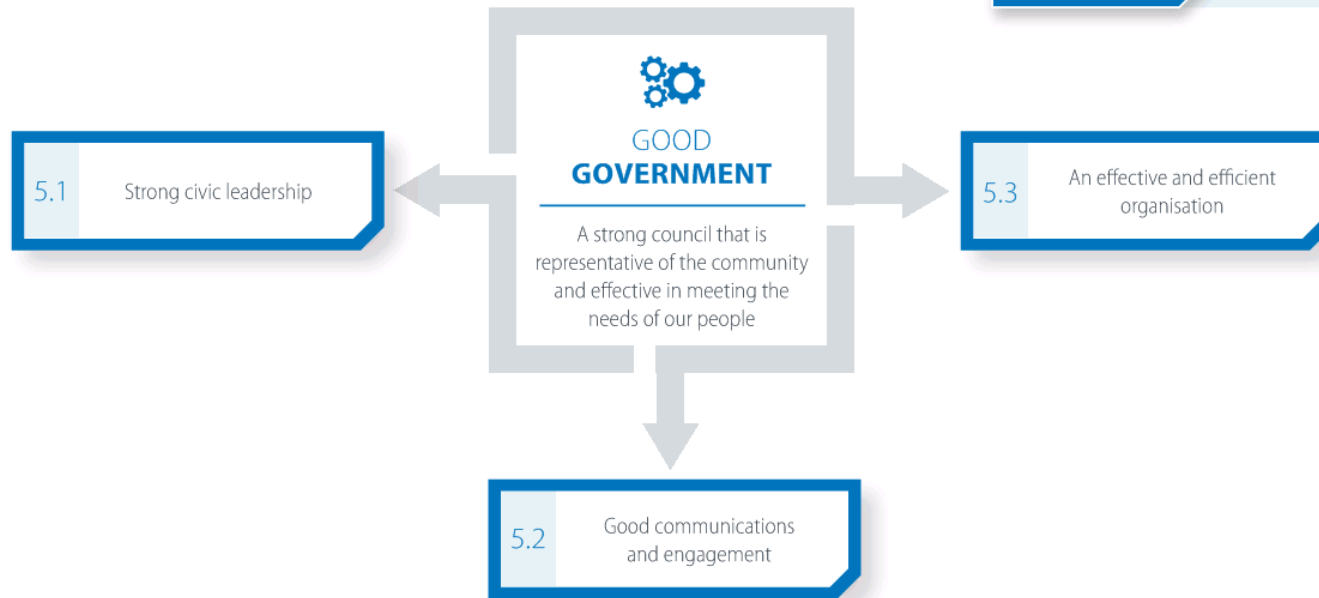
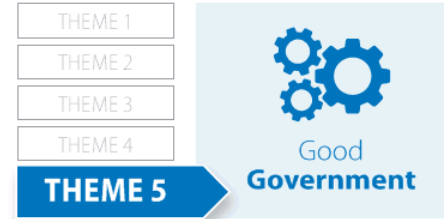
## STREET LIGHTING | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	35	36	37	38
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>35</b>	<b>36</b>	<b>37</b>	<b>38</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	4	5	5	5
Borrowing Costs	0	0	0	0
Materials & Contracts	8	8	9	9
Depreciation & Amortisation	0	0	0	0
Other Expenses	480	492	504	517
<b>Total Expenditure</b>	<b>493</b>	<b>505</b>	<b>518</b>	<b>531</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(458)</b>	<b>(469)</b>	<b>(481)</b>	<b>(493)</b>

# GOOD GOVERNMENT

Our planning framework of goals, strategies, and actions is built around five key themes.



## GOVERNANCE



**\$110k**

Provided for  
community grants

**11**

Council meetings  
scheduled for 2019/20

**1,645**

Expected views of Council  
webcasting meetings

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.1.3:**

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

▶ **Action:**

Provide financial assistance in accordance with Councils community grants program policy



**Strategy 5.1.2:**

Provide accountable and transparent decision making for the community

▶ **Action:**

Ongoing review and enhancement of government framework

▶ **Action:**

Provide professional development opportunities to support elected members in fulfilling their obligations as councillors

▶ **Action:**

Hold awareness sessions for potential candidates in the six months leading up to each Council election and ensure information packages are available

## GOVERNANCE (CONT'D)

### PLANNING STRATEGIES AND ACTIONS

**Strategy 5.2.2**

Encourage community access and participation in Council decision making

**▶ Action:**

Provide opportunities and make it easy for the community to participate in and influence decision making

**Strategy 5.3.1:**

Pursue excellence in service delivery

**▶ Action:**

Benchmark Council's service delivery against relevant organisations

**Strategy 5.3.3:**

Prudently manage risks associated with all Council activities

**▶ Action:**

Monitor and review Council's policies and strategies

**▶ Action:**

Monitor and review Council's risks

## GOVERNANCE | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	119	122	125	128
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>119</b>	<b>122</b>	<b>125</b>	<b>128</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	14	14	14	15
Borrowing Costs	0	0	0	0
Materials & Contracts	100	302	105	107
Depreciation & Amortisation	0	0	0	0
Other Expenses	482	491	501	511
<b>Total Expenditure</b>	<b>595</b>	<b>808</b>	<b>620</b>	<b>632</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(477)</b>	<b>(686)</b>	<b>(495)</b>	<b>(505)</b>

# CORPORATE SUPPORT



3

Customer service centres

333

Full time equivalent employees across Council at 30 June 2018

2,500

Participated in Community Plan review

32,900

Calls received by Customer Service each year

## PLANNING STRATEGIES AND ACTIONS



**Strategy 1.1.2:**

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

▶ **Action:**

Explore funding opportunities for improved health services. Work in partnership with Western Local Area Health Network to promote health projects



**Strategy 1.1.4:**

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

▶ **Action:**

Support and implement programs which aim to reduce anti-social behaviour



## CORPORATE SUPPORT (CONT'D)

### PLANNING STRATEGIES AND ACTIONS



**Strategy 1.2.2:**

Manage the impacts of mining operations in the Region

▶ **Action:**  
Monitor employment and population growth

▶ **Action:**  
Meet regularly with mining companies



**Strategy 1.4.1:**

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

▶ **Action:**  
Provide meaningful employment to members of the disabled community



**Strategy 2.1.2:**

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

▶ **Action:**  
Work with the community and government agencies to identify and address the issues and mitigate impacts associated with mining



**Strategy 2.2.1:**

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

▶ **Action:**  
Work to secure water for agriculture and urban use

▶ **Action:**  
Play an active role in the implementation of the Murray Darling Basin Plan

▶ **Action:**  
Play an active role in the Cudgegong Valley and Macquarie Valley User Group



**Strategy 2.3.4:**

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

▶ **Action:**  
Implement alternative energy and sustainable technologies in physical works and service delivery



**Strategy 3.2.2:**

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

▶ **Action:**  
Lobby State and Federal Government on infrastructure needs of local businesses including transport and communications linkages

## CORPORATE SUPPORT (CONT'D)

### PLANNING STRATEGIES AND ACTIONS



#### Strategy 3.2.3:

Support the expansion of essential infrastructure and services to match business and industry development in the region

##### ► Action:

Lobby State and Federal Government for expanded health and education services



#### Strategy 4.1.2:

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

##### ► Action:

Pursue additional funding for upgrading of roads infrastructure



#### Strategy 4.2.1:

Develop a regional transport network in partnership with government agencies, that grows with the needs of residents and businesses

##### ► Action:

Support the continuation of commercial passenger services at Mudgee Airport

##### ► Action:

Lobby for improved highway linkages along the Great Western Highway and Bells Line



#### Strategy 4.2.2:

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

##### ► Action:

Pursue improved broadband and mobile coverage with Government and major service providers



#### Strategy 5.1.1:

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

##### ► Action:

Ensure actions of the Operational Plan and Delivery Program are completed on time, on budget and meets performance criteria

## CORPORATE SUPPORT (CONT'D)

### PLANNING STRATEGIES AND ACTIONS



**Strategy 5.1.2:**

Provide accountable and transparent decision making for the community

▶ **Action:**

Ongoing review and enhancement of government framework



**Strategy 5.1.3:**

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

▶ **Action:**

Continue to lobby State and Federal Government on all matters that are of relevance to the Region



**Strategy 5.2.1:**

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

▶ **Action:**

Publish monthly editions of Community News

▶ **Action:**

Provide an up to date and functional web interface

▶ **Action:**

Regularly report to the community in a variety of interesting ways

▶ **Action:**

Operate and maintain a community works request system that provides timely and accurate information and responses

▶ **Action:**

Ensure the community has clear information about who to contact in Council

▶ **Action:**

Educate the community on Council's roles and responsibilities



**Strategy 5.2.2:**

Encourage community access and participation in Council decision making

▶ **Action:**

Seek feedback on policy development and local issues



**Strategy 5.3.1:**

Pursue excellence in service delivery

▶ **Action:**

Benchmark Council's service delivery against relevant organisations

▶ **Action:**

Conduct biennial community surveys

▶ **Action:**

Monitor community expectations regarding service delivery

▶ **Action:**

Provide a responsive customer service function

## CORPORATE SUPPORT (CONT'D)

### PLANNING STRATEGIES AND ACTIONS

**Strategy 5.3.2**

Provide a positive and supportive working environment for employees

**▶ Action:**

Attract, retain and develop a skilled workforce

**▶ Action:**

Provide a safe, healthy and non-discriminatory working environment

**▶ Action:**

Conduct biennial employee opinion survey

**Strategy 5.3.3:**

Prudently manage risks associated with all Council activities

**▶ Action:**

Monitor and review Council's policies and strategies

**▶ Action:**

Monitor and review Council's risks

## CORPORATE SUPPORT | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	100	102	105	107
Interest & Investment Revenue	0	0	0	0
Other Revenues	3,915	3,983	4,082	4,184
Grants & Contributions - Operating	74	76	78	80
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>4,089</b>	<b>4,161</b>	<b>4,265</b>	<b>4,371</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	5,833	5,896	6,079	6,268
Borrowing Costs	210	139	91	51
Materials & Contracts	771	756	772	789
Depreciation & Amortisation	329	329	329	329
Other Expenses	2,111	2,164	2,218	2,274
<b>Total Expenditure</b>	<b>9,254</b>	<b>9,284</b>	<b>9,490</b>	<b>9,711</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(5,165)</b>	<b>(5,124)</b>	<b>(5,225)</b>	<b>(5,340)</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Corporate Buildings Upgrade Budget Only	0	335	344	352
Buildings Master Key System	50	0	0	0
Council Pound	20	0	0	0
Concept Plans For Main Admin Building	50	0	0	0
It Special Projects	30	31	32	33
It Network Upgrades	60	0	0	0
It Corporate Software	89	91	93	95
	<b>299</b>	<b>457</b>	<b>469</b>	<b>480</b>

# MID-WESTERN OPERATIONS



73%

Roads assets assessed as either in good or excellent condition

PLANNING STRATEGIES AND ACTIONS

 **Strategy 5.3.4:**  
Pursue efficiencies and ongoing business improvement

▶ *Action:*  
Provide effective and efficient internal support functions

▶ *Action:*  
Ensure strategic and asset management plans are underpinned by sound financial strategies

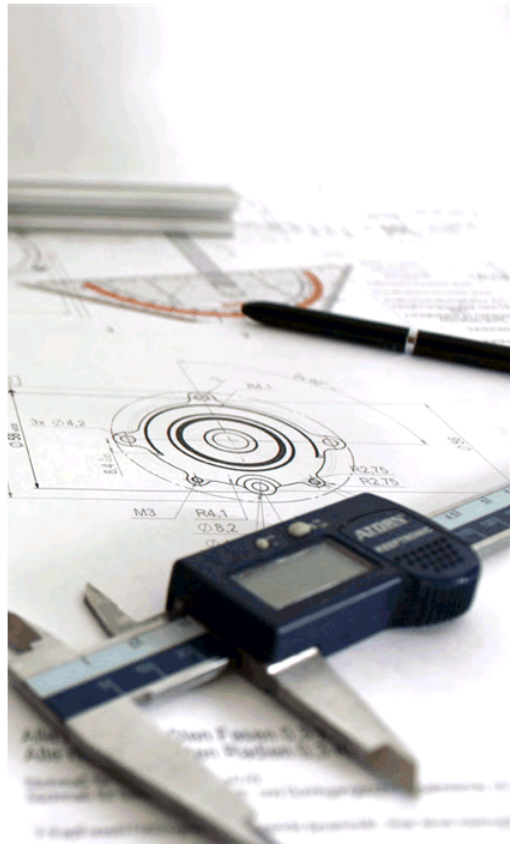
 **Project**  
Consider the full life cycle costs associated with the investment in new assets, with a focus on capital investment and existing assets

## MID-WESTERN OPERATIONS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	1,798	1,843	1,889	1,936
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>1,798</b>	<b>1,843</b>	<b>1,889</b>	<b>1,936</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	1,622	1,670	1,719	1,770
Borrowing Costs	0	0	0	0
Materials & Contracts	141	129	132	136
Depreciation & Amortisation	0	0	0	0
Other Expenses	40	41	42	43
<b>Total Expenditure</b>	<b>1,803</b>	<b>1,840</b>	<b>1,894</b>	<b>1,949</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(5)</b>	<b>3</b>	<b>(5)</b>	<b>(13)</b>

# ENGINEERING & WORKS - ASSETS



**\$32m**

Gross replacement cost of  
Plant & Equipment  
as at 30 June 2018

**\$1,261m**

Gross replacement cost of all  
infrastructure property,  
plant and equipment  
as at 30 June 2018

**3**

Council Works Depots

## PLANNING STRATEGIES AND ACTIONS



**Strategy 5.3.4:**

Pursue efficiencies and ongoing business improvement

▶ **Action:**

Provide effective and efficient internal support functions

▶ **Action:**

Ensure strategic and asset management plans are underpinned by sound financial strategies



**Project**

Provide effective workshop services for Council fleet



## ENGINEERING & WORKS - ASSETS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	70	72	74	75
Interest & Investment Revenue	0	0	0	0
Other Revenues	635	651	667	684
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	(10)	52	6	4
<b>Total Income</b>	<b>695</b>	<b>775</b>	<b>746</b>	<b>764</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	1,139	1,173	1,208	1,244
Borrowing Costs	0	0	0	0
Materials & Contracts	(4,247)	(4,356)	(4,465)	(4,577)
Depreciation & Amortisation	2,656	2,656	2,656	2,656
Other Expenses	553	567	581	596
<b>Total Expenditure</b>	<b>102</b>	<b>41</b>	<b>(19)</b>	<b>(80)</b>
<b>Net Operating Surplus (Deficit)</b>	<b>593</b>	<b>734</b>	<b>765</b>	<b>844</b>

### CAPITAL EXPENDITURE

\$'000s	2019/20	2020/21	2021/22	2022/23
Plant Purchases	1,693	6,444	3,116	4,023
Rylstone Depot Washbay	165	0	0	0
Replace Depot Fuel Bowsers	12	33	0	0
Rylstone Depot Sealing	50	0	0	0
Workshop Fire Exit	40	0	0	0
Workshop Concrete Works	25	0	0	0
	<b>1,985</b>	<b>6,477</b>	<b>3,116</b>	<b>4,023</b>

## OTHER BUSINESS UNDERTAKINGS



# \$200k

Estimated value of private works undertaken by Council upon agreement with the landholder on private land

### PLANNING STRATEGIES AND ACTIONS



**Strategy 5.3.3:**  
Prudently manage risks associated with all Council activities

► **Action:**  
Provide long term financial sustainability through sound financial management



**Project**  
Examine opportunities to raise additional revenue

## OTHER BUSINESS UNDERTAKINGS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	200	205	210	215
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>200</b>	<b>205</b>	<b>210</b>	<b>215</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	22	23	24	24
Borrowing Costs	0	0	0	0
Materials & Contracts	130	133	137	140
Depreciation & Amortisation	0	0	0	0
Other Expenses	1	1	1	1
<b>Total Expenditure</b>	<b>153</b>	<b>157</b>	<b>161</b>	<b>165</b>
<b>Net Operating Surplus (Deficit)</b>	<b>47</b>	<b>48</b>	<b>49</b>	<b>50</b>

# GENERAL PURPOSE INCOME



**2.7%**  
Increase to Rates

**\$4.06m**  
Budgeted financial assistance grant

**13,736**  
Number of rateable properties

PLANNING STRATEGIES AND ACTIONS

- 

**Strategy 5.3.3:**  
Prudently manage risks associated with all Council activities

▶ **Action:**  
Provide long term financial sustainability through sound financial management
- 

**Project**  
Development of Rating Strategy to support LTFP
- 

**Project**  
Identify opportunities to increase revenue from property related investments
- 

**Project**  
Integration of long term impacts on financial sustainability indicators incorporated into Council decision making process

## GENERAL PURPOSE INCOME | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	18,784	19,253	19,734	20,228
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	847	867	889	910
Other Revenues	0	0	0	0
Grants & Contributions - Operating	4,335	4,388	4,433	4,477
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>23,965</b>	<b>24,509</b>	<b>25,055</b>	<b>25,616</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	0	0	0	0
Depreciation & Amortisation	0	0	0	0
Other Expenses	40	41	42	43
<b>Total Expenditure</b>	<b>40</b>	<b>41</b>	<b>42</b>	<b>43</b>
<b>Net Operating Surplus (Deficit)</b>	<b>23,925</b>	<b>24,468</b>	<b>25,013</b>	<b>25,573</b>

# DEVELOPER CONTRIBUTIONS



**\$1.8m**

Developer contributions  
estimated for 2019/20  
(cash contributions)

PLANNING STRATEGIES AND ACTIONS

- 

**Strategy 4.1.2:**  
Provide a roads network that balances asset conditions with available resources and community needs

▶ *Action:*  
Pursue additional funding for upgrading of roads infrastructure
- 

**Project**  
Ensure major developers contribute to local road upgrades for the impact of additional development

## DEVELOPER CONTRIBUTIONS | BUDGET

### OPERATING EXPENDITURE

\$'000	2019/20	2020/21	2021/22	2022/23
<b>Income</b>				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	235	241	247	253
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	1,840	1,885	2,231	1,956
Gain (Loss) on Disposal of Assets	0	0	0	0
<b>Total Income</b>	<b>2,075</b>	<b>2,126</b>	<b>2,478</b>	<b>2,209</b>
<b>Expenditure</b>				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	0	0	0	0
Depreciation & Amortisation	0	0	0	0
Other Expenses	0	0	0	0
<b>Total Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Operating Surplus (Deficit)</b>	<b>2,075</b>	<b>2,126</b>	<b>2,478</b>	<b>2,209</b>

## GLOSSARY

For each Function (Service), we have included a projected budget setting out the type of income and expenditure and funding expected for the next four years. A simple explanation of each line item contained in the budget summary for each theme is provided here.

**Borrowing Costs** represents the interest paid by Council on borrowings.

**Capital Expenditure** reflects the cost of purchasing or constructing new assets and renewing existing infrastructure. Those assets (excluding land) and are then depreciated over the course of their estimated useful life.

**Contribution from General Purpose Funds** is the total contribution required out of general purpose funds (such as financial assistance grants, ordinary rates, interest on investments) to support the activities undertaken in each theme. For the purposes of the Budgets by Service, this term can also be expanded to include contributions from “unrestricted” Water, Sewer and Waste Funds that would be externally restricted at a consolidated level.

**Depreciation & Amortisation** reflects the consumption of Council’s infrastructure, property, plant & equipment (net of residual values) over the estimated useful life of the asset. Depreciation is calculated using the straight line method.

**Employee Benefits & Oncosts** incorporates the cost of staff including salaries and wages, superannuation, workers compensation, and training.

Gain or Loss on Disposal of Assets represents the surplus or shortfall of proceeds received from the disposal of assets over their written down value. This typically relates to the sale of land developed by Council or surplus to our needs, and the sale of plant at the end of its useful life.

**Grants & Contributions – Capital** encompasses the majority of developer contributions including Voluntary Planning Agreements; capital grants provided for specific purposes such as roadwork, water infrastructure, and sporting facilities.

**Grants & Contributions – Operating** includes both general purpose grants and contributions such as the Financial Assistance Grant and specific purpose grants for services such as bushfire and emergency, environmental Programs, aged & disabled services, noxious weeds management, and roads maintenance.

**Interest & Investment Revenue** encompasses interest charged by Council on overdue rates and charges, and interest earned on Council’s investment portfolio. The majority of interest revenue will appear in Good Government as it forms part of General Purpose Revenue (treasury operations).

