

# 2019

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

ORDINARY MEETING  
WEDNESDAY 16 OCTOBER 2019

## SEPARATELY ATTACHED ATTACHMENTS



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

## ATTACHMENTS

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**GULGONG HOLTERMANN MUSEUM INC.**  
**PO BOX 313**  
**GULGONG NSW 2852**

ABN 54 479 691 318  
INC 1401165 (Incorporation Number)



5.9.2019

The General Manager  
MWRC  
Box 156 PO  
MUDGEES NSW 2850

### **GULGONG HOLTERMANN MUSEUM SPONSORSHIP**

Dear Brad

The planning of GHM's official opening on Oct. 26 is well under way.

Dick Smith AC (sponsor) will officiate, and prolific Australian novelist Tom Keneally AO (patron) will be our honoured guests along with senior NSW government and German consulate officials.

The interest in and support of GHM locally, nationally and internationally has been immense giving testament to the quality and vision of the project commenced in 2014.

As you are aware, we have received NSW Government grants, sponsorship from the Foreign Office of the Federal Republic of Germany, support from many large corporations, local businesses, private individuals, along with very gratifying in kind contributions from the State Library of NSW and our local community.

GHM is now a \$2 million project and we expect a large media contingent to cover the event.

This level of support highlights what a valuable drawcard GHM will be as a tourism and educational facility for the Shire and beyond.

We therefore respectfully invite MWRC to also become a major sponsor of this project by waiving the remaining portion of the gratefully received \$150K loan from

Council, negotiated in order to purchase the properties.

As we prepare final publicity and acknowledgements, we would appreciate a reply immediately after your next scheduled regular meeting on Wed 18<sup>th</sup> so we can hopefully add MWRC to the already impressive sponsorship list.

Should any Councillors or staff require further information or familiarisation with GHM, we would welcome them anytime.

Yours faithfully,



Chris Pearson  
(Chairman GHM)  
0263741844



**COPY**

Form: 05M  
 Release: 4.2

**MORTGAGE**  
 New South Wales  
 Real Property Act 1900

Leave this space clear. Affix additional pages to the top left-hand corner.

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Revenue NSW use only
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(A) **TORRENS TITLE**

1/400599
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(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
	Reference: _____	<b>M</b>

(C) **MORTGAGOR**

Gulgong Holtermann Museum Incorporated
--

mortgages to the mortgagee all the mortgagor's estate and interest in the abovementioned land and covenants with the mortgagee that the provisions set out in the annexure and/or memorandum specified below are incorporated in this mortgage:

- (D) • annexure B hereto  
 • memorandum No. N.A. filed pursuant to section 80A Real Property Act 1900

(E) Encumbrances (if applicable): N.A.

(F) **MORTGAGEE**

Mid-Western Regional Council
------------------------------

(G) **TENANCY:**

--

(G) **DATE**

(H) I certify that I am an eligible witness and that an authorised officer of the mortgagor signed this dealing in my presence. [See note\* below].

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness:  
 Name of witness:  
 Address of witness: See Annexure A on page 2

Signature of authorised officer:  
 Authorised officer's name:  
 Authority of officer:  
 Signing on behalf of: See Annexure A on page 2

Gulgong Holtermann Museum Inc.  
 P O Box 313 Gulgong 2852

I certify that I am an eligible witness and that an authorised officer of the mortgagee signed this dealing in my presence. [See note\* below].

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness: *K Pearson*  
 Name of witness: **KATHRYN PEARSON**  
 Address of witness: See Annexure A on page 2

Signature of authorised officer: *[Signature]*  
 Authorised officer's name:  
 Authority of officer:  
 Signing on behalf of: See Annexure A on page 2

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.  
 ALL HANDWRITING MUST BE IN BLOCK CAPITALS

MID-WESTERN REGIONAL COUNCIL  
 RECORDS RECEIVED  
 22 MAY 2018  
 SCANNED  
 REGISTERED

**Annexure A to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**



**Execution**

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below:

Executed on behalf of the Council by the Mayor and General Manager (by his sub- delegate, Simon Jones, in accordance with sub-delegation under s378 of the *Local Government Act 1993* (NSW) made on 14 December 2017), in accordance with the delegation under s377 of the *Local Government Act 1993* given to them by the Council under resolution 0322/17 passed at its ordinary meeting held on 15 November 2017:

Simon Jones  
Simon Jones  
Sub-delegate of the General Manager

Des Kennedy  
Des Kennedy  
Mayor

X  
X  
X

I certify that I am an eligible witness and that the delegates signed in my presence.

Mette Sutton  
Witness Name

Mette  
Witness Signature

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below:

Executed on behalf of the Mortgagor by me, Chris Pearson as Chairman of Gulgong Holtermann Museum Incorporated, in accordance with a resolution passed at ordinary committee meeting held on Tuesday December 5<sup>th</sup> 2017, and in compliance with our Articles of Association in the presence of:

Chris Pearson

Chairman – Chris Pearson

Gulgong Holtermann  
Museum Inc.  
P.O.Box 313 Gulgong 2852

I certify that I am an eligible witness and that the delegate signed in my presence.