**Internal Charges** are transactions between the different funds and activities of Council, such as contributions from Water and Sewer Fund to General Fund for corporate support, internal plant hire charges, and employee oncosts.

**Loan Repayments** represents the principal component of loan repayments made by Council to service borrowings.

**Materials & Contracts** includes expenditure on materials, contractor and consultancy costs, payments for audit services, legal expenses, and operating lease payments.



## GLOSSARY (CONT'D)

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**New Loan Borrowings** represents new loan funding drawn down by Council.

**Non Cash Entries** is an adjustment made to the income statement to show the impact of noncash entries such as depreciation.

**Other Expenses** include payments to other levels of government for the Rural Fire Service and town fire brigades, councillor fees, donations and contributions made to local and regional bodies, election expenses, electricity, insurance premiums, street lighting, and telephone & communications expenditure.

**Other Revenues** includes fines, insurance claim recoveries, sales income, and rental income from Council properties.

**Rates & Annual Charges** includes the income generated by Council from the levying of ordinary rates (Farmland, Business, Residential, Mining), and annual charges for the provision of water, sewer and waste management services.

**Transfers from Reserves, Developer Contributions & Unexpended Grants** represents a transfer from Council's restricted funds (internal and external restrictions), and is usually associated with a specific project for which funds have been set aside.

**Transfers to Reserves, Developer Contributions & Unexpended Grants** represents transfers made to Council's restricted accounts (internal and external restrictions). For example, all developer contributions received by Council are externally restricted and can only be spent in accordance with the relevant Contributions Plan.

**User Charges & Fees** includes user charges for water and sewer, statutory fees for planning and building regulation, and other fees and charges for a variety of Council services including aged care, RMS contracts, waste depot fees, cemeteries and swimming pools.



FEES & CHARGES

APPENDIX  
**ONE**



**OPERATIONAL PLAN 2019/20**  
MID-WESTERN REGIONAL COUNCIL  
**FEEES AND CHARGES**  
TOWARDS 2030



DESCRIPTION	PAGE
<b>1 ADMINISTRATION</b>	
Administration Services	4
Information Requests	4
Maps & Plans	4
Law Enforcement	4
<b>2 AIRPORT</b>	
Mudgee Airport	4
<b>3 ANIMAL &amp; STOCK CONTROL</b>	
Companion Animals	5
Stock Impounding	5
<b>4 BUILDING APPROVALS &amp; CERTIFICATES</b>	
Construction Certificate & Complying Development Certificates	6
Appointment of Principal Certifier and Building Compliance Inspections	6
Inspections required under the LG Act	7
Appointment of Principal Certifier and Building Compliance Inspections	7
Appointment of MWRC as the Principal Certifier to replace private certifier	7
Other Building Approvals & Certificates	7
<b>5 CEMETERIES</b>	
Monumental / Lawn Cemeteries and Rural Cemeteries	8
<b>6 COMMUNITY BUILDINGS</b>	
All Community Buildings	9
Gulgong Memorial Hall, Rylstone Memorial Hall, Kandos Community Hall	10
Gulgong Memorial Hall	10
Rylstone Memorial Hall	10
Mudgee Library	10
Mudgee Town Hall Theatre	10
Rural Fire Service	11
Rylstone Amenities Building	11
The Stables Mudgee	11
<b>7 COMMUNITY SERVICES</b>	
Community Transport	11
Family Day Care	12
Meals on Wheels	12
Meals on Wheels - NDIS Participants	12
Meals on Wheels - Full Cost Recovery	13
<b>8 ENVIRONMENTAL HEALTH</b>	
Onsite Sewage Management Systems	13
Other Environment	13
Public Health & Food Hygiene	13
Weed Management	14
<b>9 FINANCIAL SERVICES</b>	
Certificates	14
Refund Processing	14
Debt Recovery	14
<b>10 LIBRARY</b>	

DESCRIPTION	PAGE
Library Borrowings	15
Library Administration Services	16
<b>11 LIVESTOCK EXCHANGE</b>	
Mudgee Saleyards	16
<b>12 PARKS - ACTIVE &amp; PASSIVE</b>	
Parks & Gardens	16
Mid-Western Sports Groups	16
Glen Willow Sports Complex	17
Glen Willow Grandstand	17
Glen Willow, not-for-profit sporting groups	17
Glen Willow Soccer/Touch Clubhouse and Netball Clubhouse	18
All Other MMRC Sports Complexes excluding Glen Willow	18
Showground	18
<b>13 PLANNING &amp; DEVELOPMENT</b>	
Development Applications	20
Development Consent Modifications	20
Subdivision Applications	22
Public Notification (Advertising)	22
Developer Contributions	23
Planning Enquiries & Documents	23
Land Use Planning	23
Roads & Grids	23
<b>14 PROPERTY SERVICES</b>	
Council Road Reserves	23
Roads & Grids	24
Crown Reserves	24
Leases & Licences on Council Owned and Council Managed Crown Land	24
<b>15 PRIVATE WORKS</b>	
Private Works	24
<b>16 SERVICES - OTHER</b>	
Ironed Out	25
Ironed Out / Mudgee Recycling	25
<b>17 SEWERAGE SERVICES</b>	
Sewerage Annual & User Charges	25
Sewer Trade Waste	25
Sewerage Services Connections & Disconnections	25
<b>18 SWIMMING POOLS</b>	
Mudgee, Guligong & Kandos Swimming Pools	26
<b>19 TOURISM &amp; ECONOMIC DEVELOPMENT</b>	
Filming	26
Events	26
<b>20 WASTE MANAGEMENT</b>	
Waste Annual Charges	26
Recycling	27
Recycled Products Available for Sale	27

DESCRIPTION	PAGE
Commercial Waste Collection - Mudgee & Gulgong	27
Waste Disposal - Mudgee, Gulgong & Kandos	27
<b>21 WATER SUPPLY</b>	
Water Availability & Usage	29
Water Service Connections & Disconnections	29
<b>PRICING POLICY</b>	

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST POLICY
<b>ADMINISTRATION</b>				
Administration Services				
<i>Photocopying and Printing</i>				
1.1	Black & White - A4	\$0.20	Per page	Yes DCR
1.2	Colour - A4	\$1.00	Per page	Yes DCR
1.3	Black & White - A3	\$0.30	Per page	Yes DCR
1.4	Colour - A3	\$2.00	Per page	Yes DCR
1.5	Transparencies - A4	\$1.00	Per page	Yes DCR
<i>Scanning (to customer email)</i>				
1.6	Scanning - A4	\$1.00	Per page	Yes DCR
1.7	Scanning - A3	\$2.00	Per page	Yes DCR
<i>Faxing</i>				
1.8	Sent - Local and Interstate	\$3.70	First page plus \$1.10 for every page thereafter	Yes DCR
1.9	Sent - International	\$16.00	Per page	Yes DCR
1.10	Received	\$3.70	First 10 pages plus \$1.10 per page thereafter	Yes DCR
<i>Laminating</i>				
1.11	Credit card size	\$1.00	Per item	Yes DCR
1.12	A4	\$2.00	Per sheet	Yes DCR
1.13	A3	\$3.00	Per sheet	Yes DCR
<i>Processing of Companion Animal Forms</i>				
1.14	Change of Owner Form	\$2.00		Yes FCR
1.15	Permanent Identification Form	\$4.00		Yes FCR
<i>Information Requests</i>				
<i>All Other Requests for Information</i>				
1.16	Application Fee	\$30.00		NA STAT
1.17	Processing Charge	\$30.00	Per hour	NA STAT
1.18	All Other Administration Services Requests	\$30.00	Per hour	NA STAT
<i>Internal Review of Requests for Information</i>				
1.19	Request for Review	\$40.00	A reduction of up to 50% may be applied for financial hardship or public interest reasons. Refunds may apply as a result of successful internal reviews, and successful applications for amendment of records. Application fees may be waived for internal reviews in relation to the amendment of records.	NA STAT
<b>Maps &amp; Plans</b>				
<i>Maps - Paper Prints</i>				
1.20	Maps held by Council - Where Publicly Available	\$0.00	As per plan printing charges below plus \$5 per map	NA DCR
1.21	Custom Maps	\$132.00	Per map plus printing charges below	NA DCR
<i>Plan Printing - Paper Prints</i>				
1.22	Plan Printing - A2/A3 - Paper	\$15.00	Per sheet for the first 5 sheets, plus \$11 per sheet thereafter	NA DCR
1.23	Plan Printing - A1 - Paper	\$19.00	Per sheet for the first 5 sheets, plus \$15 per sheet thereafter	NA DCR
1.24	Plan Printing - A1 - Film	\$27.00	Per sheet for the first 5 sheets, plus \$22 per sheet thereafter	NA DCR
1.25	Plan Printing - A0 - Paper	\$48.00	Per sheet for the first 5 sheets, plus \$25 per sheet thereafter	NA DCR
1.26	Specialised Printing	\$0.00	Quotations available upon request for specialised printing or drafting services	NA DCR
<i>Law Enforcement</i>				
<i>Impounded Article</i>				
1.27	Release Fee	\$50.00	Per article	NA SUB
<i>Impounding of Abandoned Vehicle</i>				
1.28	Release Fee - Abandoned Vehicle	\$92.00	Plus towing at cost to relocate vehicle to MWRC Impounding yard	NA DCR
<b>AIRPORT</b>				
Mudgee Airport				
<i>Hanger Rental</i>				
2.1	Casual Hanger Rental - weekly	\$120.00	Includes electricity	Yes SUB
2.2	Casual Hanger Rental - daily	\$25.00	Includes electricity	Yes SUB
2.3	Long Term Hanger Rental		By individual lease agreement only	Yes SUB

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
<b>Landing Fees</b>					
2.4	Landing Fee - Annual Charge	\$798.00	By agreement only, per aircraft per annum for MWRC residents private use. Fee is calculated as 1 landing per week for 52 weeks for aircraft less than 1 tonne.	Yes	SUB
* For aircraft which exceed 1 tonne: Fee is calculated as 1 landing per week x per tonne fee x 52 weeks.					
2.5	Landing Fee - Aircraft Weight	\$15.00	Per tonne of aircraft weight. Minimum charge of 1 tonne	Yes	SUB
2.6	Landing Fee - Ultra Light Aircraft	\$251.00	Per annum, for MWRC residents only	Yes	SUB
2.7	Commercial Flying Schools	\$3,016.00	Per aircraft, per annum. Flight schools may elect to pay either an annual fee or per landing fee.	Yes	SUB
2.8	Mudgee Aero Club	\$701.00	Per annum for up to five ultra light aircraft, plus \$125 per annum for each additional aircraft.	Yes	SUB
2.9	Passenger Fees	\$7.00	Per passenger, per landing. RPT operators only	Yes	SUB
2.10	Care flight, Child Flight, Sydney SLSA Helicopter, Air Ambulance, Angel Flight or RFS NSW.		No charge	NA	SUB
<b>Other Aerodrome Fees</b>					
2.11	Hire of Aerodrome Facility	\$1,190.00	Per day	Yes	SUB
2.12	Hire of Conference room	\$25.00	Per hour - longer rate by negotiation	Yes	SUB
2.13	Hire of Terminal building office	\$20.00	Per hour - longer rate by negotiation	Yes	SUB
2.14	Hire of Terminal building function area	\$50.00	Per hour - longer rate by negotiation	Yes	SUB
2.15	Operate Car Rental Business at Airport	\$716.00	Per annum	Yes	SUB
2.16	Advertising and Sign Boards at Airport	\$291.00	Per annum	Yes	SUB
<b>ANIMAL &amp; STOCK CONTROL</b>					
<b>Companion Animals</b>					
<b>Lifetime Registrations</b>					
3.1	Dog or Cat - Desexed	\$57.00		NA	STAT
3.2	Dog or Cat - Desexed - Pensioner Concession	\$24.00		NA	STAT
3.3	Dog or Cat - Desexed - Rehomed from Pound/Shelter	\$28.50	<ul style="list-style-type: none"> <li>• For dogs and cats sold by eligible pounds or shelters that are desexed at the time of registration, the fee payable is 50% of the standard fee for a desexed animal.</li> <li>• An eligible pound or shelter includes a NSW Council Pound, the Animal Welfare League NSW, the Cat Protection Society of NSW Inc. and the RSPCA NSW.</li> </ul>	NA	STAT
3.4	Dog or Cat - Not Desexed	\$207.00		NA	STAT
3.5	Dog or Cat - Not Desexed - Registered Breeder	\$57.00		NA	STAT
<b>Microchipping</b>					
3.6	Microchip Service	\$35.00		Yes	SUB
<b>Animal Surrender Fees</b>					
3.7	Small Dog	\$45.00	Plus collection fee	NA	SUB
3.8	Medium Dog	\$55.00	Plus collection fee	NA	SUB
3.9	Large Dog	\$75.00	Plus collection fee	NA	SUB
3.10	Greyhound / Commercial	\$100.00	Plus collection fee	NA	SUB
3.11	Collection Fee	\$17.00		NA	SUB
<b>Impound &amp; Release Fees</b>					
3.12	Release Fees - First Release	\$33.00		NA	SUB
3.13	Release Fees - Second and Subsequent Release	\$53.00	Within 12 months of first release	NA	SUB
3.14	Sustenance Fee	\$23.00	Per day	NA	SUB
<b>Trap Hire</b>					
3.15	Trap Hire	\$33.00	Per week	Yes	SUB
3.16	Trap Hire - Refundable Deposit	\$150.00		NA	BOND
<b>Other Animal Control Fees</b>					
3.17	Dangerous/Menacing/Restricted Dog Collar - Medium	\$37.00	Each	Yes	FCR
3.18	Dangerous/Menacing/Restricted Dog Collar - Large	\$41.00	Each	Yes	FCR
3.19	Dangerous/Menacing/Restricted Dog Collar - Extra Large	\$48.00	Each	Yes	FCR
3.20	Rehome/Adoption Fee - Cat or Dog	\$82.50	Each animal	Yes	SUB
<b>Stock Impounding</b>					



NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
3.21	Sale of Impounded stock		Impounded stock not claimed by owners will be sold at auction and sales proceeds, less any outstanding charges, will be returned to the stock owner if they can be identified	Yes	REF
<i>Impounding Fees - First Offence</i>					
3.22	Sheep, Goats & Pigs	\$9.10	Per head	NA	DCR
3.23	All Other Animals	\$35.00	Per head	NA	DCR
<i>Impounding Fees - Repeat Offence (within 3 months)</i>					
3.24	Sheep, Goats & Pigs	\$11.60	Per head	NA	DCR
3.25	All Other Animals	\$67.00	Per head	NA	DCR
<i>Impounding Travel &amp; Labour</i>					
3.26	Impounding Officer - Travel	\$0.80	Per kilometre	NA	DCR
3.27	Impounding Officer - Labour	\$57.00	Per hour	NA	DCR
3.28	After Hours Callout	\$115.00	Per person, per hour with minimum charge of 4 hours	NA	DCR
<i>Sustenance</i>					
3.29	Sheep, Goats & Pigs	\$9.10	Per head, per day	NA	DCR
3.30	All Other Animals	\$12.80	Per head, per day	NA	DCR
<i>Other Stock Impounding Fees</i>					
3.31	Transport of Impounded Stock		At cost plus 10%	Yes	FCR
3.32	Damage to Property by Trespassing Stock		At cost plus 10%	Yes	FCR

**BUILDING APPROVALS & CERTIFICATES**

Construction Certificate & Complying Development Certificates

<i>Building - Class 1 *</i>					
4.1	0 - 100m <sup>2</sup>	\$420.00		Yes	ROR
4.2	> 100m <sup>2</sup>	\$600.00		Yes	ROR
<i>Building - Class 1*</i>					
4.3	alterations and additions to a Class 1 dwelling	\$420.00		Yes	ROR
4.4	residential dual occupancies including construction of a secondary dwelling associated with a new dwelling	\$800.00	Per development.	Yes	ROR
<i>Building - Class 1 *</i>					
* Class 1 fees also apply to Section 68 applications for transportable homes					
<i>Building - Class 2 to 9</i>					
4.5	Under 300m <sup>2</sup>	\$775.00		Yes	ROR
4.6	300 to 499m <sup>2</sup>	\$1,400.00		Yes	ROR
4.7	500 to 1,999m <sup>2</sup>	\$2,030.00		Yes	ROR
4.8	2,000m <sup>2</sup> and over	\$5,120.00		Yes	ROR
<i>Building - Class 10a</i>					
4.9	Under 100m <sup>2</sup>	\$266.00	per application and is to include the sum of multiple buildings	Yes	ROR
4.10	100m <sup>2</sup> and above	\$389.00	per application and is to include the sum of multiple buildings	Yes	ROR
<i>Building - Class 10b</i>					
4.11	Swimming Pool	\$317.00	Per Swimming Pool	Yes	ROR
4.12	Other Structures such as fences, retaining walls, masts etc	\$150.00	Per Structure and used for the sum of multiple structures e.g 1 fence and 1 retaining wall = 2 x \$150.00	Yes	ROR
<i>Building - Class 10c</i>					
4.13	Private Bushfire Shelter	\$500.00	Per Shelter	Yes	ROR
<i>General Development Code including B&amp;B, Home Businesses, Tents or Marquees</i>					
4.14	CDC approval under Part 4A of the SEPP (Exempt and Complying Codes) 2008.	\$562.00	Note: additional inspection fees apply based on number of inspections required dependent on building classification.	Yes	ROR
<i>Container Recycling Facilities Code</i>					
4.15	CDC approval under Part 5B of the SEPP (Exempt and Complying Codes) 2008.	\$562.00	Note: additional inspection fees apply based on number of inspections required dependent on building classification.	Yes	ROR
<i>Demolition Code</i>					
4.16	CDC approval under Part 7 of the SEPP (Exempt and Complying Codes) 2008.	\$562.00	Note: additional inspection fees apply.	Yes	ROR
<i>Fire Safety Code</i>					
4.17	CDC approval under Part 8 of the SEPP (Exempt and Complying Codes) 2008.	\$562.00	Note: Inspection packages based on number of inspections required dependent on building classification.	Yes	ROR
<i>Assessment of Alternative Fire Solution</i>					

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
4.18	Value is ≤ \$50,000	\$337.00		Yes	FCR
4.19	Value is > \$50,000	\$670.00		Yes	FCR
<i>Modification of Construction Certificate or Complying Development Certificate</i>					
4.20	All classes		Maximum 50% of original application fee.	Yes	FCR
<i>Appointment of Principal Certifier and Building Compliance Inspections</i>					
<i>Inspection Package Fees where Council is the Principal Certifier</i>					
4.21	Class 1 - Residential Dwelling under 100m <sup>2</sup>	\$420.00	Per dwelling	Yes	REF
<i>Inspection package fees where Council is the Principal Certifier</i>					
4.22	Class 1 Residential Dwellings 100m <sup>2</sup> and above	\$600.00		Yes	REF
<i>Inspection Package Fees where Council is the Principal Certifier</i>					
4.23	Residential dwelling alterations/additions	\$138.00	Per inspection. To be determined on assessment of proposal at lodgement of CC and notification of PCA	Yes	REF
4.24	Residential Attached Dual Occupancies	\$966.00	Per Development i.e includes mandatory inspections of both dwellings	Yes	REF
4.25	Residential Detached Dual Occupancies	\$600.00	Per dwelling	Yes	REF
<i>Inspections required under the LG Act</i>					
<i>Inspection Package Fees</i>					
4.26	Section 68 Transportable Home	\$297.00	Per dwelling	Yes	REF
<i>Appointment of Principal Certifier and Building Compliance Inspections</i>					
<i>Inspection Package Fees where Council is the Principal Certifier</i>					
4.27	Class 10a buildings <100m <sup>2</sup>	\$276.00	Sum of all new buildings	Yes	REF
<i>Inspection package fees where Council is the Principal Certifier</i>					
4.28	Class 10a buildings 100m <sup>2</sup> and above	\$410.00		Yes	REF
<i>Inspection Package Fees where Council is the Principal Certifier</i>					
4.29	All Swimming Pools	\$414.00	Per swimming pool	Yes	REF
4.30	Class 10 structures (Fences, retaining walls, awnings)	\$281.00	Per structure	Yes	REF
4.31	Residential Units	\$358.00	Per unit	Yes	REF
4.32	Additional building inspections as required > 30km from MW/RC Mudgee Administration Centre	\$143.00	Per additional inspection	Yes	REF
4.33	Commercial or Industrial Class 2, 3, & 4 - under 2000m <sup>2</sup>	\$654.00	Per building	Yes	REF
4.34	Commercial or Industrial Class 2, 3, & 4 - over 2000m <sup>2</sup>	\$838.00	Per building	Yes	REF
4.35	Additional inspections required for class 2, 3, & 4	\$164.00	Per inspection	Yes	REF
4.36	Commercial or Industrial Class 5-9 under 2,000m <sup>2</sup>	\$746.00	Per building	Yes	REF
4.37	Commercial or Industrial Class 5-9 over 2,000m <sup>2</sup>	\$1,007.00	Per building	Yes	REF
4.38	Additional inspections required for Class 5-9	\$251.00	Per inspection	Yes	REF
4.39	Building Inspection for Approvals > 5 years old > 30km from MW/RC Mudgee Administration Centre	\$179.00	Per inspection	Yes	REF
<i>Major Projects Integrated Construction Certificate &amp; Principal Certifying Service</i>					
Service includes pre Construction Certificate consultation; processing of Construction Certificate(s); progress inspections; consultations; and processing of Occupation Certificate(s)					
4.40	Appointment of MW/RC as the Principal Certifier to replace private certifier		Cost + 10% + GST. Fee may be varied by up to 50% based on complexity and scale. Quotations available upon request.	Yes	FCR
<i>Inspection Package Fees where Council is not the Principal Certifier</i>					
4.41	for Class 1 or 10 buildings	\$700.00	Per appointment	Yes	REF
4.42	for Class 2 to 9 buildings	\$1,400.00	Per appointment	Yes	REF
<i>Other Building Approvals &amp; Certificates</i>					
<i>Application and Inspection Fees for Plumbing &amp; Drainage</i>					
4.43	Section 68 Application - to be charged for any works involving plumbing and drainage	\$164.00		NA	REF
* Plus inspection fees as listed below:					
4.44	Residential Dwellings	\$276.00	Per dwelling	NA	REF
4.45	Dual Occupancies	\$276.00	Per dwelling	NA	REF
4.46	Units	\$276.00	Per unit	NA	REF

FEES AND CHARGES 2019/20 ..... 7 ..... MID-WESTERN REGIONAL COUNCIL

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
4.47	Alterations and garages	\$276.00	Per structure	NA	REF
4.48	Per inspection based on extent of works	\$138.00	where plumbing and drainage works require less or more than 2 inspections	NA	REF
4.49	Commercial or Industrial Class 2-9	\$276.00	Per unit	NA	REF
4.50	Trade waste	\$92.00	Per inspection	NA	REF
<i>Building Information Certificates</i>					
4.51	Building Certificate Classes 1 and 10	\$250.00	For each dwelling on the allotment	NA	STAT
4.52	Building Certificate Classes 2 to 9 under 200m <sup>2</sup>	\$250.00	Per building	NA	STAT
4.53	Building Certificate Classes 2 to 9 200m <sup>2</sup> to 2,000m <sup>2</sup>	\$250.00	Plus \$0.50/m <sup>2</sup> over 2,000m <sup>2</sup>	NA	STAT
4.54	Building Certificate Classes 2 to 9 over 2,000m <sup>2</sup>	\$1,165.00	Plus \$0.075/m <sup>2</sup> over 2,000m <sup>2</sup>	NA	STAT
4.55	Building Certificate reinspection	\$90.00		NA	STAT
4.56	Copy of Building Certificate	\$13.00		NA	STAT
<i>Caravan Parks &amp; Camping Grounds</i>					
4.57	Initial approval inspection fee	\$12.80	Per site	NA	DCR
4.58	Initial approval inspection fee - minimum fee for development < 12 sites	\$112.00	Per site	NA	DCR
4.59	Approval renewal or continuation inspection fee	\$12.80	Per site	NA	DCR
4.60	Approval renewal or continuation inspection fee - minimum fee for development < 17 sites	\$112.00	Per site	NA	DCR
4.61	Amended approval fee	\$72.00		NA	DCR
<i>Drainage Diagrams</i>					
4.62	Drainage Diagram (Council Sewer Mains)	\$31.00	Per certificate	NA	FCR
<i>Manufactured Home Estates</i>					
4.63	Home inspection fee	\$12.80	Per unit	NA	DCR
4.64	Home reinspection fee	\$12.80	Per unit	NA	DCR
4.65	Associated structure inspection fee	\$12.80	Per unit	NA	DCR
4.66	Associated structure reinspection fee	\$12.80	Per unit	NA	DCR
<i>Occupation Certificates</i>					
4.67	Council registered Occupation Certificates	\$36.00	Per certificate	NA	STAT
4.68	Occupation Certificates for a change of use with no building works. Involving Class 1 or Class 10 buildings	\$143.00	Per use	NA	FCR
4.69	Occupation Certificates for a change of use with no building works. Involving Class 2- 9 buildings	\$251.00	Per use	NA	FCR
4.70	Registration of privately issued Occupation Certificates	\$36.00	Per certificate	NA	STAT
<i>Construction Certificates</i>					
4.71	Registration of privately issued Construction Certificates	\$36.00	Per certificate	NA	STAT
<i>Other Building Services</i>					
4.72	Building specification		At cost plus 10% plus GST	Yes	FCR
4.73	General Health & Building search fee	\$133.00		NA	FCR
4.74	Section 735A Certificate for Outstanding Health & Building Notices	\$92.00		NA	REF
4.75	Supply of building statistics	\$343.00	Per annum	NA	FCR
<i>Amusements &amp; Events</i>					
4.76	Event inspection fees	\$72.00	Per operator	NA	ROR
<i>Swimming Pools Act</i>					
4.77	Inspection of Swimming Pools - First Inspection	\$150.00		NA	STAT
4.78	Inspection of Swimming Pools - Second Inspection	\$100.00		NA	STAT
4.79	Notice of Public Swimming Pool	\$100.00		NA	STAT

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
*	Where a development consent, complying development certificate or construction certificate was required for the erection of the building and no such consent or certificate was obtained, the fee to be applied is the total sum of each of the relevant building certificate fee, development application fee, complying development certificate fee, and construction certificate fee.	-			

**CEMETERIES**

Monumental / Lawn Cemeteries and Rural Cemeteries

*Land - All Lawn & Monumental Sections*

5.1	Purchase of Land	\$1,339.00	Includes maintenance as per Council works program. No charge for infant under 6 months	NA	SUB
5.2	Plot Reservation Marker	\$223.00		Yes	DCR
5.3	Temporary marking fee	\$56.00	Per site	Yes	SUB
<i>Interment - All Lawn &amp; Monumental Sections</i>					
5.4	Infant (under 6 months)	\$273.00		Yes	SUB
5.5	Child (6 months - 17 years old)	\$52.00		Yes	SUB
5.6	Adult (over 18 years old)	\$897.00		Yes	SUB
Weekends and Public Holidays					
5.7	This replaces all standard fees for all age categories	\$1,310.00		Yes	SUB

*Interment - Memorial Tree Beds*

5.8	Interment Fee - Single Bed	\$77.00		Yes	SUB
5.9	Interment Space - Single Bed	\$231.00		Yes	SUB
5.10	Interment Fee - Family	\$563.00	Includes 8 plots	Yes	SUB
5.11	Interment Space - Family	\$1,787.00	Includes 8 plots	Yes	SUB

*Cremations*

5.12	Ashes from Crematorium - Wall Memorial fees included	\$266.00	Fee includes interment	Yes	SUB
5.13	Ashes from Crematorium - existing Graves	\$138.00		Yes	SUB

*Headstone - Monumental Section Only (Permits)*

5.14	Erect stonework around or on grave	\$67.00		NA	SUB
5.15	Erect single monument	\$98.00		NA	SUB
5.16	Erect double monument - 1 headstone	\$158.00		NA	SUB
5.17	Erect double monument - 2 headstones	\$184.00		NA	SUB

*Plaques*

5.18	Design, proof and quote for plaque	\$69.00	Standard size 230mm x 160mm. Does not include actual plaque.	Yes	DCR
5.19	Purchase of plaque	\$0.00	At cost	Yes	DCR
5.20	Installation of plaque by Council	\$88.00	Applies to all areas including memorial wall	Yes	DCR

*Exhumation*

5.21	Exhumed land maintenance	\$220.00	Administrative, contractor and maintenance fee	Yes	SUB
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**COMMUNITY BUILDINGS**

All Community Buildings

*General Conditions*

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
	<ul style="list-style-type: none"> <li>Business Hire - businesses, government agencies, and other for profit organisations</li> <li>Private Hire - Weddings, parties, private functions</li> <li>Community Hire - Schools, youth organisations, not for profit community groups</li> <li>Local Artist status to be determined by relevant Arts Council - Mudgee, Gulgong or Rylstone</li> </ul>				
	<ul style="list-style-type: none"> <li>The hire and use of Council community buildings is subject to the relevant terms and conditions, which covers aspects such as access, payment terms, and cancellation fees. Prior to entering into a facility hire arrangement, users should review the applicable terms and conditions. A cancellation fee of 50% of the hire fee will apply when less than 14 days notice is provided or cancellation</li> </ul>				
<b>Security Bonds</b>					
6.1	Security bond for parties and functions which include the service of alcohol	\$550.00	This bond applies to all community buildings	NA	BOND
6.2	Security bond for all weekly hires	\$550.00	This bond applies to all community buildings	NA	BOND
6.3	Rylstone Memorial Hall - Twin Town Players	\$0.00	Twin Town Players are exempt from paying security bond for the Rylstone Memorial Hall only.	NA	BOND
<b>Gulgong Memorial Hall, Rylstone Memorial Hall, Kandos Community Hall</b>					
<b>General Conditions</b>					
	<ul style="list-style-type: none"> <li>All user groups to supply own materials, and clean facilities after use</li> </ul>	-			
<b>Private or Business Hire</b>					
6.4	Hall hire - half day	\$128.00	Maximum of 4 hours	Yes	SUB
6.5	Hall hire - daily	\$164.00		Yes	SUB
6.6	Hall hire - weekly	\$445.00		Yes	SUB
<b>Community or Local Artist Hire</b>					
6.7	Hall hire - half day	\$70.00	Maximum of 4 hours	Yes	SUB
6.8	Hall hire - daily	\$92.00		Yes	SUB
6.9	Hall hire - weekly	\$240.00		Yes	SUB
<b>Gulgong Memorial Hall</b>					
<b>All user groups</b>					
6.10	Kitchen Hire	\$30.00		Yes	SUB
<b>Rylstone Memorial Hall</b>					
<b>Community or Local Artist Hire</b>					
6.11	Twin Town Players - Rehearsals	\$0.00	No charge	NA	SUB
<b>Mudgee Library</b>					
<b>General Conditions</b>					
	<ul style="list-style-type: none"> <li>Please note: this facility also attracts a security bond.</li> <li>For further details please refer to 'Community Buildings security bonds.'</li> </ul>	-			
<b>Private or Business Hire - Library Meeting Room (large)</b>					
6.12	Library Meeting Room (large) hire - half day	\$92.00	Maximum of 4 hours	Yes	SUB
6.13	Library Meeting Room (large) hire - daily	\$174.00	Per day	Yes	SUB
<b>Community Hire - Library Meeting Room (large)</b>					
6.14	Library Meeting Room (large) hire - half day	\$46.00	Maximum of 4 hours	Yes	SUB
6.15	Library Meeting Room (large) hire - daily	\$82.00	Per day	Yes	SUB
<b>Library Meeting Room (small)</b>					
6.16	Private or Business Hire	\$12.00	Per hour	Yes	SUB
6.17	Community Hire	\$6.00	Per hour	Yes	SUB
<b>Mudgee Town Hall Theatre</b>					
<b>General Conditions</b>					
	<ul style="list-style-type: none"> <li>Please note: this facility also attracts a security bond.</li> <li>For further details please refer to 'Community Buildings security bonds.'</li> </ul>	-			

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
<i>Private or Business Hire - Auditorium, Green Room &amp; Dressing Room</i>					
6.18	Upper floor and equipment hire - daily	\$690.00	Per day	Yes	SUB
6.19	Upper floor and equipment hire - weekly	\$2,400.00	Per week - Monday to Sunday	Yes	SUB
<i>Community Hire - Auditorium, Green Room &amp; Dressing Room</i>					
6.20	Upper floor and equipment hire - daily	\$230.00	Per day	Yes	SUB
6.21	Upper floor and equipment hire - half daily	\$123.00	Per half day (maximum 4 hours)	Yes	SUB
6.22	Upper floor and equipment hire - weekly	\$690.00	Per week	Yes	SUB
<i>Town Hall Cinema - Ticket Prices</i>					
6.23	Adult	\$15.00		Yes	SUB
6.24	Concession	\$10.00		Yes	SUB
*	Child Under 5	\$0.00	No charge		SUB
<i>Rural Fire Service</i>					
<i>Brigade Buildings</i>					
6.25	All user groups other than RFS	\$27.00	Per day	Yes	SUB
<i>Ryestone Amenities Building</i>					
<i>General Conditions</i>					
Please note: this facility also attracts a security bond. For further details please refer to 'Community Buildings' security bonds.					
<i>Private &amp; Business Hire</i>					
6.26	Building hire - daily	\$153.00	Per day	Yes	SUB
6.27	Building hire - weekly	\$445.00	Per week	Yes	SUB
<i>Community or Local Artist Hire</i>					
6.28	Building hire - daily	\$61.00	Per day	Yes	SUB
6.29	Building hire - weekly	\$184.00	Per week	Yes	SUB
<i>The Stables Mudgee</i>					
<i>General Conditions</i>					
The Meeting Room at the Stables can be hired outside of normal business hours at the same daily rate as for the Stables Gallery, - Subject to Approval					
Please note: this facility also attracts a security bond. For further details please refer to 'Community Buildings' security bonds.					
<i>Private or Business Hire</i>					
6.30	Stables Gallery - Daily	\$164.00	Per day	Yes	SUB
6.31	Stables Gallery - Weekly	\$445.00	Per week	Yes	SUB
<i>Community or Local Artist Hire</i>					
6.32	Stables Gallery - Daily	\$92.00	Per day	Yes	SUB
6.33	Stables Gallery - Weekly	\$240.00	Per week	Yes	SUB
<b>COMMUNITY SERVICES</b>					
Community Transport					
<i>Car Transport - Outside of MMWRC Region - Single Passenger</i>					
7.1	Return Trip - Dubbo, Lithgow or Bathurst	\$70.00		Yes	SUB
7.2	Return Trip - Orange	\$100.00		Yes	SUB
7.3	Return Trip - Penrith	\$120.00		Yes	SUB
7.4	Return Trip - Parramatta	\$130.00		Yes	SUB
7.5	Return Trip - Sydney	\$140.00		Yes	SUB
<i>Car Transport - Outside of MMWRC Region - Multiple Passenger</i>					
7.6	Return Trip - Dubbo, Lithgow or Bathurst	\$50.00	Per client	Yes	SUB
7.7	Return Trip - Orange	\$65.00	Per client	Yes	SUB
7.8	Return Trip - Penrith	\$85.00	Per client	Yes	SUB
7.9	Return Trip - Parramatta	\$90.00	Per client	Yes	SUB
7.10	Return Trip - Sydney	\$100.00	Per client	Yes	SUB
<i>Car Transport - Within MMWRC Region</i>					
7.11	Zone 1 - Single	\$5.00	Town	Yes	SUB
7.12	Zone 1 - Return	\$10.00	Town	Yes	SUB
7.13	Zone 2 - Single	\$9.00		Yes	SUB
7.14	Zone 2 - Return	\$17.00		Yes	SUB

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
7.15	Zone 3 - Single	\$13.00		Yes	SUB
7.16	Zone 3 - Return	\$26.00		Yes	SUB
7.17	Zone 4 - Single	\$16.00		Yes	SUB
7.18	Zone 4 - Return	\$32.00		Yes	SUB
7.19	Zone 5 - Single	\$19.00		Yes	SUB
7.20	Zone 5 - Return	\$38.00		Yes	SUB
7.21	Zone 6 - Single	\$22.00		Yes	SUB
7.22	Zone 6 - Return	\$44.00		Yes	SUB
7.23	Zone 7 - Single	\$24.00		Yes	SUB
7.24	Zone 7 - Return	\$49.00		Yes	SUB
7.25	Additional stops during local trips (per stop)	\$2.00		Yes	SUB
<i>Transport for NDIS Participants</i>					
7.26	Booking fee	\$2.00	Per booking	NA	FCR
7.27	Kilometre rate	\$0.72	Per kilometre	NA	FCR
<i>Transport for Full Cost Passengers</i>					
7.28	Booking fee	\$2.20	Per booking	Yes	FCR
7.29	Kilometre rate	\$0.80	Per kilometre	Yes	FCR
<i>Passengers not covered under Transport for NSW funding</i>					
7.30	Point to point levy	\$1.10	Per passenger, per booking	Yes	STAT
<i>Family Day Care</i>					
<i>Family Day Care</i>					
<i>Family Day Care</i>					
7.31	Parents Administration Fee	\$1.20	Per hour	NA	SUB
7.32	Careers Levy	\$16.00	Per week	NA	SUB
7.33	Start Up Fee	\$260.00		Yes	SUB
7.34	New Family Registration	\$50.00	One-off charge per family	Yes	SUB
<i>Meals on Wheels</i>					
<i>Hot Meals</i>					
7.35	Main Meal	\$7.80		NA	SUB
7.36	Soup	\$3.90		NA	SUB
<i>Chilled Meals</i>					
7.37	Sweets	\$3.60		NA	SUB
<i>Frozen Meals</i>					
7.38	Main Meal	\$7.50		NA	SUB
7.39	Roasts	\$7.70		NA	SUB
7.40	Egg Bake	\$2.40		NA	SUB
<i>Sandwiches</i>					
7.41	Sandwiches - Non Meat	\$3.80		NA	SUB
7.42	Sandwiches - Meat	\$5.00		NA	SUB
<i>Meals on Wheels - NDIS Participants</i>					
<i>NDIS Participants</i>					
<i>NDIS plans only cover costs of meal preparation and delivery (two thirds of the total price per meal).</i>					
* NA					
<i>Ingredients (one third of the total price per meal) will be invoiced to the client directly.</i>					
<i>Hot Meals</i>					
7.43	Main Meal	\$8.60		NA	DCR
7.44	Soup	\$4.00		NA	DCR
<i>Chilled Meals</i>					
7.45	Sweets	\$4.00		NA	DCR
<i>Frozen Meals</i>					
7.46	Main Meal	\$8.30		NA	DCR
7.47	Roasts	\$8.50		NA	DCR
7.48	Egg Bake	\$2.70		NA	DCR
<i>Sandwiches</i>					
7.49	Sandwiches - Non Meat	\$4.00		NA	DCR
7.50	Sandwiches - Meat	\$5.50		NA	DCR
<i>Meals on Wheels - Full Cost Recovery</i>					
<i>Hot Meals</i>					
7.51	Main Meal	\$9.40		NA	DCR
7.52	Soup	\$4.40		NA	DCR
<i>Chilled Meals</i>					
7.53	Sweets	\$4.40		NA	DCR

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
<i>Frozen Meals</i>					
7.54	Main Meal	\$9.20		NA	DCR
7.55	Roasts	\$9.40		NA	DCR
7.56	Egg Bake	\$3.00		NA	DCR
<i>Sandwiches</i>					
7.57	Sandwiches - Non Meat	\$4.40		NA	DCR
7.58	Sandwiches - Meat	\$6.10		NA	DCR

**ENVIRONMENTAL HEALTH**

**Onsite Sewage Management Systems**

*Septic Systems*

8.1	Section 68 application to install new system, including inspection	\$460.00		NA	ROR
8.2	Modification to a Section 68 approval to install	\$164.00	Where the design of an approved system is modified	NA	DCR
8.3	Septic Registration Fee	\$26.00	Per assessment	NA	DCR
8.4	Approval to Operate renewal for existing Onsite Septic systems	\$138.00	Per assessment and inspection of existing systems requiring a new Approval to Operate	NA	DCR

\* Inspection frequency: High risk - 1 every 2 years, Medium risk - 1 every 4 years, Low risk - 1 every 5 years. Risk categories are determined at initial inspection.