KATHRYN PEARSON  
Witness Name

Kathryn  
Witness Signature



**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

**Deed of Mortgage**

**Mid-Western Regional Council**

**Gulgong Holtermann Museum Incorporated**

Date: 14/12/17

X 

X 

X 

**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

## **Deed of Mortgage**

### **Parties**

**Mid-Western Regional Council** ABN 96 149 391 332 of 86 Market Street,  
Mudgee NSW 2850 ('**Mortgagee**')

and

**Gulgong Holtermann Museum Incorporated** (INC1401165) ABN 54 479  
691 318 of 42 Reef Road, Gulgong NSW 2852 ('**Mortgagor**')

### **Background**

- A The Mortgagor is an incorporated association pursuant to the *Associations Incorporation Act 2009* (NSW).
- B The Mortgagee is a council constituted under the *Local Government Act 1993* (NSW).
- C The Mortgagor has requested the Mortgagee to provide financial assistance for the Loan Purpose.
- D The Mortgagee agrees to provide the financial assistance to the Mortgagor on the terms and conditions set out in this Deed.

### **Operative provisions**

#### **1 Definitions & Interpretation**

1.1 In this Deed the following definitions apply:

**Insolvency Event** means:

- (a) an order is made or a resolution is passed or proposed in a notice of meeting for:
  - (i) the winding up, bankruptcy or administration of the Mortgagor or any similar process, or
  - (ii) an arrangement with the Mortgagor, its creditors, or a class of creditors,
- (b) an application is made for any of the above,
- (c) a receiver and manager, or receiver, trustee in bankruptcy, administrator, or similar officer, is appointed over the Mortgagor or any of its assets,
- (d) the Mortgagor is insolvent, or is deemed or assumed to be insolvent under any applicable law,
- (e) an application is made under the *Associations Incorporation Act 2009* for the cancellation of the Mortgagor's registration, or



**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

- (f) the Mortgagee, acting reasonably, forms the view that the Mortgagor is unable to repay its debts when they fall due.

**Loan Amortisation Schedule** means the Schedule referred to in Item 8 of the Reference Schedule.

**Loan Amount** means the dollar amount specified in Item 1 of the Reference Schedule.

**Loan Draw Down Date** means the date specified in Item 3 of the Reference Schedule.

**Loan Draw Down Notice** means a written notice given by the Mortgagor to the Mortgagee not less than 5 days before the Mortgagor receives payment of the Loan Amount from the Mortgagee:

- (a) specifying the date, being not later than the Loan Draw Down Date, on which the Loan Amount is to be paid by the Mortgagee to the Mortgagor, and
- (b) containing a direction to pay relating to the payment of the Loan Amount by the Mortgagee to the Mortgagor, and
- (c) accompanied by a discharge of mortgage AJ278340 to Graham Allan Bennett referred to in the Second Schedule of the title to the Loan Security Property, which is duly executed by the Mortgagor and in registrable form.

**Loan Establishment Fee** means the amount specified in Item 9 of the Reference Schedule.

**Loan Interest Rate** means the interest rate specified in Item 4 in the Reference Schedule.

**Loan Purpose** means the purpose specified in Item 2 of the Reference Schedule.

**Loan Repayment Date** means the date specified in Item 7 of the Reference Schedule.

**Loan Security** means the form of security specified in Item 5 of the Reference Schedule.

**Loan Security Property** means the real property specified in Item 6 in the Reference Schedule.

**Mortgagee Account** means an account held by the Mortgagee with an Australian financial institution and nominated in writing by the Mortgagee to the Mortgagor for the purposes of this Deed.

**Mortgagor Account** means an account held by the Mortgagor with an Australian financial institution and nominated in writing by the Mortgagor to the Mortgagee for the purposes of this Deed.

**National Credit Code** means the National Credit Code contained in Schedule 1 to the *National Consumer Credit Protection Act 2009* (Cth).

**Reference Schedule** means Schedule 1 to this Deed.

**Security Interest** means any mortgage, pledge, lien, charge or other security or any arrangement which gives a creditor any right, directly or indirectly, in relation to the Loan Security Property.