**Other Environment**

*Bushfire Hazard Assessment*

8.5	Bushfire Attack Level Certificate for Development Application	\$286.00		NA	DCR
8.6	Bushfire Hazard Assessment for DA/CDC	\$501.00		NA	DCR

**Public Health & Food Hygiene**

*Mortuaries & Undertakers*

8.7	Registration of Mortuary	\$133.00		NA	DCR
8.8	Inspection	\$138.00		NA	DCR
8.9	Approval to operate as an Undertaker	\$133.00		NA	DCR
8.10	Exhumation	\$322.00		NA	DCR
8.11	Application for burial on private land	\$143.00		NA	DCR

*Business Premises*

8.12	New registration - barber, hairdresser, beauticians	\$133.00		NA	DCR
8.13	New registration - skin penetration	\$133.00		NA	DCR
8.14	Inspections - Low Risk premises (barber, hairdresser, beautician)	\$153.00	Per inspection	NA	DCR
8.15	Inspections - High Risk premises (skin penetration, tattoo, waxing)	\$205.00	Per inspection	NA	DCR
8.16	Inspections - street traders	\$153.00	Per inspection	NA	DCR

*Registration of Food Handling Premises*

8.17	New registration - All food premises, whether fixed, temporary, mobile or home based.	\$66.00	Per registration	NA	DCR
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*Food Inspections*

8.18	Food inspection charges - Low Risk premises (including Home Based Food businesses)	\$153.00	Per inspection	NA	DCR
8.19	Food inspection charges - Medium Risk premises	\$205.00	Per inspection	NA	DCR
8.20	Food inspection charges - High Risk premises	\$205.00	Per inspection	NA	DCR
8.21	Inspections exceeding 1 hour	\$77.00	For each additional half hour or part thereof	NA	DCR

*Mobile Food Vending or Temporary Food Stall - annual approval*

8.22	s68 application for a Temporary food trader operating on Community land or in a Public Place, (does not include registration fee)	\$153.00	Per application under s68 of LG Act. This covers assessing application, issuing approval and any inspection undertaken	NA	DCR
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*Food Inspections*

8.23	Reinspection fee due to unhygienic conditions		As per re-inspection, 50% of the original inspection fee based upon the property risk rating (low, medium or high)	NA	DCR
8.24	Service of Food Premises Improvement Notice	\$330.00	Per Improvement Notice	NA	STAT



NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
<i>Other Public Health Fees</i>					
8.25	Resuscitation chart	\$31.00		Yes	DCR
8.26	Accommodation overflow inspections	\$123.00		Yes	ROR
8.27	Fee for clean-up, prevention and noise control notices	\$550.00		NA	STAT
<i>Business Use of the Footpath</i>					
8.28	New application	\$112.00		NA	ROR
8.29	Annual renewal fee	\$82.00		NA	ROR
8.30	Area fee per square metre	\$10.90	Per square metre of footpath used	NA	ROR
<i>Enclosure of a Public Place</i>					
8.31	Works with a duration of up to a week	\$123.00		NA	ROR
8.32	Works involving the construct or maintenance of a single dwelling or units	\$184.00	For two months, then \$80 per month thereafter	NA	ROR
8.33	All other works	\$245.00	For two months, then \$106 per month thereafter	NA	ROR
<i>Inspection of Water Carts Drawing from Town Water Supply</i>					
8.34	Application fee	\$133.00		NA	ROR
8.35	Annual inspection	\$153.00		Yes	ROR
<i>Overgrown Blocks</i>					
8.36	Administration Fee	\$200.00		NA	DCR
8.37	Clean-up Fee		At cost	NA	DCR
<i>Weed Management</i>					
<i>Weed Spraying</i>					
8.38	1 operator and vehicle	\$99.00	Per hour plus \$79 per hour for travel time	NA	DCR
8.39	2 operators and vehicle	\$167.00	Per hour plus \$125 per hour for travel time	NA	DCR
8.40	1 operator and boom spray vehicle	\$118.00	Per hour plus \$96 per hour for travel time	NA	DCR
8.41	Additional operators	\$73.00	Per hour	NA	DCR
<i>Weeds Administration</i>					
8.42	Biosecurity enforcement action or inspection or 2nd or greater re inspection	\$156.00	Per hour	NA	DCR

**FINANCIAL SERVICES**

Certificates

*Section 603 Certificates*

9.1	Section 603 Certificates - Aim to have 603 certificates completed within 4 working days of receipt of 603 application	\$80.00		NA	STAT
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*Refund Processing*

9.2	Refund Processing Fee (per refund request)	\$20.00	One refund per financial year is free. Subsequent requests for refund of a credit balance on rates, water usage and general debtor accounts will be charged the refund processing fee	Yes	SUB
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*Debt Recovery*

*Interest on Overdue Rates & Annual Charges*

9.3	Interest on Overdue Rates & Annual Charges	\$0.08		NA	STAT
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*Process Filing & Issue Fees*

*Debt recovery fees are based upon the Local Court Fees & Professional Costs structure, and will be charged in relation to the recovery of outstanding rates, fees or charges. Debt recovery fees are subject to change without notice in accordance with any changes made to the Local Court Fees & Professional Costs structure.*

9.4	Filing Fee - Statement Liquidated Claim - \$0.01 to \$10,000 - Corp	\$202.00		NA	STAT
9.5	Filing Fee - Statement Liquidated Claim - \$10,000.01 to \$100,000- Corp	\$498.00		NA	STAT
9.6	Filing Fee - Examination Order - \$0.01 to \$100,000	\$176.00		NA	STAT
9.7	Filing Fee - Writ of Execution - \$0.01 to \$100,000	\$86.00		NA	STAT
9.8	Filing Fee - Warrant of Apprehension	\$86.00		NA	STAT
9.9	Service of Documents Fee	\$67.00	Per defendant	NA	STAT

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
9.10	Field Call Fee - Rural Areas	\$50.00		NA	STAT
9.11	Field Call Fee - Township Areas	\$10.00		NA	STAT
9.12	Preparation Fees - bankruptcy notice/winding up	\$440.00		NA	STAT
9.13	Preparation Fees - other documents	\$250.00		NA	STAT
<i>Miscellaneous Debt Recovery Fees</i>					
9.14	Certificate of Judgment	\$58.00		NA	STAT
9.15	On-line business or Company Searches	\$150.00		NA	STAT
9.16	Location Searches	\$150.00		NA	STAT
9.17	Title Searches	\$65.00		NA	STAT
<i>Professional Costs - Amount of Claim \$0.01 to \$1,000</i>					
9.18	Issue Statement of Claim	\$252.00		NA	STAT
9.19	Default Judgment - Liquidated	\$112.80		NA	STAT
<i>Professional Costs - Amount of Claim \$1,000.01 to \$5,000</i>					
9.20	Issue Statement of Claim	\$378.00		NA	STAT
9.21	Default Judgment - Liquidated	\$169.20		NA	STAT
<i>Professional Costs - Amount of Claim \$5,000.01 to \$20,000</i>					
9.22	Issue Statement of Claim	\$504.00		NA	STAT
9.23	Default Judgment - Liquidated	\$225.60		NA	STAT
<i>Professional Costs - Amount of Claim \$20,000.01 to \$100,000</i>					
9.24	Issue Statement of Claim	\$630.00		NA	STAT
9.25	Default Judgment - Liquidated	\$282.00		NA	STAT
<i>Professional Costs - Enforcement after Judgement - Amount of Claim \$0.01 to \$100,000</i>					
9.26	Writ of Execution	\$253.00		NA	STAT
9.27	Examination Order	\$374.00		NA	STAT
9.28	Attend Examination	\$273.00		NA	STAT
9.29	Attend and Examination - Non-appearance	\$199.00		NA	STAT
9.30	Warrant of Apprehension	\$199.00		NA	STAT
9.31	Application to Set Aside Default Judgment	\$165.00		NA	STAT
<i>Appearances on Behalf of Council</i>					
9.32	Objections to or Refusal of Instalment Order	\$250.00		NA	STAT
9.33	Defended Hearings of Claim	\$250.00		NA	STAT
9.34	Winding-Up Costs Lump Sum	\$2,426.00		NA	STAT
9.35	Winding-Up Costs per hour in addition to Winding-Up Costs Lump Sum	\$250.00	Per hour	NA	STAT
<i>Dishonoured Payments</i>					
<i>Dishonour fees are recovered at cost, and are subject to change without notice in line with changes made by individual financial institutions.</i>					
9.36	Dishonour Administration Fee	\$28.00	This fee will be applied in addition to the dishonour fee that is charged to Council by individual financial institutions	NA	DCR

**LIBRARY**

Library Borrowings

<i>Fines</i>					
10.1	1st Notice - 2 weeks overdue	\$3.50		NA	REF
10.2	2nd Notice - 4 weeks overdue	\$3.50		NA	REF
10.3	3rd Notice - 6 weeks overdue	\$13.00		NA	REF
<i>Borrowings</i>					
10.4	Bookworms Program	\$25.00	Per year	Yes	SUB
10.5	Toddler Tales Program	\$15.00	Per year	Yes	SUB
10.6	Replacement of lost items	\$0.00	Replacement cost plus \$4	NA	DCR
10.7	Replacement of lost Library Card	\$2.00		NA	DCR
10.8	Inter Library Loans - State and other Public Libraries	\$5.00	Per item	Yes	SUB
<i>Library Administration Services</i>					
<i>Items to purchase</i>					
10.9	Library Bag	\$4.00	Per item	Yes	DCR

**LIVESTOCK EXCHANGE**

Mudgee Sateyards

<i>Annual Agents Licence</i>					
11.1	Annual Agents Licence	\$3,773.00		Yes	SUB

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST POLICY
11.2	Agents License Supplementary Fee	\$0.00	0.25% of gross turnover per week	Yes SUB
<i>Regular Sales - Vendor Fees</i>				
11.3	Sheep Sales	\$0.63	Per head	Yes SUB
11.4	Cattle Sales	\$6.50	Per head	Yes SUB
11.5	Scale Fees	\$2.40	Per head	Yes SUB
<i>Regular Sales - Agent Fees</i>				
11.6	Sheep Sales	\$0.30	Per head	Yes SUB
11.7	Cattle Sales	\$0.63	Per head	Yes SUB
11.8	Scale Fees	\$0.44	Per head	Yes SUB
<i>Special Sales Booking Fees</i>				
11.9	Special Sale Annual Booking Fee	\$190.00	1 day per month	Yes SUB
11.10	Special Sale Booking Fee	\$110.00		Yes SUB
<i>Special Sales Turnover Fees</i>				
11.11	Per Animal	\$8.30		Yes SUB
<i>Sustenance</i>				
11.12	Sheep, Goats & Pigs	\$5.80	Per head per day	Yes DCR
11.13	All Other Animals	\$11.60	Per head per day	Yes DCR
<i>Other Saleyards Fees</i>				
11.14	After Hours Yard Callout	\$292.00	Per call out	Yes SUB
11.15	Carrier Use of Yard for Transaction of Sheep	\$80.00	Per month	Yes SUB
11.16	Casual Pen Hire - all animals	\$3.70	Per head, minimum charge of \$10	Yes SUB
11.17	Casual Weigh - all animals	\$4.80	Per head, minimum charge of \$20	Yes SUB
11.18	Private Weighing - all animals	\$3.70	Per head, minimum charge of \$20	Yes SUB
11.19	Saleyards Canteen Facility Hire	\$16.40	Per week	Yes SUB
11.20	Sand or Manure Mix	\$24.00	Per tonne	Yes SUB
<i>Truck wash</i>				
11.21	Truck wash Key	\$32.00	Per key	Yes DCR
11.22	Truck wash Use	\$0.62	Per minute	Yes DCR

**PARKS - ACTIVE & PASSIVE**

Parks & Gardens

*General Conditions*

\* Council does not permit exclusive use of space or facilities at MWRC Parks & Gardens

<i>MWRC Parks &amp; Gardens</i>				
12.1	Event booking of MWRC Parks & Gardens	\$162.00	Excludes local schools, markets and RSL functions.	Yes SUB
12.2	Bond for event booking of MWRC Parks & Gardens	\$550.00		NA BOND
12.3	Access to power	\$32.00	Per day, to be paid when picking up key to power box. Excludes markets and RSL functions	Yes SUB
12.4	Fitness trainer annual fee	\$240.00	Per annum fee. Copy of insurance need to be provided, list of booking dates (refer to dates parks are closed) and fee paid before a permit is issued.	Yes SUB
12.5	Fitness trainer - access to amenities	\$50.00	Bond for the provision of a key to the amenities. Key needs to be returned week end 30 June.	NA BOND
12.6	Key replacement	\$31.00	Replacement of lost or purchase of additional keys	Yes FCR
<i>Mid-Western Sports Groups</i>				
<i>Junior Sport</i>				
12.7	Junior Players	\$14.90	Per player, 18 years and under	Yes SUB
<i>Senior Sport - No Gate Takings</i>				
12.8	Senior Players	\$37.00	Per player, over 18 years	Yes SUB
<i>Senior Sport - Gate Takings</i>				
12.9	First Team	\$2,349.00	Per team	Yes SUB
12.10	Second Team	\$1,775.00	Per team	Yes SUB
12.11	Third and Subsequent Teams	\$627.00	Per team	Yes SUB
<i>Cleaning</i>				
12.12	Amenities cleaning	\$286.00	Charged if Club, Local School or other User Group fails to leave amenities in a clean and tidy condition	Yes DCR
<i>Sports Council Membership</i>				
12.13	Yearly fee to become sports council member	\$22.00		NA EXT
<i>General Conditions</i>				

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
<p><i>All bookings for Glen Willow, including bookings by Local Schools, require the relevant booking form found on Councils website, Field 3, 4, 5, 6</i></p> <ul style="list-style-type: none"> <li>• MMWRC school v one other school – free of charge</li> <li>• Carnivals or events (including trials and training) involving multiple schools from outside the region will incur the relevant fees for hire. Fields 1 and 2 normal fees apply.</li> </ul>					
<b>Facility Hire</b>					
12.14	Glen Willow Field 2	\$240.00	Full day hire	Yes	SUB
12.15	Glen Willow Fields 3,4,5,6	\$120.00	Per field for full day hire	Yes	SUB
<b>Glen Willow Grandstand</b>					
<b>General Conditions</b>					
<p><i>Clubs that elect to play their home games on the Glen Willow Main Field must play all home games on the Main Field. Such clubs will pay per game day fees as set out below, rather than the normal MMWRC Team Fees (Junior/Senior).</i></p>					
<b>Facility Hire</b>					
12.16	Hire of seating, kiosk, BBQ, 2 or 4 change rooms, public toilets, referees room, first aid room, ticket box, broadcasters room, and coach rooms	\$913.00	Per game day, maximum of 4 games per day after 10am plus cleaning fees	Yes	SUB
12.17	Hire of seating, kiosk, BBQ, 2 or 4 change rooms, public toilets, referees room, first aid room, ticket box, broadcasters room, and coach room	\$1,629.00	Per weekend maximum of 4 games per day after 10am plus cleaning fees	Yes	SUB
12.18	Hire of Corporate Room 1, kitchen and second floor toilets	\$392.00	Per game day, plus cleaning fees	Yes	SUB
12.19	Hire of Corporate Room 2, kitchen and second floor toilets	\$198.00	Per game day, plus cleaning fees	Yes	SUB
12.20	Hire of Media Room, kitchen and second floor toilets	\$67.00	Per game day, plus cleaning fees	Yes	SUB
12.21	Cleaning fee for Corporate and Media Rooms	\$266.00	Per game day, per room	Yes	DCR
<b>Utilities</b>					
12.22	Electricity consumption on lighting towers used by Sporting Groups		50% of cost as per consumption recorded by illuminators. Full cost of lights will be charged after 11pm. Applies to all fields with illuminators installed.  **One of event charge \$30 Seasonal sporting groups will be charged at the end of their season / booking period	Yes	SUB
<b>Security Bonds</b>					
12.23	All Sports Group/Club Users at Glen Willow Complex	\$1,000.00	Payable prior to commencement of season, if user group has previously left facilities in unsatisfactory condition.	NA	BOND
<b>Glen Willow, not-for-profit sporting groups</b>					
<b>Facility Hire</b>					
12.24	Field 1 to 6 (inclusive)	\$1,420.00	Per day - Monday to Friday only	Yes	SUB
12.25	Field 2 to 6 (inclusive)	\$507.00	Per day - Monday to Friday only	Yes	SUB
12.26	Field 3 to 6 (inclusive)	\$239.00	Per day - Monday to Friday only	Yes	SUB
12.27	Complete Stadium hire, Field 1, Corporate rooms 1 & 2 and media room	\$1,570.00	Complete hire of entire stadium facility, excs cleaning fee and bond.	Yes	SUB
12.28	Entire Glen Willow complex Stadium facility, outer fields, netball and associated buildings	\$2,550.00	Per day - Monday to Friday only, excs cleaning fees (per building) and bond.	Yes	SUB
<b>Glen Willow Soccer/Touch Clubhouse and Netball Clubhouse</b>					
<b>Private or Business Hire</b>					
12.29	Clubhouse hire - half day	\$120.00		Yes	SUB
12.30	Clubhouse hire - daily	\$235.00		Yes	SUB
<b>Community Hire</b>					
12.31	Clubhouse hire - half day	\$54.00		Yes	SUB
12.32	Clubhouse hire - daily	\$99.00		Yes	SUB
<b>Security Bonds</b>					

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
12.33	Hire of Clubhouse	\$550.00		NA	BOND
<i>Facility Hire</i>					
12.34	Cleaning fee clubhouse	\$286.00	Fee is payable prior to event hire	Yes	DCR
All Other MMWRC Sports Complexes excluding Glen Willow					
<i>General Conditions</i>					

All bookings, including bookings made by Local Schools, for sporting fields require the relevant booking form found on Councils website.

- MMWRC school events – free of charge
- MMWRC school v one other school – free of charge
- Carnivals or events (including trials and training) involving multiple schools from outside the region will incur the relevant fees for hire

The hire and use of Council community buildings is subject to the relevant terms and conditions, which covers aspects such as access, payment terms, and cancellation fees. Prior to entering into a facility hire arrangement, users should review the applicable terms and conditions. A cancellation fee of 50% of the hire fee will apply when less than 21 days notice is provided of cancellation.

<i>Facility Hire</i>					
12.35	Major Events	\$835.00	Maximum 7 days hire	Yes	SUB
12.36	Sports Event - Gate Takings	\$313.00		Yes	SUB
12.37	Sports Event - No Gate Takings	\$167.00		Yes	SUB
12.38	Other Event	\$167.00		Yes	SUB

<i>Utilities</i>					
12.39	Electricity consumption on lighting towers used by Sporting Groups		50% of cost as per consumption recorded by illuminators. Full cost of lights will be charged after 11pm. Applies to all fields with illuminators installed.	Yes	SUB
12.40	Bond for hire of Line Marker	\$50.00	**One off event charge \$30		
12.41	Hire of Line Marker	\$15.60	Seasonal sporting groups will be charged at the end of their season / booking period		

<i>Security Bonds</i>					
12.42	Major Events	\$1,500.00		NA	BOND
12.43	Sports Group/Club Users at MMWRC Sports Complexes	\$1,000.00	Payable prior to commencement of season, if user group has previously left facilities in unsatisfactory condition.	NA	BOND

<i>Security Bonds</i>					
12.44	General buildings - including Rylstone bar and canteen	\$550.00		NA	BOND
12.45	Grassed areas	\$250.00	Applies to each separate area designated as Douro Street, Nicholson Street, Madeira Road, Pony Club Training Arena and Sammy's Flat	NA	BOND
12.46	Main Pavilion room only	\$750.00		NA	BOND
12.47	Main Pavilion including Facilities	\$850.00		NA	BOND
12.48	Major and Minor Events including Rodeos	\$1,000.00		NA	BOND
12.49	Mudgee Show Society and Circus	\$3,700.00	Per show	NA	BOND
12.50	Stable Hiers	\$100.00		NA	BOND
12.51	Horse Events	\$550.00		NA	BOND

A cleaning fee will be deducted from bond if premises are not cleaned within 24 hours. All cleaning and restoration costs incurred by Council will be deducted from bonds at cost, and any shortfall in available funds will be recovered by Council from the Hirer.

<i>Horse Accommodation</i>					
12.52	Large Portable Yard	\$41.00	Per week	Yes	SUB
12.53	Stables and/or Yard - daily	\$27.00	Per day	Yes	SUB
12.54	Stables and Yard - weekly	\$51.00	Per week	Yes	SUB
12.55	Yards Only	\$11.20	Per day	Yes	SUB

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
<i>Annual Building Occupancy</i>					
12 56	Antique Machinery Club - Event Management Office	\$317.00	Per annum - plus electricity	Yes	SUB
12 57	Cuddeponng Cruisers	\$317.00	Per annum - plus electricity	Yes	SUB
12 58	Mild Western Working Horse Building	\$317.00	Per annum - plus electricity	Yes	SUB
12 59	Mudgee Dressage Club Building	\$317.00	Per annum - plus electricity	Yes	SUB
12 60	Mudgee Show Society Office	\$317.00	Per annum - plus electricity	Yes	SUB
12 61	Pony Club Building	\$317.00	Per annum - plus electricity	Yes	SUB
12 62	Poultry Club	\$317.00	Per annum - plus electricity	Yes	SUB
12 63	Woodworkers Group	\$317.00	Per annum - plus electricity	Yes	SUB
<i>Approved Regular Hires</i>					
12 64	Mid Western Working Horse - Annual Events and Monthly Meets only as approved by Council at start of year	\$1,631.00	Per annum (bookings still required)	Yes	SUB
12 65	Mudgee Dressage Club - One Annual Daily Event and 12 Monthly Meets only as approved by Council at start of year	\$1,524.00	Per annum (bookings still required)	Yes	SUB
12 66	Pony Club - One Annual Daily Event and 12 Monthly Meets only as approved by Council at start of year	\$1,524.00	Per annum (bookings still required)	Yes	SUB
12 67	Caravan Club of Australia	\$266.00	Per day or \$525 per week, Pavilion & Kitchen/Dining - plus camping fees	Yes	SUB
12 68	Gem and Lapidary Club - Main Pavilion	\$859.00	Per event - maximum 4 days	Yes	SUB
12 69	Mudgee Show Society	\$2,091.00	Per event, maximum of 7 days	Yes	SUB
12 70	Pony Club - special events held at Rylstone	\$128.00	Per event	Yes	SUB
12 71	Swap Meet	\$128.00	(Rylstone Swap Meet only)	Yes	SUB
12 72	Rylstone Show Hire		No Charge for Rylstone Showground Committee only	NA	SUB
12 73	Riding for the Disabled Hire	\$0.00	No Charge for Riding for the Disabled only	NA	SUB
<i>Hire Fees</i>					
12 74	Animal Nursery	\$102.00	Per day	Yes	SUB
12 75	Animal Stall	\$102.00	Per day	Yes	SUB
12 76	Bar Shelter	\$102.00	Per day	Yes	SUB
12 77	Caravan Sites - Powered	\$22.00	Per day (Available at Mudgee only)	Yes	SUB
12 78	Caravan Sites - Unpowered	\$15.00	Per day (Available at Mudgee only)	Yes	SUB
12 79	Cattle Pavilion	\$102.00	Per day	Yes	SUB
12 80	Equestrian Arena - hourly	\$15.80	Per hour	Yes	SUB
12 81	Equestrian Arena - daily	\$148.00	per day	Yes	SUB
12 82	Grassed Areas - small section for small groups	\$82.00	Applies per day to each separate area designated as Douro Street, Nicholson Street, Madera Road, Pony Club Training Arena and Sammy's Flat	Yes	SUB
12 83	Main Arena - Ring Hire	\$153.00	Per day	Yes	SUB
12 84	Main Pavilion - Bar area only	\$112.00	Per day	Yes	SUB
12 85	Main Pavilion - Excluding Kitchen and Bar	\$491.00	Per day	Yes	SUB
12 86	Main Pavilion - With Bar and Kitchen Facilities	\$603.00	Per day	Yes	SUB
12 87	Main Pavilion - Kitchen area only Mudgee Showground	\$327.00	Per day	Yes	SUB
12 88	Rylstone Canteen	\$102.00	Per day	Yes	SUB
12 89	Main Pavilion - Gas room heating	\$22.00	Per hour	Yes	SUB
12 90	Main Pavilion - Chair hire	\$1.50	Per chair	Yes	SUB
12 91	Main Pavilion - Table hire	\$5.00	Per table	Yes	SUB
12 92	Major Event	\$1,841.00	Entire Showground excluding stables. Rate is per day, inclusive of camping, plus power and restoration charges.	Yes	SUB
12 93	Minor Event	\$1,074.00	Negotiated partial hire excluding stables. Rate is per day inclusive of camping, plus power and restoration charges.	Yes	SUB
12 94	Pony Club Training Area - Daily	\$54.00	Per day	Yes	SUB
12 95	Pony Club Training Area - Hourly	\$8.70	Per hour	Yes	SUB
12 96	Poultry Pavilion	\$102.00	Per day	Yes	SUB
12 97	Sheep Pavilion	\$348.00	Per day	Yes	SUB
12 98	Circus	\$511.00	Per day plus power charges	Yes	SUB
12 99	Rodeos - Equestrian Arena	\$1,835.00	Per event	Yes	SUB
12 100	Local Schools - Ground Hire		No charge	NA	SUB
12 101	Grassed Sheepdog Trials area	\$337.00	Per event	Yes	SUB
12 102	Shelter Shed - Rylstone	\$66.00	Per day	Yes	SUB

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
<b>PLANNING &amp; DEVELOPMENT</b>					
Development Applications					
<i>Development Applications</i>					
13.1	Class 1 dwelling valued up to \$100,000	\$455.00		NA	STAT
	Integrated Development - Fees when an application for development requires approval of a public / statutory authority under the integrated approvals of the EPA Act	\$320.00	Per approval authority plus \$140 administration fee	NA	STAT
13.2	Concurrence of a public / statutory authority to a Development Application as required under the EPA Act or an environmental planning instrument	\$320.00	Per concurrence authority plus \$140 administration fee	NA	STAT
<i>Development Applications Based on Estimated Cost of Development</i>					
13.4	All development valued up to \$5,000	\$110.00		NA	STAT
13.5	All development valued between \$5,001 and \$50,000 excluding Class 1 dwelling with value ≤ \$100,000	\$170.00	Plus \$3.00 for each \$1,000 (or part of \$1,000) of the estimated cost	NA	STAT
13.6	All development valued \$50,001 to \$250,000	\$352.00	Plus \$3.64 for each \$1,000 or part thereof over \$50,000	NA	STAT
13.7	All development valued \$250,001 to \$500,000	\$1,160.00	Plus \$2.34 for each \$1,000 or part thereof over \$250,000	NA	STAT
13.8	All development valued \$500,001 to \$1,745,000	\$1,745.00	Plus \$1.64 for each \$1,000 or part thereof over \$500,000	NA	STAT
13.9	All development valued \$1,000,001 to \$10,000,000	\$2,615.00	Plus \$1.44 for each \$1,000 or part thereof over \$1,000,000	NA	STAT
13.10	All development valued over \$10,000,000	\$15,875.00	Plus \$1.19 for each \$1,000 or part thereof over \$10,000,000	NA	STAT
13.11	No building, carrying out of work, subdivision or demolition	\$285.00		NA	STAT
13.12	Application for Designated Development	\$920.00	Plus Development, Application fee will be calculated on the estimated cost of development using the above table.	NA	STAT
<i>Development Applications for Advertisements</i>					
13.13	Advertisements	\$285.00	Plus \$93 for each additional advertisement	NA	STAT
<i>Unauthorised Buildings</i>					
*	Where a development consent, complying development certificate or construction certificate was required for the erection of the building and no such consent or certificate was obtained, the fee to be applied is the total sum of each of the relevant building certificate fee, development application fee, complying development certificate fee, and construction certificate fee.	-			
<b>Development Consent Modifications</b>					
<i>Modifications involving minor error, misdescription or miscalculation</i>					
13.14	Modification of consent under s4.55 (1) [previously known as s96(1)] Environmental Planning & Assessment Act - minor error by applicant, miscalculation, incorrect description	\$71.00		NA	STAT
13.15	Modification of consent under s4.55 (1) [previously known as s96(1)] Environmental Planning & Assessment Act - typographical error on notice of determination	No Charge		NA	STAT
<i>Modification of Consent under 4.55 (1A) or under 4.56 (1) of Environmental Planning &amp; Assessment Act 1979</i>					
13.16	Modification of Consent under s4.55 (1A) [previously known as s96(1A)]: Or under s4.56(1) [previously known as s96A(1)] (Consent originally approved by court) of the Environmental Planning and Assessment Act, if the modification is of minimal environmental impact	\$645.00	Or 50% of original fee or whichever is the lesser.	NA	STAT
<i>If the modification is not of minimal environmental impact</i>					

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
13 17	Original fee was for the erection of dwelling house with estimated cost ≤ \$100,000	\$190.00		NA	STAT
13 18	If original fee less than \$100		50% of original fee	NA	STAT
13 19	If original fee \$100 or more and does not involve the erection of a building, carrying out of work, demolition of work or building		50% of original fee	NA	STAT
13 20	Estimated cost of development up to \$5,000	\$55.00		NA	STAT
13 21	Estimated cost of development \$5,001 - \$250,000	\$85.00	Plus \$1.50 for each \$1,000 or part thereof of the estimated cost, plus S101 Advertising if required	NA	STAT
13 22	Estimated cost of development \$250,001 - \$500,000	\$500.00	Plus \$0.85 for each \$1,000 or part thereof over \$250,000, plus S101 Advertising if required	NA	STAT
13 23	Estimated cost of development \$500,001 - \$1,000,000	\$712.00	Plus \$0.50 for each \$1,000 or part thereof over \$500,000, plus S101 Advertising if required	NA	STAT
13 24	Estimated cost of development \$1,000,001 - \$10,000,000	\$987.00	Plus \$0.40 for each \$1,000 or part thereof over \$1,000,000, plus S101 Advertising if required	NA	STAT
13 25	Estimated cost of development more than \$10,000,001	\$4,737.00	Plus \$0.27 for each \$1,000 or part thereof over \$10,000,000, plus S101 Advertising if required	NA	STAT
<b>Review of Determination under Division 8.2 of the Environmental Planning and Assessment Act</b>					
13 26	Advertising of Division 8.2 [Previously known as 82A(1)]	\$620.00		NA	STAT
13 27	Original fee was for the erection of dwelling house with estimated cost ≤ \$100,000	\$190.00		NA	STAT
13 28	If original fee \$100 or more and does not involve the erection of a building, carrying out of work, demolition of work or building		50% of original fee	NA	STAT
13 29	Estimated cost of development up to \$5,000	\$55.00		NA	STAT
13 30	Estimated cost of development \$5,001 - \$250,000	\$85.00	Plus \$1.50 for each \$1,000 or part thereof of the estimated cost.	NA	STAT
13 31	Estimated cost of development \$250,001 - \$500,000	\$500.00	Plus \$0.85 for each \$1,000 or part thereof over \$250,000.	NA	STAT
13 32	Estimated cost of development \$500,001 - \$1,000,000	\$712.00	Plus \$0.50 for each \$1,000 or part thereof over \$500,000.	NA	STAT
13 33	Estimated cost of development \$1,000,001 - \$10,000,000	\$987.00	Plus \$0.40 for each \$1,000 or part thereof over \$1,000,000.	NA	STAT
13 34	Estimated cost of development more than \$10,000,001	\$4,737.00	Plus \$0.27 for each \$1,000 or part thereof over \$10,000,000.	NA	STAT
13 35	Review of rejection of development application - If estimated cost less than \$100,000	\$55.00		NA	STAT
13 36	Review of rejection of development application - If estimated cost is more than \$100,000 and less than \$1,000,000	\$150.00		NA	STAT
13 37	Review of rejection of development application - If estimated cost is more than \$1,000,000	\$250.00		NA	STAT
13 38	Review of a Modified consent decisions d8.2 [Previously known as s96(AB)]		50% of original fee	NA	STAT
<b>Subdivision Applications</b>					
<b>Subdivision Development application under Environmental Planning &amp; Assessment Act</b>					
13 39	Subdivision involving opening of a public road	\$665.00	Plus \$65 per additional lot	NA	STAT
13 40	Subdivision not involving opening of a public road	\$330.00	Plus \$53 per additional lot	NA	STAT
13 41	Strata Subdivision	\$330.00	Plus \$65 per additional lot	NA	STAT
<b>Subdivision Certificates</b>					
13 42	Subdivision Certificate - exempt development	\$172.00		NA	DCR
13 43	Subdivision Certificate - no road	\$345.00		NA	DCR
13 44	Subdivision Certificate - road	\$860.00		NA	DCR
13 45	Subdivision Construction Certificate	\$235.00	Plus \$50 per lot	NA	DCR



NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
13 46	Registration of privately issued Subdivision Certificate	\$36.00	Per certificate	NA	STAT
13 47	Subdivision Inspection Package	\$128.00	Per lot	NA	DCR
<i>Other Subdivision Applications &amp; Inspections</i>					
13 48	Compliance Certificate	\$139.00		Yes	DCR
13 49	Repeat construction inspection	\$129.00	Per hour, with a minimum charge of 1 hour	NA	DCR
13 50	Application to bond engineering works	\$94.00		Yes	DCR
13 51	Application for part release of bonded engineering works	\$94.00		Yes	DCR
13 52	Long Service Levy		Refer to Section 34 of the Building and Construction Industry Long Service Payments Act 1986.	NA	STAT
<i>Inspection Fees for Development not Involving Subdivision</i>					
13 53	Road Works, Drainage, Gravy Sewer and Water Reticalation	\$223.00	Plus \$1/m road works, \$1/m piped drainage, gravity sewer and water reticalation	NA	FCR
<i>Works Bonds</i>					
13 54	Incomplete Works Bond	\$0.00	Calculated at 135% of the estimated cost of works yet to be completed	NA	BOND
13 55	Defects Liability Bond	\$0.00	Either 5% of the value of constructed/completed works or \$2,000 whichever is the greater	NA	BOND
<b>Public Notification (Advertising)</b>					
<i>Statutory Advertising</i>					
13 56	Designated Development	\$2,220.00		NA	STAT
13 57	Advertised Development	\$1,105.00		NA	STAT
13 58	Planning Instrument Requirement	\$1,105.00		NA	STAT
13 59	Prohibited Development	\$1,105.00		NA	STAT
13 60	Advertising Review of Determination Division 8.2 [previously known as 82A]	\$620.00		NA	STAT
<i>Advertising as per Council Policy</i>					
13 61	Newspaper advertisement	\$424.00		NA	DCR
13 62	Neighbour notification	\$79.00		NA	DCR
<i>Advertising - Section 4.55 [previously known as s96j] Modification</i>					
13 63	Newspaper advertisement	\$424.00		NA	DCR
13 64	Neighbour notification	\$79.00		NA	DCR
<b>Developer Contributions</b>					
<i>Section 64 Developer Contributions</i>					
13 65	Section 64 Sewer	\$3,903.00	Fee is for 1.00 Equivalent Tenement/Unit. Total Fee will be calculated in accordance with the DSP	NA	SUB
13 66	Section 64 Water	\$8,548.00	Fee is for 1.00 Equivalent Tenement/Unit. Total Fee will be calculated in accordance with the DSP	NA	SUB
<i>Section 7.11 - Residential Development (Mudgee Catchment) per Mid-Western Regional Contribution Plan</i>					
13 67	Secondary dwelling or self-contained seniors dwelling	\$5,118.00	Per secondary dwelling or self-contained seniors dwelling	NA	SUB
13 68	Studio or one bedroom dwelling	\$5,118.00	Per studio or one bedroom dwelling	NA	SUB
13 69	Separate lot	\$8,529.00	Per separate lot	NA	SUB
13 70	Two or more bedroom dwelling	\$8,529.00	Per two or more bedroom dwelling	NA	SUB
<i>Section 7.11 - Residential Development (Outside Mudgee Catchment) per Mid-Western Regional Contribution Plan</i>					
13 71	Secondary dwelling or self-contained seniors dwelling	\$2,965.00	Per secondary dwelling or self-contained seniors dwelling	NA	SUB
13 72	Studio or one bedroom dwelling	\$2,965.00	Per studio or one bedroom dwelling	NA	SUB
13 73	Separate lot	\$4,940.00	Per separate lot	NA	SUB
13 74	Two or more bedroom dwelling	\$4,940.00	Per two or more bedroom dwelling	NA	SUB
<i>Section 7.11 - Extractive Industries per Mid-Western Regional Contribution Plan</i>					
13 75	Transport Management	\$0.66	Per tonne of resource removed from the site per quarter by road transport	NA	SUB
<i>Section 7.12 - Other Forms of Development per Mid-Western Regional Contribution Plan</i>					
13 76	Development valued up to \$100,000	Nil		NA	DCR
13 77	Development valued from \$100,000 to \$200,000		0.5% of development costs	NA	DCR
13 78	Development valued over \$200,000		1.0% of development costs	NA	DCR
<b>Planning Enquiries &amp; Documents</b>					
<i>Enquiries</i>					
13 79	Planning enquiry	\$96.00	For up to one hour, plus \$100 for each additional hour or part thereof	NA	DCR
13 80	Dwelling Entitlement Research/Investigation Fee	\$301.00		NA	FCR
<i>Maps &amp; Documents</i>					
13 81	Local Environment Plan Document	\$33.00		NA	DCR

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
13.82	Local Environment Plan Map - size A3 - set	\$419.00		NA	DCR
13.83	Local Environment Plan Map - size A3 - single	\$9.10		NA	DCR
13.84	Development Control Plan	\$33.00		NA	DCR
13.85	Aus-spec	\$41.00	Per discrete spec, licensed for single use. Quotations available for bulk purchase or full specification suite.	Yes	DCR
13.86	Certified copy of a plan or document	\$53.00		NA	STAT
<i>Section 10.7 Certificates [previously known as 149 certificate]</i>					
13.87	Section 10.7 (2) Certificate	\$53.00		NA	STAT
13.88	Section 10.7 (2) Certificate with Section 10.7 (5) Advice	\$133.00		NA	STAT
<i>Site Compatibility Certificates</i>					
13.89	Affordable rental housing	\$265.00	Plus \$42 for each additional dwelling up to a maximum of \$5,580	NA	STAT
13.90	Infrastructure	\$265.00	Plus \$265 for each additional hectare up to a maximum of \$5,580	NA	STAT
13.91	Seniors Housing - Residential Care Facility	\$280.00	Plus \$45 per bed up to a maximum of \$5,580	NA	STAT
13.92	Seniors Housing - Other Facility	\$280.00	Plus \$45 per dwelling up to a maximum of \$5,580	NA	STAT
<i>Land Use Planning</i>					
<i>Development Control Plan Amendment</i>					
13.93	Plan amendment not requested by Council	\$2,362.00		NA	DCR
<i>Local Environment Plan Rezoning Application</i>					
13.94	Consistent with Comprehensive Land Use Strategy	\$3,654.00		NA	DCR
13.95	Inconsistent with Comprehensive Land Use Strategy	\$9,133.00		NA	DCR
<i>Roads &amp; Grids</i>					
<i>Application under Section 138</i>					
13.96	Approval to undertake work within the Road/Road Reserve	\$233.00	Per application	NA	DCR

**PROPERTY SERVICES**

**Council Road Reserves**

*Roads Closures - Permanent*

14.1	Investigation Fee (non-refundable) Road Closure - Council Road Reserve. Fees are per road reserve.	\$1,023.00	Processes include preliminary internal investigations, status search/report and report back to applicant with investigation results and whether a road closure application will be accepted.	NA	DCR
14.2	Application Fee (non-refundable) Road Closure - Council Road Reserve. Fees are per road reserve.	\$1,534.00	Processes include council administration costs, neighbour and notification referrals, notifications/advertising, review of submissions and compilation of council report.	NA	DCR
14.3	Processing Fee (non-refundable) Road Closure - Formal Road Closure Process.	\$3,323.00	Where actual costs exceed these fees, Council will invoice for the balance. The fees do not include the value of the land which is subject to negotiation in accordance with Council's Land acquisition and Disposal Policy, valuation and any other relevant considerations.	NA	DCR
14.4	Processing Fee (non-refundable) Road Closure - Survey (per plan)	\$5,113.00	Where actual costs exceed these fees, Council will invoice for the balance. The fees do not include the value of the land which is subject to negotiation in accordance with Council's Land acquisition and Disposal Policy, valuation and any other relevant considerations.	NA	DCR
14.5	Processing Fee (non-refundable) Road Closure - Valuation for formed road	\$3,068.00	Where actual costs exceed these fees, Council will invoice for the balance. The fees do not include the value of the land which is subject to negotiation in accordance with Council's Land acquisition and Disposal Policy, valuation and any other relevant considerations.	NA	DCR
14.6	Processing Fee (non-refundable) Road Closure - Legal/Transfer costs	\$3,477.00	Where actual costs exceed these fees, Council will invoice for the balance. The fees do not include the value of the land which is subject to negotiation in accordance with Council's Land acquisition and Disposal Policy, valuation and any other relevant considerations.	NA	DCR
<i>Road Openings initiated by individuals requiring compulsory acquisition by the Council</i>					
14.7	Investigation Fee (non-refundable) Road Opening (compulsory acquisition) - Council Road Reserve. Fees are per road reserve.	\$1,023.00	Processes include preliminary internal investigations and report back to applicant with investigation results and whether a road opening (compulsory acquisition) application will be accepted.	NA	DCR

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
14 8	Application Fee (non-refundable) Road Opening (compulsory acquisition) - Council Road Reserve. Fees are per road reserve.	\$1,534.00	Processes include council administration costs, consultation with land owners and compilation of council report.	NA	DCR
14 9	Processing Fee (non-refundable) Road Opening - Formal Road Opening (compulsory acquisition) Process.	\$3,323.00	Where actual costs exceed these fees, Council will invoice for the balance.	NA	DCR
14 10	Processing Fee (non-refundable) Road Opening (compulsory acquisition) - Acquisition Plan Survey (per plan)	\$5,113.00	Where actual costs exceed these fees, Council will invoice for the balance.	NA	DCR
14 11	Processing Fee (non-refundable) Road Opening (compulsory acquisition) - Valuation in accordance with Land Acquisition (Just Terms Compensation) Act 1991	\$3,068.00	Where actual costs exceed these fees, Council will invoice for the balance.	NA	DCR
14 12	Processing Fee (non-refundable) Road Opening (compulsory acquisition) - Legal/Solicitor costs	\$3,477.00	Where actual costs exceed these fees, Council will invoice for the balance.	NA	DCR
<b>Roads &amp; Grids</b>					
<i>Road Closures - Temporary</i>					
14 13	Advertising for Approval - Road Closing	\$89.00		NA	DCR
<i>Works Bond</i>					
14 14	Excavation of Water Pipes located under roads	\$10,000.00	POA based on value of works	NA	BOND
<i>Transfer of a Crown Road Reserve to Council Control</i>					
14 15	Application Fee - Transfer of a Crown Road Reserve to Council Control	\$189.00	This fee does not include any fees payable to other government authorities in relation to the road closure application	NA	DCR
<i>Leases &amp; Licences on Council Owned and Council Managed Crown Land</i>					
<i>Leases &amp; Licences on Council Owned and Council Managed Crown Land</i>					
14 16	Application for New or Renewal of Leases and Licences on Council Owned or Council Managed Crown Land	\$297.00	Plus legal fees at cost associated with the preparation of an agreement	Yes	DCR
<b>PRIVATE WORKS</b>					
<i>Private Works</i>					
<i>Private Works</i>					
15 1	Private Works		Estimates for Private Works are available upon request	Yes	ROR
<i>Tourism Directional Signage</i>					
15 2	Manufacture and installation of tourism directional signage		Quotes will be provided upon request	Yes	DCR
<b>SERVICES - OTHER</b>					
<i>Ironed Out</i>					
<i>Ironing</i>					
16 1	Clothing	\$2.70	Per Item - Up to 4 Items - Shirts, Blouses, Trousers, Jeans,	Yes	REF
16 2	Clothing - Basket	\$1.80	Jumpers, Skirts, Sleepwear and Tee-Shirts.	Yes	REF
16 3	Suits	\$10.60	Per Item - More than 4 Items - excluding Linen	Yes	REF
16 4	Dresses		Price on application - dependant on assessed difficulty	Yes	REF
16 5	Linen - Sheets - Single	\$6.30	Per item	Yes	REF
16 6	Linen - Sheets - Double	\$8.50	Per item	Yes	REF
16 7	Linen - Sheets - Queen	\$10.60	Per item	Yes	REF
16 8	Linen - Sheets - King	\$15.80	Per item	Yes	REF
16 9	Linen - Pillow Slips	\$1.10	Per item	Yes	REF
16 10	Linen - Serviettes	\$0.50	Per item	Yes	REF
16 11	Doona Covers - Single	\$8.50	Per item	Yes	REF
16 12	Doona Covers - Double	\$10.60	Per item	Yes	REF
16 13	Doona Covers - Queen	\$12.80	Per item	Yes	REF
16 14	Doona Covers - King	\$15.80	Per item	Yes	REF
16 15	Table Cloths - Small	\$3.20	Per item	Yes	REF
16 16	Table Cloths - Medium	\$4.30	Per item	Yes	REF
16 17	Table Cloths - Large	\$6.30	Per item	Yes	REF
<i>Dry Cleaning Services</i>					
16 18	As Council acts as an agent, fees are determined by the external supplier.		Pricing is available upon enquiry at Ironed Out.	Yes	EXT

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
<i>Costume Hire</i>					
16.19	Costume Hire - Deposit	\$30.00	Refundable Deposit	NA	DCR
16.20	Costume Hire - Up to 3 consecutive days		Price range \$25-65 per outfit - Price on application	Yes	DCR
<i>Pre Loved Clothing Sales</i>					
16.21	Various		Prices as marked on item	Yes	SUB
<i>Ironed Out / Mudgee Recycling</i>					
<i>Labour Intensive Administrative Services</i>					
16.22	Collation of First Aid Bags	\$0.10	Per item	Yes	SUB
16.23	Rag Cutting	\$1.00	Per Kg	Yes	SUB
16.24	Labour Intensive Administrative Services		Bulk manual labour service - Price on application	Yes	SUB

**SEWERAGE SERVICES**

Sewerage Annual & User Charges

*Sewerage Service Availability Charge*

17.1	Residential	\$866.00		NA	ROR
17.2	Business	\$493.00		NA	ROR

*Sewerage Service User Charge*

17.3	Business - User charge	\$2.77	Per kilolitre, based on kilolitres of water used that would reasonably be deemed to enter sewerage system	NA	ROR
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*Liquid Trade Waste*

17.4	Category 1 Discharger	\$96.00		NA	FCR
17.5	Category 2 Discharger	\$191.00		NA	FCR
17.6	Large Discharger	\$642.00		NA	FCR
17.7	Industrial Discharger	\$191-\$642		NA	FCR
17.8	Re-inspection Fee	\$89.00		NA	FCR
17.9	Category 1 Discharger with appropriate equipment	\$0.00	Per kilolitre	NA	FCR
17.10	Category 1 Discharger without appropriate equipment	\$1.79	Per kilolitre		FCR
17.11	Category 2 Discharger with appropriate equipment	\$1.79	Per kilolitre	NA	FCR
17.12	Category 2 Discharger without appropriate equipment	\$16.40	Per kilolitre	NA	FCR
17.13	Food Waste Disposal Charge	\$29.00	Per bed	NA	FCR
17.14	Application Fee LTW	\$176.80	Per application	NA	FCR

*Sewer Trade Waste*

17.15	Discharge of Septic Tank Waste and Portable Toilet Waste at Mudgee Sewage Treatment Works	\$25.00	Per kilolitre, rounded to the nearest kilolitre, minimum charge per load of 1 kL. Available only 7am - 3pm Monday - Friday. Subject to a Liquid Trade Waste Approval.	NA	FCR
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17.16	After Hours fee - Discharge of Septic Tank Waste and Portable Toilet Waste at Mudgee Sewage Treatment Works	\$142.50	Per truck load. In addition the discharge fee per kL will be charged	NA	ROR
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*Sewerage Services Connections & Disconnections*

*Sewer Connections & Disconnections*

17.17	Sewer Connection Fee	\$1,768.00	Existing main sideline & junction only.	NA	FCR
17.18	Sewer Extensions	-	Estimation will be provided upon request in accordance with Council's Private Works Policy	NA	FCR
17.19	Sewer Disconnection Fee	\$1,003.50		NA	FCR
17.20	Locating of Existing Sewer Junction	\$289.00		NA	FCR

**SWIMMING POOLS**

Mudgee, Guldong & Kandos Swimming Pools

*Entry Fees*

18.1	Adults	\$5.00	Per adult	Yes	SUB
<i>Entry Fees</i>					
18.2	Children - 16 years and under	\$3.00	Per child	Yes	SUB
18.3	Babies less than 6 months	\$0.00	No charge	NA	SUB
18.4	Pensioners	\$2.00	Per pensioner	Yes	SUB
18.5	Spectators	\$1.00	Per spectator	Yes	SUB
18.6	Swimming Lesson Participation Fee	\$1.00	Per Participant	Yes	SUB
<i>Season Tickets*</i>					
18.7	Adults	\$110.00	Per adult	Yes	SUB
18.8	Adults - Pensioner	\$79.00	Per pensioner	Yes	SUB

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
18.9	Children - 16 years and under	\$79.00	Per child	Yes	SUB
18.10	Family	\$230.00	2 x adults and 3 x children plus \$15 for each additional child.	Yes	SUB
18.11	Family - Pensioner	\$162.00	2 x adults and 3 x children plus \$15 for each additional child.	Yes	SUB
18.12	Replacement Card	\$5.00	Fee for replacing lost season ticket	Yes	DCR
*	*Half Season Tickets are available from 1 January at 60% of the annual Season Ticket fees set out above.				
<b>Swimming Lessons</b>					
18.13	Accredited Lifesaving Program participants	\$1.00		Yes	SUB
18.14	Council swim lesson	\$25.00	Includes lesson and entry per participant	Yes	SUB
<b>Facility Hire</b>					
18.15	Local School Swimming Carnivals- sport and learn to swim		No charge for annual local school swimming carnivals and school carnival participants, however normal admission fees apply for spectators	NA	SUB
18.16	Hire of Pool - Hourly	\$53.00	Per hour rate, plus normal entry fees for each participant. Pool cannot be hired after 3pm. Does not include waterpark.	Yes	SUB
18.17	Hire of Pool - Hourly plus inflatable	\$205.00	Includes hire of pool, inflatable and staffing. Normal entry fees for each participant. Pool cannot be hired after 3pm. 2 nominated persons required to assist in set up and pack up, does not include waterpark	Yes	SUB
18.18	Lane or Roped Off Section Hire - ALL	\$16.20	Per hour plus normal entry fees for each participant, lane hire to be paid and booked prior to the pool season opening	Yes	SUB
<b>TOURISM &amp; ECONOMIC DEVELOPMENT</b>					
<b>Filming</b>					
<b>Film Location Fees</b>					
19.1	Film Location Fees		Individual estimates will be provided for direct cost recovery as per the Filming Related Legislation Amendment Act 2008	NA	DCR
<b>Events</b>					
<b>MMRC Event Stallholder</b>					
19.2	Stallholder Fee	\$120.00		Yes	SUB
<b>Sales</b>					
19.3	Merchandise Sales - Miscellaneous Items	\$0.00	Prices as marked on item	Yes	ROR
19.4	Ticket Sales	\$0.00	Prices as advertised for each event	Yes	REF
<b>WASTE MANAGEMENT</b>					
<b>Waste Annual Charges</b>					
<b>Waste Annual Charges</b>					
20.1	Business Waste Management Charge	\$223.00	For collection of the following 240L bins: Weekly - landfill/general waste (red or dark green lid) - Recycling (yellow and blue lid) On alternate weeks	NA	ROR
20.2	Domestic Waste Management Charge	\$289.00	For collection of the following 240L bins: Weekly - organics (light green lid) - landfill/general waste (red or dark green lid) - Recycling (yellow and blue lid) On alternate weeks	NA	FCR
20.3	Schools Waste Management Charge	\$0.00	For collection of the following 240L bins: Weekly - organics (light green lid) - landfill/general waste (red or dark green lid) - Recycling (yellow and blue lid) On alternate weeks	NA	SUB
20.4	General Waste Management Charge	\$233.20		Yes	ROR
20.5	Commercial FOGO Collection	\$102.00	Per annum per service (service = 1 x 240 litre MGB per week on normal collection day. Other days by agreement only)	NA	FCR
<b>Recycling</b>					
<b>Business Recycling</b>					
20.6	Bulk Collection of Recycling Materials, Cardboard or Co-mingled - Level 1	\$448.00	Per quarter	Yes	FCR
20.7	Bulk Collection of Recycling Materials, Cardboard or Co-mingled - Level 2	\$224.00	Per quarter	Yes	FCR
20.8	Bulk Collection of Recycling Materials, Cardboard or Co-mingled - Level 3	\$112.00	Per quarter	Yes	FCR

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
20.9	Bulk Collection of Recycling Materials, Cardboard or Co-mingled - Level 4	\$52.00	Per quarter	Yes	FCR
20.10	Kerbside Collection	\$212.00	On normal collection day only	NA	FCR
20.11	Special Recycling Collection	\$45.00	Per cubic metre, with a minimum charge of 1m3. By arrangement only and payment required in advance.	Yes	FCR
<b>Bin Purchases Commercial</b>					
20.12	240 Litre Bins - Green, Red, Blue or Yellow	\$85.00	Per bin	NA	DCR
20.13	Replacement Bin Lids (including 2 x pins) - Green, Red, Blue or Yellow	\$18.40	To suit Sulo MG 240L bin only	NA	DCR
20.14	Bin Wheel - Suit Sulo Bin 240L	\$15.30	Per Wheel	NA	DCR
20.15	Bin Axel - Suit Sulo Bin 240L	\$11.20	Per axel	NA	DCR
<b>Recycled Products Available for Sale</b>					
<b>Second Hand Items</b>					
20.16	Various		Items sold at the Recycle Shops located at Mudjee, Gulgong and Kandos Waste Transfer Stations and Ironed Out	Yes	REF

**Compost**

20.17 Per cubic meter \$30.00 Domestic quantities up to a trailer or Ute load per visit. Yes FCR

**Business Waste Collection - Mudjee & Gulgong**

<b>Waste Removal Service</b>					
20.18	Bin - 3 Cubic Metres	\$72.00	Per service	Yes	FCR
20.19	Additional waste removal service - Level 1 (2 additional collections per week)	\$353.00	Per quarter	NA	FCR
20.20	Additional waste removal service - Level 2 (1 additional collections per week)	\$177.00	Per quarter	NA	FCR
20.21	Additional waste removal service - Level 3 (1 additional collections per fortnight)	\$89.00	Per quarter	NA	FCR
20.22	Additional waste removal service - Level 4 (1 additional collections per month)	\$52.00	Per quarter	NA	FCR
20.23	Waste Collection 'One Off' pick up	\$40.00	Per 240 litre MBG	Yes	FCR
20.24	Waste Collection 'One Off' pick up Payment in advance only	\$92.00	Per cubic metre	Yes	FCR

**General Conditions**

\* For customers with Waste Disposal debtor accounts, invoices will be issued monthly, and a minimum charge of \$15 applies unless there are no transactions during that month

**Waste Disposal - Mudjee, Gulgong & Kandos**

<b>Animal Waste Disposal</b>					
20.25	Dead Animals - Large (Horse, Cattle, Sheep, pigs)	\$44.00	Each, by appointment at Mudjee Waste Depot only	Yes	FCR
20.26	Dead Animals - Small/Medium (Dogs, Cats)	\$16.40	Each, by appointment at Mudjee Waste Depot and Kandos Waste Depot only	Yes	FCR

**Asbestos**

20.27	Residential - Ute or 6 x 4 Box Trailer. Max 10m2 or 100kg		No charge, by appointment at Mudjee Waste Depot only	NA	SUB
20.28	Commercial - sorted asbestos products.	\$168.00	Per tonne, by appointment at Mudjee Waste Depot only. This is for products manufactured containing asbestos.	Yes	DCR
20.29	Asbestos contaminated building waste / Asbestos contaminated Soils / Mixed waste containing Asbestos	\$343.00	Per tonne. All products contaminated with asbestos fibres. Mudjee Waste Depot only	Yes	DCR

\* All asbestos must be wrapped in accordance with asbestos disposal guidelines and Council requirements. SPECIFIC REQUIREMENTS EXIST FOR UNLOADING. CONTACT COUNCIL FOR INFO

**Commercial Waste Disposal - Mudjee Waste Depot**

20.30	Mixed Waste C&I - not mining related	\$139.00	Per tonne	Yes	FCR
20.31	Sorted Bricks, Concrete, Tile and Timber	\$71.00	Per tonne	Yes	FCR
20.32	Mixed Construction and demolition Waste	\$165.00	Per tonne	Yes	FCR
20.33	Mining related waste - Loads containing hoses/pipes/vents/shafts and similar	\$301.00	Per tonne	Yes	FCR
20.34	Vineyard Dripper line no wire and rolled	\$165.00	Per tonne	Yes	FCR

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
20.35	Vineyard Dripper Line with wire	\$301.00	Per tonne	Yes	FCR
20.36	Cooking Oil Disposal	\$0.00	Per litre	Yes	FCR
20.37	Bio Solids	\$139.00	Per tonne	Yes	FCR
20.38	Hydrocarbon Contaminated Soil (Complying with EPA Guidelines)	\$269.00	Per tonne	Yes	FCR
20.39	Commercial E Waste Over 20 Items.	\$100.00	Per tonne	Yes	FCR
20.40	Hydraulic Hoses	\$301.00	Per tonne	Yes	FCR
20.41	Clean Fill VENN1 or ENM1 only		No charge	NA	FCR
20.42	Other fill suitable for cover material	\$0.00	No charge	NA	FCR
20.43	Document Destruction Burial	\$156.00	Per tonne	Yes	FCR
20.44	Document Destruction Recycling	\$20.00	Per tonne	Yes	FCR
20.45	Commercial Green Waste	\$62.00	Per tonne	Yes	FCR
20.46	Hospital Waste	\$269.00	Per tonne, by appointment at Mudgee Waste Depot only	Yes	FCR
<i>Commercial Waste Disposal - Gulgong Waste Transfer Station and Kandos Waste Depot</i>					
20.47	Mixed Waste - Single Axle Box Trailer	\$44.00		Yes	FCR
20.48	Mixed Waste - Double Axle Box Trailer	\$72.00		Yes	FCR
20.49	Commercial Green Waste - Single Axle Box Trailer	\$36.00		Yes	FCR
20.50	Commercial Green Waste - Double Axle Box Trailer	\$48.00		Yes	FCR
20.51	Green Waste - Single rear axle truck with 16" or smaller wheels	\$73.00	Per load	Yes	FCR
20.52	Large Green waste loads	\$50.00	Per Cubic Metre	Yes	FCR
<i>Residential Green Waste</i>					
20.53	Green Waste		No charge	NA	SUB
<i>Recyclable Items</i>					
20.54	Sorted Recyclables		No charge	NA	SUB
20.55	Scrap Metal		No charge	NA	SUB
<i>Soil</i>					
* Charges may apply for handling clean fill above 1000/day					
<i>Event Bins</i>					
20.56	Event Bin Delivery - Ryestone/Kandos	\$562.00	Delivery, collection and servicing of 15 bins	Yes	FCR
20.57	Event Bin Delivery - Mudgee/Gulgong	\$317.00	Delivery, collection and servicing of 15 bins	Yes	FCR
20.58	Additional event bin servicing	\$153.00	Per 15 bins	Yes	FCR
<i>Tyres</i>					
* Council accepts tyres at the Mudgee Waste Depot, Gulgong Waste Transfer Station and Kandos Waste Depot from Residential customers only. No commercial business tyre disposal permitted.					
20.59	Car & Motorcycle Tyres	\$5.80	Each	Yes	FCR
20.60	Truck Tyres	\$28.00	Each	Yes	FCR
20.61	Tractor & Heavy Plant Tyres	\$58.00	Each	Yes	FCR

**WATER SUPPLY**

**Water Availability & Usage**

*Water Availability - Residential and Non Residential*

21.1	Water Meter - 20mm	\$161.00	Per annum	NA	ROR
21.2	Water Meter - 25mm	\$252.00	Per annum	NA	ROR
21.3	Water Meter - 32mm	\$412.00	Per annum	NA	ROR
21.4	Water Meter - 40mm	\$644.00	Per annum	NA	ROR
21.5	Water Meter - 50mm	\$1,000.00	Per annum	NA	ROR
21.6	Water Meter - 80mm	\$2,576.00	Per annum	NA	ROR
21.7	Water Meter - 100mm	\$4,025.00	Per annum	NA	ROR
21.8	Water Meter - 150mm	\$9,056.00	Per annum	NA	ROR

*Potable Water Usage - Residential and Non Residential*

21.9	Water Usage - Standpipes	\$5.84	Per kilolitre	NA	FCR
21.10	Water Usage - Residential	\$3.16	Per kilolitre	NA	ROR
21.11	Water Usage - Business	\$3.16	Per kilolitre	NA	ROR

*Non-Potable Water Usage - Residential and Non Residential*

21.12	Water Usage - Standpipes Irrigation	\$1.70	Per kilolitre	NA	FCR
21.13	Water Usage - Raw Water & Parks Irrigation	\$0.75	Per kilolitre	NA	FCR

*Interest & Penalties on Overdue Water Accounts*

21.14	Interest on Overdue Water Accounts	\$0.08	Per annum	NA	STAT
21.15	Penalty for Restriction Action Notice	\$135.00	Per notice	NA	FCR

*Other Water Availability & Usage Fees*

NO.	FEE/CHARGE	2019/20	CONDITIONS	GST	POLICY
21.16	Meter Reading - Transfers	\$85.00		NA	FOR
21.17	Meter Reading - Testing	\$277.50		NA	FOR
21.18	Mains Pressure Testing	\$181.00	Where available	NA	FOR
21.19	Backflow Device Testing	\$185.00		NA	FOR
21.20	Meter Cover Box	\$52.50	Existing services only. Pick up Mudgee Depot Office.	NA	FOR
21.21	Standpipe Access Key	\$33.50	Per key	NA	DCR
<b>Water Service Connections &amp; Disconnections</b>					
<i>Water Service Connections - 20mm</i>					
21.22	New connection	\$2,150.00		NA	FOR
21.23	Service Renewal/Relocation*	\$1,990.00		NA	FOR
21.24	Meter Assembly	\$695.00		NA	FOR
<i>Water Service Connections - 25mm</i>					
21.25	New Connection	\$2,700.00		NA	FOR
21.26	Service Renewal/Relocation*	\$2,420.00		NA	FOR
21.27	Meter Assembly	\$1,020.00		NA	FOR
<i>Water Service Connections - 32mm</i>					
21.28	New Connection	\$3,795.00		NA	FOR
21.29	Service Renewal/Relocation*	-	Estimation will be provided upon request in accordance with Council's Private Works Policy	NA	FOR
21.30	Meter Assembly	\$2,120.00		NA	FOR
<i>Water Service Connections - 40mm</i>					
21.31	New Connection	\$4,380.00		NA	FOR
21.32	Service Renewal/Relocation*	-	Estimation will be provided upon request in accordance with Council's Private Works Policy	NA	FOR
21.33	Meter Assembly	\$2,670.00		NA	FOR
<i>Water Service Connections - 50mm</i>					
21.34	New Connection	\$5,660.00		NA	FOR
21.35	Service Renewal/Relocation*	-	Estimation will be provided upon request in accordance with Council's Private Works Policy	NA	FOR
21.36	Meter Assembly	\$3,400.00		NA	FOR
<i>* Excludes water meter maintenance</i>					
<i>Water Service Disconnections</i>					
21.37	Disconnections - All Meter Sizes	\$495.00		NA	FOR





DELIVERY PROGRAM  
TABLES

APPENDIX  
**TWO**



LOOKING AFTER OUR COMMUNITY

THEME  
**ONE**

### Goal 1.1: A safe and healthy community

#### Strategy 1.1.1 Maintain the provision of high quality, accessible community services that meet the needs of our community

DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide comprehensive community support programs and services that embrace social justice, access and equity	30/06/2021	Provide Meals on Wheels service	Number of meals delivered	30/06/2020	Community Services
		Provide Community Transport service	Number of trips provided	30/06/2020	Community Services
		Provide financial and in-kind support to Mid-Western Regional Youth Council to deliver a range of youth oriented initiatives	Successful delivery of Youth Council initiatives	30/06/2020	Community Services
		Provide Family Day Care service	Number of places offered through network	30/06/2020	Community Services
Provide customer focused library and information services	30/06/2021	Deliver high quality, modern library services at Mudgee, Kandos, Rylstone and Gulgong	Library visitation	30/06/2020	Library Services
		Provide Mobile Library service	Number of mobile borrowings	30/06/2020	Library Services
		Deliver children and youth library programs including pre-school Bookworms and school holiday reading program	Programs delivered	30/06/2020	Library Services
		Maintain an up to date library collection in accordance with Collection Policy	Number of borrowings	30/06/2020	Library Services

#### Strategy 1.1.2 Work with key partners and the community to lobby for effective health services in our Region

DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Explore funding opportunities for improved health services. Work in partnership with Western Local Area Health Network to promote health projects	30/06/2021	Lobby government and industry for funding including potential upgrade of Mudgee Hospital	Demonstrated activity and meetings	30/06/2020	Executive
		Liaise with Western NSW Local Health Network and work with local Medical Services Organisations through inter-agency meetings	Regular meetings maintained	30/06/2020	Community Services
		Provide accommodation assistance for Doctors in the region	Accommodation provided	30/06/2020	Community Services

Strategy 1.1.3 Support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles					
DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide financial assistance in accordance with Council's Community Grants Program Policy	30/06/2021	Provide financial assistance for local and regional bodies in accordance with Community Grants Program Policy	Report to Council quarterly in line with policy objectives	30/06/2020	Finance
Promote and support programs aimed at increasing community health and wellbeing	30/06/2021	Provide funding for Healthy Communities initiatives	Funding provided and initiatives delivered	30/06/2020	Community Services
Strategy 1.1.4 Work with key partners and the community to reduce crime, anti social behaviour and improve community health and safety					
DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Support and implement programs which aim to reduce anti-social behaviour	30/06/2021	Maintain effective working relationship with NSW Police	Reduction in incidences of vandalism	30/06/2020	Executive
		Participate in the Liquor Accord as required	Number of meetings attended	30/06/2020	Health & Building
		Manage Alcohol Free Zones in town centres	AFZ's maintained in line with policies	30/06/2020	Health & Building
		Increase lighting and other safety initiatives in parks and gardens as per Capital Works Program 2019/2020	Works completed on schedule and on budget	30/06/2020	Recreation Services
		Investigate options for CCTV cameras in town centres	Options presented through Community Safety Committee	30/06/2020	Information & Communications Technology
Maintain clean and attractive streets and public spaces where people feel safe	30/06/2021	Regular street cleaning and litter collection in town centres	Street cleaning and litter collection undertaken at agreed service levels	30/06/2020	Waste
Work effectively with State Agency partners to maintain and enhance public safety	30/06/2021	Participate in review of Emergency Plan as required	Plan reviewed	30/06/2020	Plant & Facilities

Effective public health regulation and continuing education	30/06/2021	Work in partnership with NSW Food Authority to address matters such as food premises inspections, safe food handling and food borne illness investigations	Number of food inspections and complaints	30/06/2020	Health & Building
		Continued support and promotion of Scores on Doors initiative	Number of participating businesses	30/06/2020	Health & Building
		Onsite sewerage management registration and inspections	Number of unapproved onsite systems identified	30/06/2020	Health & Building
Effective animal control regulation	30/06/2021	Utilise website to actively re-home animals	Number of animals re-homed	30/06/2020	Governance
		Encourage registration of dogs through Council media channels	Number of unregistered animals impounded	30/06/2020	Governance
		Provide off leash dog areas	Number of off leash dog areas provided	30/06/2020	Governance

## Goal 1.2: Vibrant towns and villages

### Strategy 1.2.1 Respect and enhance the historic character of our Region and heritage value of our towns

DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Review Development Control Plan	30/06/2021	Conduct annual review of Development Control Plan	Review completed	30/06/2020	Strategic Planning
Heritage advisory services and heritage conservation	30/06/2021	Access to heritage funding through Local Assistance Program	Heritage grant funds distributed	30/06/2020	Strategic Planning
Support and assist preservation of important historical sites in the Region	30/06/2021	Maintain historical sites within the region, for example Red Hill Reserve	Sites maintained at agreed service levels	30/06/2020	Buildings Recreation Services
Maintain the 2017/19 Mid-Western Regional Heritage Strategy	30/06/2021	Implement actions identified in the 2017/19 Heritage Strategy	Actions implemented	30/06/2020	Strategic Planning

Strategy 1.2.2 Manage the impacts of mining operations in the Region					
DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Monitor employment and population growth	30/06/2021	Provide updated population estimates based on building statistics and employment growth	Population projections reviewed	30/06/2020	Strategic Planning
Meet regularly with mining companies	30/06/2021	Hold quarterly meetings with mine managers	Quarterly meetings held	30/06/2020	Executive
Strategy 1.2.3 Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning					
DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Ongoing monitoring of land release and development	30/06/2021	Review and release land for development as required	Suitable land available	30/06/2020	Strategic Planning
Regular updating of the Comprehensive Land Use Strategy	30/06/2021	Conduct annual review of Comprehensive Land Use Strategy	Review completed	30/06/2020	Strategic Planning
Promote affordable housing options across the Region	30/06/2021	Provide funding to lease emergency housing for women and children leaving family violence	Housing provided	30/06/2020	Community Services
Strategy 1.2.4 Maintain and promote the aesthetic appeal of the towns and villages within the Region					
DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Maintain and beautify civic open space and street access areas within towns and villages in the Region	30/06/2021	Work in partnership with local groups to apply for grants to buy and install sculptures across the Region	Number of new art pieces installed	30/06/2020	Community Services
		Implement program of street beautification and tree planting	Delivery of works program on schedule and on budget	30/06/2020	Recreation Services
Application of appropriate building and development controls to protect and enhance the natural and built environment in the Region	30/06/2021	Deliver planning functions and building regulation in accordance with relevant legislation and adopted planning instruments	Number of applications processed	30/06/2020	Statutory Planning Strategic Planning Health & Building

### Goal 1.3: Effective and efficient delivery of infrastructure

Strategy 1.3.1 Provide infrastructure and services to cater for the current and future needs of our community					
DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Review asset management plans and underpin with financial strategy	30/06/2021	Review, update and develop asset management plans for each major category of infrastructure in accordance with AMP review schedule	All AMPs developed and reviewed bi-annually	30/06/2020	Plant & Facilities
Manage and maintain sportsgrounds, parks, reserves and playgrounds across the Region	30/06/2021	Review and update Parks Management Plans	Plans published	30/06/2020	Recreation Services
		Maintain and operate public open space in accordance with agreed service levels	Public open space maintained at agreed service levels	30/06/2020	Recreation Services
		Passive parks and facilities upgrades as per Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Recreation Services
		Public toilet construction and refurbishment as per Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Buildings
		Playground installations and upgrades as per Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Recreation Services
		Active parks and facilities upgrades as per Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Recreation Services
Manage and maintain cemeteries throughout the Region	30/06/2021	Maintain and operate town and rural cemeteries in accordance with adopted service levels and policy requirements	Achievement of agreed service levels and response times	30/06/2020	Recreation Services
		GPS mapping of cemeteries as per program	All cemeteries plotted on GIS	30/06/2020	Recreation Services
		Upgrades and extensions of cemeteries as per 2019/20 Capital Works Program	Works completed on schedule and on budget	30/06/2020	Recreation Services
Manage, plan and maintain buildings and other assets across the Region	30/06/2021	Building upgrades and refurbishments as per Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Buildings

Maintain and operate swimming pool centres across the Region	30/06/2021	Maintain and operate swimming pool facilities at Mudgee, Gulgong and Kandos in accordance with adopted service levels	Patronage of swimming pools	30/06/2020	Recreation Services
		Undertake capital upgrades and renewals to swimming pool facilities as per Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Recreation Services

### Goal 1.4: Meet the diverse needs of the community and create a sense of belonging

#### Strategy 1.4.1 Support programs which strengthen the relationships between the range of community groups

DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide youth representation through the Youth Council	30/06/2021	Provide secretarial support for Youth Council	100% meeting attendance	30/06/2020	Community Services
		Provide funding for delivery of youth oriented initiatives	Number of activities delivered	30/06/2020	Community Services
Provide meaningful employment to members of the disabled community	30/06/2021	Maintain policies that support employment for people with disabilities at MWRC	Policies reflect EEO principles	30/06/2020	Human Resources
		Continued operations of Mudgee Recycling and Ironed Out	Number of hours employment provided to supported workers	30/06/2020	Waste
Work with lead agencies to ensure adequate provision of a range of services	30/06/2021	Attend inter-agency meetings	Meetings attended	30/06/2020	Community Services
Promote volunteering through the community	30/06/2021	Run community services programs that encourage volunteering	Maintain number of volunteer hours across the LGA	30/06/2020	Community Services

#### Strategy 1.4.2 Support arts and cultural development across the Region

DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Arts and cultural events promotion	30/06/2021	Provide financial and in-kind support to events in accordance with Events Assistance Policy	Number of events supported in line with policy	30/06/2020	Economic Development
		Promote the use of Council facilities for significant events	2 major events held per year	30/06/2020	Economic Development



Provision of meeting and exhibition space	30/06/2021	Promote the use of community buildings and make available at reasonable cost	Increase in building bookings	30/06/2020	Customer Service
		Promote the use of exhibition space provided at Mudgee Library	Utilisation of exhibition space	30/06/2020	Customer Service
Coordinate and facilitate cultural and arts projects throughout the Region	30/06/2021	Liaise with Cultural Development Committee, Orana Arts and local arts and cultural groups to develop cultural and artistic projects within the Region	Continued liaison with local groups	30/06/2020	Community Services
		Support arts events and programs in the Region	Support provided	30/06/2020	Community Services

**Strategy 1.4.3 Provide equitable access to a range of places and spaces for all in the community**

DELIVERY PROGRAM 2017/18 - 2020/21		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Public facilities to be accessible	30/06/2021	Continue to monitor existing buildings	Public buildings comply with Accessibility DCP	30/06/2020	Buildings
		Deliver actions developed in the Disability Inclusion Action Plan	DIAP actions implemented	30/06/2020	Community Services
Coordinate the provision of local community centres and halls for community use	30/06/2021	A variety of community facilities available for use	Increase in patronage of community facilities	30/06/2020	Customer Service



PROTECTING OUR NATURAL ENVIRONMENT

THEME  
**TWO**

## Goal 2.1: Protect and enhance our natural environment

Strategy 2.1.1 Ensure land use planning and management enhances and protects biodiversity and natural heritage					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Include biodiversity and heritage as key components in the development application process	30/06/2021	Implement Development Control Plan (DCP) through the development assessment process	DCP implemented	30/06/2020	Statutory Planning
Manage environmental and cultural factors impacted by physical works on Council lands	30/06/2021	Prepare Review of Environmental Factors for MWRC works	REFs completed for all applicable physical works	30/06/2020	Environment
		Work with local Aboriginal groups to effectively plan works involving sites of cultural significance	Effective working relationship with local Aboriginal groups	30/06/2020	Environment
Strategy 2.1.2 Minimise the impact of mining and other development on the environment both natural and built					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with the community and government agencies to identify and address the issues and mitigate impacts associated with mining	30/06/2021	Raise any issues as part of State Significant Development process	Submissions made	30/06/2020	Statutory Planning
		Represent MWRC on Community Consultative Committees	Attendance at CCC meetings	30/06/2020	Executive
Strategy 2.1.3 Raise community awareness of environmental and biodiversity issues					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Deliver projects which work towards protecting biodiversity and regeneration of native environment	30/06/2021	Pursue grant funding for environmental projects	Number of funding submissions made	30/06/2020	Environment
Support National Tree Day	30/06/2021	Facilitate National Tree Day activities	National Tree Day activities held	30/06/2020	Environment
Work with schools to promote environmental awareness amongst students	30/06/2021	Support Green Day	Participation in Green Day	30/06/2020	Environment

Strategy 2.1.4 Control invasive plant and animal species					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Effective weeds management	30/06/2021	Effective monitoring and management of noxious weeds across the Region	Increase in number of properties inspected	30/06/2020	Weeds
		Ongoing community education on noxious weeds	Conduct 2 activities per year	30/06/2020	Weeds
		Undertake weed control on roadsides and MWRC land	Number of km sprayed	30/06/2020	Weeds
Collaborate with agencies to manage feral animals	30/06/2021	Support relevant agencies with community education and awareness programs	Promoted in Council Communications	30/06/2020	Governance

## Goal 2.2: Provide total water cycle management

Strategy 2.2.1 Identify and implement innovative water conservation and sustainable water usage management practices					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Encourage reduced water consumption through Best Practice Pricing	30/06/2021	Maintain Best Practice water supply, sewerage and trade waste tariffs	Meet Best Practice pricing requirements	30/06/2020	Finance
Implement water conservation and reuse programs	30/06/2021	Ongoing community education on water conservation	Reduction in water consumption	30/06/2020	Water & Sewer
Work to secure water for agriculture and urban use	30/06/2021	Work with State Government to secure domestic water supply	Secure water supply	30/06/2020	Executive
Play an active role in the implementation of the Murray Darling Basin Plan	30/06/2021	Represent MWRC at Murray Darling Association meetings	Meetings attended	30/06/2020	Executive
Play an active role in the Cudgegong Valley and Macquarie Valley User Group	30/06/2021	Represent community at Customer Service Committee meetings for the Cudgegong Valley and Macquarie Valley User Groups	Meetings attended	30/06/2020	Executive

Strategy 2.2.2 Maintain and manage water quantity and quality					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Achieve NSW Government Best Practice Management of Water Supply and Sewerage	30/06/2021	Implement an integrated Water Cycle Management Strategy	Strategy implemented	30/06/2020	Water & Sewer
		Ongoing implementation and review of the Drinking Water Management System	Management system implemented	30/06/2020	Water & Sewer

Identify and plan future maintenance, renewals and upgrades for Council's water supply infrastructure	30/06/2021	Water supply infrastructure renewals and new works undertaken as per Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Water & Sewer
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**Strategy 2.2.3 Protect and improve catchments across the Region by supporting relevant agencies**

DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Support relevant agencies with implementation of regional plans	30/06/2021	Represent MWRC interests as appropriate	Representations made	30/06/2020	Environment
Continue riparian rehabilitation Program along waterways	30/06/2021	Continue riverbed regeneration	Kilometres completed	30/06/2020	Environment
		Maintenance and promotion of Putta Bucca Wetlands	Works completed on schedule and on budget	30/06/2020	Environment
Provide education to the community of the importance of waterways	30/06/2021	Ongoing community education on protecting waterways	Promoted in Council Communications	30/06/2020	Environment

**Strategy 2.2.4 Maintain and manage waste water quality to meet Environmental Protection Agency (EPA) standards**

DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Identify and plan future maintenance, renewals and upgrades for Council's sewerage treatment infrastructure	30/06/2021	Implement a system for the effective management of residential sewage at Charbon village	System implemented	30/06/2020	Water & Sewer
		Sewer infrastructure renewals and new works undertaken as per Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Water & Sewer
Improve and develop treatment options to ensure quality of waste water meets EPA standards	30/06/2021	Continue to improve outgoing water quality at all sewerage treatment plants across the Region	Meeting EPA requirements at all treatment plants	30/06/2020	Water & Sewer
Achieve NSW Government Best Practice Management of Water Supply and Sewerage	30/06/2021	Implement Liquid Trade Waste Policy and Pricing as per 4 year rollout program	Policy implemented	30/06/2020	Water & Sewer

Strategy 2.2.5 Provide a water and sewer network that balances asset conditions with available resources and community needs					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Identify and plan future maintenance, renewals and upgrades for Council's stormwater assets	30/06/2021	Effectively maintain existing drainage network including built infrastructure and overland drainage reserves	Drainage network maintained at agreed service levels	30/06/2020	Development Engineering
		Update Mudgee Flood Study and Flood Management Plan	Plan updated	30/06/2020	Development Engineering
		Identify and undertake culvert replacement and causeway improvement program	Works completed at identified sites	30/06/2020	Roads
		Drainage renewal and new works undertaken as per Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Development Engineering

### Goal 2.3: Live in a clean and environmentally sustainable way

Strategy 2.3.1 Educate, promote and support the community in implementing waste minimisation strategies					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Promote a philosophy of Reduce, Reuse, Recycle	30/06/2021	Provide education on waste minimisation	Proportion of waste tonnage to landfill per capita	30/06/2020	Waste
Provide a domestic recycling and waste services for all residents through kerbside collection and rural waste transfer stations	30/06/2021	Provide kerbside services and local recycling facilities	Services provided at agreed service levels	30/06/2020	Waste
Promote home composting initiatives for green waste	30/06/2021	Provide education on managing green waste	Reduction of green waste disposal to landfill	30/06/2020	Waste

Strategy 2.3.2 Work regionally to implement strategies that will enhance environmental outcomes in regards to waste management and minimisation					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Participate in regional procurement contracts for waste services that provided added value	30/06/2021	Provide regional scrap steel, green waste processing, used motor oil, household chemical collection and e-waste services	Contracts in place for these services	30/06/2020	Waste
Participate in regional investigations for collaborative solutions to problem wastes types	30/06/2021	Participate in NetWaste steering committee for strategic direction of the group	Reduced landfill tonnes through regional solutions	30/06/2020	Waste
Apply for available grants under the NSW Government 'Waste Less Recycle More' package	30/06/2021	Apply for grants to upgrade or introduce services to the community that reduce landfill tonnes and Co2 emissions	Number of successful grant applications	30/06/2020	Waste

Strategy 2.3.3 Support programs that create environmental awareness and promote sustainable living					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Build community awareness through environmental education	30/06/2021	Provide education to the community on environmental issues	Number of communications activities completed	30/06/2020	Environment
		Facilitate and promote community garden programs	Number of community gardens initiated and maintained	30/06/2020	Environment

Strategy 2.3.4 Consider technologies in Council's facilities, infrastructure and service delivery to reduce ecological footprint					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Implement alternative energy and sustainable technologies in physical works and service delivery	30/06/2021	Work with Essential Energy to obtain funds for LED Street Lighting Retrofit	Demonstrate activity	30/06/2020	Electrical
		Consider opportunities for alternative energy and sustainable technologies (such as green energy programs or solar panel installation) as part of the Capital Works Program	Opportunities identified	30/06/2020	Buildings



BUILDING A STRONG LOCAL ECONOMY

THEME  
**THREE**



### Goal 3.1: A prosperous and diversified economy

Strategy 3.1.1 Support the attraction and retention of a diverse range of businesses and industries					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Promote the Region to target businesses that complement key local industries	30/06/2021	Conduct 2-3 marketing activities, conferences or events where the Region can be promoted	Number of activities conducted	30/06/2020	Economic Development
Work with business and industry groups to facilitate business development workshops for existing businesses in the Region	30/06/2021	Support the business chambers and industry groups by attendance at meetings as required	Number of meetings attended	30/06/2020	Economic Development
Establish a process of capturing and monitoring relevant economic data to identify opportunities, trends and needs of local businesses	30/06/2021	Produce annual update to Economic and Business Profile booklet	Booklet updated	30/06/2020	Economic Development
Work with the community to identify economic development opportunities	30/06/2021	Be aware of new business investors coming to the Region and work with them to promote benefits	Demonstrate contacts and activity	30/06/2020	Economic Development
		Conduct annual think tank forum to encourage business leaders to participate in local economic development	Forum held	30/06/2020	Economic Development
		Identify opportunities to invest in infrastructure which attracts new business investors to the Region	Demonstrate contacts and activity	30/06/2020	Economic Development
Work with Mudgee Region Tourism Inc (MRTI) to identify target markets and promote the region	30/06/2021	Work with MRTI to identify visitor trends and marketing initiatives	Number of meetings held	30/06/2020	Economic Development
Develop existing events in the region and attract new event proponents to hold major events and festivals in the Region	30/06/2021	Submit bids for new events and conferences, and support event proponents holding or seeking to hold events in the Region	Demonstrate contacts and activity	30/06/2020	Economic Development
		Deliver Flavours of Mudgee in September 2018	Number of stallholders and event patronage	30/06/2020	Economic Development

Strategy 3.1.2 Encourage the development of a skilled and flexible workforce to satisfy local industry and business requirements					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with business and industry groups to identify the main skills shortage areas	30/06/2021	Encourage business leaders to provide feedback on skills issues	Feedback requested	30/06/2020	Economic Development
Encourage workers to move to the region for employment opportunities where skills shortages exist	30/06/2021	Conduct 2-3 marketing activities, conferences or events where the Region can be promoted	Number of activities conducted	30/06/2020	Economic Development

### Goal 3.2: An attractive business and economic environment

Strategy 3.2.1 Promote the region as a great place to live, work, invest and visit					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide brand leadership, market the Region's competitive advantages and investment opportunities	30/06/2021	Conduct 2-3 marketing activities, conferences or events where the Region can be promoted	Number of activities conducted	30/06/2020	Economic Development

Strategy 3.2.2 Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Promote the development of infrastructure at the Mudgee Airport as an opportunity for business expansion in the aviation industry	30/06/2021	Review airport development strategy and promotional opportunities in the future	Strategy updated	30/06/2020	Economic Development
		Deliver infrastructure upgrades at Mudgee Airport Precinct in accordance with Restart NSW funding	Works completed on schedule and on budget	30/06/2020	Plant & Facilities
Lobby State and Federal Government on infrastructure needs of local businesses including transport and communications linkages	30/06/2021	Lobby government agencies and departments on the provision of infrastructure to meet community needs	Issues documented and directed to relevant government agency	30/06/2020	Executive

Strategy 3.2.3 Support the expansion of essential infrastructure and services to match business and industry development in the region					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Lobby State and Federal Government for expanded health and education services	30/06/2021	Lobby government agencies and departments on the provision of services to meet community needs	Issues documented and directed to relevant government agency	30/06/2020	Executive

Strategy 3.2.4 Develop tools that simplify development processes and encourage high quality commercial and residential development					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide information to assist potential investors understand local development controls and assessment processes	30/06/2021	Provide an overview of local development controls and assessment processes in a fact sheet	Fact sheet produced	30/06/2020	Strategic Planning

Goal 3.3: A range of rewarding and fulfilling career opportunities to attract and retain residents

Strategy 3.3.1 Support projects that create new jobs in the Region and help to build a diverse and multi-skilled workforce					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with lead agencies for employment to identify trends and discuss issues impacting employment	30/06/2021	Work with major employers to identify trends and develop strategies to create employment opportunities across the Region	Demonstrate contacts and activity	30/06/2020	Economic Development

Strategy 3.3.2 Build strong linkages with institutions providing education, training and employment pathways in the Region					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with lead agencies for education in the Region to identify opportunities for economic growth	30/06/2021	Work with education providers on the provision of services to meet community needs	Issues documented	30/06/2020	Economic Development
		Pursue opportunities to develop a university outreach campus with offerings aligned to local industries	Demonstrate contacts and activity	30/06/2020	Economic Development

CONNECTING OUR REGION

THEME  
**FOUR**



Goal 4.1: High quality road network that is safe and efficient

Strategy 4.1.1 Provide traffic management solutions that promote safer local roads and minimise traffic congestion

DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with the RMS to improve road safety	30/06/2021	Liaise with the RMS on road safety matters	Regular meetings held	30/06/2020	Roads
Regulate effective and appropriate user activities on the road network	30/06/2021	Provide local assessments to the National Heavy Vehicle Regulator as required	Assessments completed	30/06/2020	Roads
		Review speed limits and traffic management	Regular meetings held	30/06/2020	Roads
Participate in relevant regional transport committees and working parties	30/06/2021	Facilitate the Local Traffic Committee	Regular meetings held	30/06/2020	Development Engineering

Strategy 4.1.2 Provide a roads network that balances asset conditions with available resources and community needs

DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Review the Roads Asset Management Plan	30/06/2021	Update data for Asset Management Plans in line with Fair Value reporting requirements	AMP reviewed on schedule	30/06/2020	Roads
Implement the works program in accordance with the Roads Asset Management Plan	30/06/2021	Manage State Roads in accordance with RMS contracts	Works identified and completed	30/06/2020	Roads
		Ongoing maintenance and upgrades of Regional Roads network	Works completed on schedule and on budget	30/06/2020	Roads
		Maintain local road network in accordance with established levels of service	Works completed in accordance with agreed service levels	30/06/2020	Roads
		Upgrade, renewal and extension of local roads in accordance with Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Roads
		Upgrade and renewal of local bridges in accordance with Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Roads
		Upgrade to Wollar Road in accordance with Restart NSW funding agreement	Works completed on schedule and on budget	30/06/2020	Roads
		Implementation of the Ulan Road Strategy	Work completed in accordance with Program	30/06/2020	Roads

Pursue additional funding for upgrading of roads infrastructure	30/06/2021	Lobby for additional funding for roads	Additional funding received	30/06/2020	Executive
		Ensure major developers contribute to local road upgrades for the impact of additional development	Road upgrade contributions received	30/06/2020	Executive

### Goal 4.2: Efficient connection of the region to major towns and cities

#### Strategy 4.2.1 Develop a regional transport network in partnership with government agencies, that grows with the needs of residents and businesses

DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Support the continuation of commercial passenger services at Mudgee Airport	30/06/2021	Work with operator to maintain regular passenger services to and from Sydney	Services retained	30/06/2020	Executive
		Operation and maintenance of Mudgee Airport in accordance with regulatory requirements	Airport inspection standards met	30/06/2020	Plant & Facilities
Lobby for improved highway linkages along the Great Western Highway and Bells Line	30/06/2021	Lobby for improved access to Western NSW from Sydney	Issues documented	30/06/2020	Executive

#### Strategy 4.2.2 Create a communication network that services the needs of residents and businesses

DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Pursue improved broadband and mobile coverage with Government and major service providers	30/06/2021	Lobby for improved internet speeds and mobile coverage throughout the Region	Improved coverage	30/06/2020	Executive

### Goal 4.3: An active travel network within the Region

Strategy 4.3.1 Develop and enhance walking and cycling networks across the Region					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Implement the Pedestrian Access Mobility Plan	30/06/2021	Upgrade and renewal of footpaths and cycleways in accordance with Capital Works Program 2019/20	Works completed on schedule and on budget	30/06/2020	Roads
		Maintain existing footpath and cycleway network in accordance with established levels of service	Network maintained in accordance with agreed service levels	30/06/2020	Roads
		Extension of Cudgegong River shared pathway to Glen Willow/Putta Bucca	Works completed on schedule and on budget	30/06/2020	Roads
Strategy 4.3.2 Support viable public transport options across the Region					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Examine opportunities to develop viable public transport options	30/06/2021	Investigate the demand for public transport with the community	Consultation completed	30/06/2020	Economic Development



GOOD GOVERNMENT

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### Goal 5.1: Strong civic leadership

Strategy 5.1.1 Provide clear strategic direction through the Community Plan, Delivery Program and Operational Plans					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Ensure actions of the Operational Plan and Delivery Program are completed on time, on budget and meets performance criteria	30/06/2021	Successful delivery of 2019/20 Operational Plan	Works completed on schedule and on budget	30/06/2020	Executive
		Six monthly progress reporting against Delivery Program and comprehensive Quarterly Budget Reviews against Operational Plan	Progress reports provided within 2 months of period end	30/06/2020	Executive
Strategy 5.1.2 Provide accountable and transparent decision making for the community					
DELIVERY PROGRAM (2017/18 - 2020/21)			OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)		
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Ongoing review and enhancement of governance framework	30/06/2021	Continue to hold "Open Day" prior to Council Meetings	Open Day forum held prior to commencement of Council meeting	30/06/2020	Governance
		Webcast of Council Meetings	Number of online views of Council Meetings	30/06/2020	Governance
		Promotion of upcoming Council meetings	Promoted in Council Communications	30/06/2020	Economic Development
Provide professional development opportunities to support elected members in fulfilling their obligations as councillors	30/06/2021	Provide access to professional development programs for elected members	Number of Councillor training sessions	30/06/2020	Governance
Hold awareness sessions for potential candidates in the six months leading up to each Council election and ensure information packages are available	30/06/2021	Develop program for candidate awareness sessions (next election due in 2020, or in case of by-election)	Program delivered	30/06/2020	Governance

Strategy 5.1.3 Provide strong representation for the community at Regional, State and Federal levels					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Continue to lobby State and Federal Government on all matters that are of relevance the Region	30/06/2021	Work with the Mayor to access Local Members and Ministers on relevant issues	Regular meetings with Local MPs	30/06/2020	Executive
		Strengthen relationships with local State and Federal members	Regular meetings with Local MPs	30/06/2020	Executive
		Engage with Regional Directors of State Government agencies	Regular meetings held	30/06/2020	Executive

## Goal 5.2: Good communications and engagement

Strategy 5.2.1 Improve communications between Council and the community and create awareness of Council's roles and responsibilities					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Publish monthly editions of Community News	30/06/2021	Community News distributed monthly to every household in the Region	Monthly publications	30/06/2020	Economic Development
Provide an up to date and functional web interface	30/06/2021	Ensure web content is kept up to date and relevant	Increase in hits on website	30/06/2020	Information & Communication Technology
Regularly report to the community in a variety of interesting ways	30/06/2021	Increased use of all media avenues including social media, radio and television to communicate Council initiatives	Number of communications issued	30/06/2020	Economic Development
Operate and maintain a community works request system that provides timely and accurate information and responses	30/06/2021	Maintain Works Request System and produce regular reporting on response times	Works requests assessed within 14 days	30/06/2020	Customer Service
		Promote use of works request system for community to submit works requests	Promotion in Council Communications	30/06/2020	Economic Development
Ensure the community has clear information about who to contact in Council	30/06/2021	Provide a customer focused web site	Positive feedback in customer service survey	30/06/2020	Customer Service
Educate the community on Council's roles and responsibilities	30/06/2021	Provide access to Council's corporate documents through the website and Administration Centres	Positive feedback in customer service survey	30/06/2020	Customer Service

Strategy 5.2.2 Encourage community access and participation in Council decision making					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Seek feedback on policy development and local issues	30/06/2021	Ensure policies, strategies and proposals impacting the community are placed on exhibition for public comment	Items on public exhibition	30/06/2020	Executive
		Utilise a range of formal and informal engagement tools to seek community feedback on a broad range of issues	Community response rates	30/06/2020	Economic Development
Provide opportunities and make it easy for the community to participate in and influence decision making	30/06/2021	Encourage attendance at Council Meetings in person and via webcast	Number of Open Day attendees and webcast views	30/06/2020	Governance
		Investigate and consult with the community on high priority projects as defined in the community consultation report for the Community Strategic Plan	Demonstrate consultation	30/06/2020	Economic Development

### Goal 5.3: An effective and efficient organisation

Strategy 5.3.1 Pursue excellence in service delivery					
DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Benchmark Council's service delivery against relevant organisations	30/06/2021	Provide planning and building statistics to Department of Planning	Performance against comparable size LGAs	30/06/2020	Statutory Planning
		Participate in NSW LGPA, LGNSW, JO and other industry body surveys and benchmarking exercises	Participation in industry benchmarking activities	30/06/2020	Executive
		Desktop analysis of annual financial results against other NSW councils	Analysis undertaken	30/06/2020	Finance
		Report on OLG group comparative data	Report prepared	30/06/2020	Finance
Conduct biennial community surveys	30/06/2021	Undertake community surveys in 2018/19 and 2020/21	Survey completed	30/06/2020	Customer Service
Monitor community expectations regarding service delivery	30/06/2021	Engage with the community on desired levels of service across Council functions	Engagement activities conducted	30/06/2020	Executive
		Develop program of internal service reviews	Target 2 service reviews per annum	30/06/2020	Executive

Provide a responsive customer service function	30/06/2021	Reply to all correspondence within 14 days	100% response rate within 14 days	30/06/2020	Executive
		Review Customer Service Charter and deliver positive, informative, and professional front-of-house and phone customer service function	Positive feedback via customer satisfaction survey	30/06/2020	Customer Service

### Strategy 5.3.2 Provide a positive and supportive working environment for employees

#### DELIVERY PROGRAM (2017/18 - 2020/21)

#### OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Attract, retain and develop a skilled workforce	30/06/2021	Develop a Learning and Development Program targeted towards achievement of Delivery Program and areas of risk identified in Workforce Plan	Training program delivered	30/06/2020	Human Resources
		Provide a Leadership Capability Framework to develop current and future leaders which is linked to Learning and Development Plans	Leadership Capability Framework implemented	30/06/2020	Human Resources
		Implement a Leadership Program that includes merit based recruitment, performance management and legal responsibilities	Program developed and implemented	30/06/2020	Human Resources
		Ensure all employees have clearly articulated accountabilities against which they will be assessed annually	All employees have a Position Description that sets out accountabilities	30/06/2020	Human Resources
Provide a safe, healthy and non-discriminatory working environment	30/06/2021	Establish a culture of workplace safety which includes daily pre-start meetings for outdoor staff and monthly Safety Toolbox Talks	Daily pre-start meetings and monthly Safety Toolbox Talks completed	30/06/2020	Human Resources
		Align workpace behaviour with core values of Respect, Integrity and Recognition	Core values included and reinforced in all areas of employment	30/06/2020	Human Resources
		Implement and embed a WHS Management System that reflects AS4801 requirements	WHSMS Audit Corrective Action Plan implemented	30/06/2020	Human Resources
		Implement and review the Equal Employment Opportunity Management Plan	EEO Management Action Plan completed	30/06/2020	Human Resources

Conduct biennial employee opinion survey	30/06/2021	Seek staff feedback via Employee Opinion Survey 2018/19 and 2020/21	Maintained or improved levels of employee engagement	30/06/2020	Human Resources
		Identify and implement improvement strategies based on feedback from Employee Opinion Survey	Improvement strategies identified and implemented	30/06/2020	Human Resources Executive

**Strategy 5.3.3 Prudently manage risks associated with all Council activities**

DELIVERY PROGRAM (2017/18 - 2020/21) OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Monitor and review Council's policies and strategies	30/06/2021	Provide up to date policy register	Register updated	30/06/2020	Governance
		Identify and resolve existing policy gaps	Areas of risk identified and policies formulated	30/06/2020	Governance
		Education program to ensure staff understand policy requirements	Increased awareness of Council policy requirements	30/06/2020	Governance
Monitor and review Council's risks		Develop an enterprise risk management (ERM) framework relevant to Council's activities	Framework developed	30/06/2020	Governance
Provide long term financial sustainability through sound financial management	30/06/2021	Update Long Term Financial Plan	LTFP updated after each QBR	30/06/2020	Finance
		Monthly reporting against budget and schedule for major works programs/strategic projects	End of month reports prepared	30/06/2020	Finance
		Comprehensive Quarterly Budget Review reporting	QBRs completed within two months of period end	30/06/2020	Finance
		Development of Rating Strategy to support LTFP	Rating strategy prepared	30/06/2020	Revenue & Property
		Explore a special rate variation with the community	Community engagement conducted	30/06/2020	Finance
		Identify opportunities to increase revenue from property related investments	Demonstrate opportunities and activity	30/06/2020	Executive

		Integration of long term impacts on financial sustainability indicators incorporated into Council decision making process	Council reports consistently consider impact on LTFP	30/06/2020	Finance
		Examine opportunities to raise additional revenue	Demonstrate opportunities and activity	30/06/2020	Finance
Comply with relevant accounting standards, taxation legislation and other financial reporting obligations	30/06/2021	To achieve a high standard of financial management	Unqualified annual audit report	30/06/2020	Finance
		All rating, taxation, statutory, and grant reporting obligations satisfied in an accurate and timely manner	Returns submitted accurately and on time	30/06/2020	Finance Revenue & Property

#### Strategy 5.3.4 Pursue efficiencies and ongoing business improvement

DELIVERY PROGRAM (2017/18 - 2020/21)		OPERATIONAL PLAN (2019/20 PLAN - THE THIRD YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide effective and efficient internal support functions	30/06/2021	Conduct quarterly Council Staff Updates across all work sites	Quarterly meetings held	30/06/2020	Executive
		Provide effective Workshop services for Council fleet	Fleet serviced in accordance with manufacturers requirements	30/06/2020	Plant & Facilities
		Effective capture and management of corporate records	Compliance with State Records Act	30/06/2020	Customer Service
		Ongoing enhancements to Council procurement including Roadmap Best Practice Procurement project	Roadmap project completed	30/06/2020	Procurement
Enhance the information systems that support delivery of Council activities	30/06/2021	Investigate options to increase speed and reliability of Council's network	Options and costing developed	30/06/2020	Information Communication & Technology
		Continued investment in existing information systems to delivery productivity enhancements	Increased productivity	30/06/2020	Information Communication & Technology
		Implementation of mobility solutions for integrated asset management	Mobility solutions implemented	30/06/2020	Plant & Facilities Finance

		Ongoing improvements to asset data and asset system capabilities	Improvement in reliability rating of asset data	30/06/2020	Finance Plant & Facilities
Ensure strategic and asset management plans are underpinned by sound financial strategies	30/06/2021	Integrate long term asset management considerations into Council decision making process	Council reports consistently consider impact on Asset Management	30/06/2020	Finance
		Improved integration of Asset Management Plans and Long Term Financial Plan	Clear linkages between LTFP and AMPs	30/06/2020	Finance Plant & Facilities
		Review depreciation methodology and process	Review completed	30/06/2020	Finance
		Consider the full life cycle costs associated with the investment in new assets, with a focus on capital investment and existing assets	Sound business cases for investment	30/06/2020	Finance



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