**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

- 1.2 In this Deed, unless the context or subject-matter otherwise indicates or requires:
- 1.2.1 a reference to this Deed or another instrument includes any variation or replacement of any of them,
  - 1.2.2 a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them,
  - 1.2.3 the singular includes the plural and vice versa,
  - 1.2.4 the word "person" includes a firm, a body corporate, an unincorporated association or an authority,
  - 1.2.5 a reference to a Party includes a reference to the Party's servants, agents, contractors, successors and assigns,
  - 1.2.6 an agreement, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally,
  - 1.2.7 an agreement, representation or warranty on the part of two or more persons binds them jointly and severally,
  - 1.2.8 a reference to any thing (including, without limitation, any amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to all of them collectively, to any two or more of them collectively and to each of them individually,
  - 1.2.9 "include" or "including" when introducing a list of items does not limit the meaning of the words to which the list relates to those items or to items of a similar kind,
  - 1.2.10 if a Party is prohibited from doing anything, it is also prohibited from:
    - (a) allowing or causing it to be done; and
    - (b) doing or omitting to do anything which results in it happening,
  - 1.2.11 a reference to a statute, ordinance, code or law includes a statute, ordinance, code or law of the Commonwealth of Australia,
  - 1.2.12 a reference to a body, whether statutory or not which ceases to exist or whose powers or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its powers or functions,
  - 1.2.13 no rule of construction applies to the disadvantage of a Party because that Party was responsible for the preparation of this Deed,
  - 1.2.14 any capitalised term used, but not defined in this Deed, will have the meaning ascribed to it under, and by virtue of, the Act.

**2 Loan**

- 2.1 The Mortgagee agrees to lend the Loan Amount to the Mortgagor for the Loan Purpose and no other purpose on the terms and conditions contained in this Deed.
- 2.2 The Mortgagor agrees to borrow the Loan Amount from the Mortgagee for the Loan Purpose and no other purpose, and repay the Loan Amount to the Mortgagee, on the terms and conditions contained in this Deed.



**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

**3 National Credit Code**

- 3.1 The National Credit Code does not apply to this Deed.

**4 Payment of Loan Amount**

- 4.1 The Mortgagor is to draw down the Loan Amount by not later than the Loan Draw Down Date.
- 4.2 The Mortgagor is to give the Mortgagee the Loan Draw Down Notice not less than 5 business days before receiving payment of the Loan Amount from the Mortgagee.
- 4.3 The Mortgagee is to pay the Loan Amount to the Mortgagor in accordance with the Loan Draw Down Notice.

**5 Repayment of Loan Amount**

- 5.1 The Parties acknowledge and agree on the content of the Loan Amortisation Schedule.
- 5.2 The Loan Amount and interest on the Loan Amount calculated at the Loan Interest Rate are to be repaid by the Mortgagor to the Mortgagee by not later than the Loan Repayment Date:
- 5.2.1 in accordance with the Loan Amortisation Schedule, subject to clause 5.3,
- 5.2.2 by electronic funds transfer from the Mortgagor Account to the Mortgagee Account in accordance with a direct debit arrangement in favour of the Mortgagee entered into between the Parties.
- 5.3 If the Mortgagor is not in breach or default of this Deed, it will be entitled to repay to the Mortgagee at any time before the Loan Repayment Date the whole of the Loan Amount with interest to the date of repayment.
- 5.4 Any amount that is required to be paid by the Mortgagor to the Mortgagee in accordance with this Deed but which is overdue:
- 5.4.1 accrues interest from the date on which the payment was due until the date on which it is paid at the Loan Interest Rate plus interest at the rate applicable to the 'Commonwealth Government 10 Year Bond. Units: Per Cent Per Annum; Series ID: FCMYGBAG10' published by the Reserve Bank of Australia.
- 5.4.2 is monies owing by the Mortgagor to the Mortgagee under this Deed that is the subject of the Loan Security.

**6 Loan Security**

- 6.1 The Mortgagor is to give the Loan Security to the Mortgagee as security for the repayment of monies payable by the Mortgagor to the Mortgagee under this Deed.

**7 Loan Security Property**

**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

- 7.1 Pursuant to s81 of, and Schedule 4 to, the *Conveyancing Act 1919* (NSW), the Mortgagor covenants with the Mortgagee to:
- 7.1.1 keep all buildings and other improvements comprising the Security Property in repair, and
- 7.1.2 insure all such buildings and improvements in the name of the Mortgagee.
- 7.2 The Mortgagor is to allow the Mortgagee, upon the giving of reasonable prior written notice by the Mortgagee to the Mortgagor (except in the case of an emergency), to enter and inspect the Loan Security Property and carry out any work at the Mortgagor's expense that the Mortgagee considers is reasonably necessary to ensure that the Mortgagor has complied with its obligation under this Deed to keep all buildings and other improvements comprising the Security Property in repair.
- 7.3 The Mortgagor is to promptly provide written evidence to the Mortgagee of each renewal of all insurances in respect of all buildings and other improvements comprising the Loan Security Property.

**8 Documents relating to Loan Security Property**

- 8.1 The Mortgagor is to give to the Mortgagee the Certificate of Title to the Loan Security Property and all plans, surveys, reports and certificates, and other documents requested by the Mortgagee, relating to the Loan Security Property.

**9 Rates, Taxes, etc.**

- 9.1 The Mortgagor is to punctually pay all rates, taxes, charges, levies, duties, assessments, contributions and the like charged or chargeable relating to the Loan Security Property.

**10 Compliance with Laws**

- 10.1 The Mortgagor is to fully comply with all laws applying to the Loan Security Property including but not limited to the use of the Loan Security Property.

**11 Maintenance of Value**

- 11.1 The Mortgagor is not to do anything that may lower the value of the Loan Security Property.
- 11.2 For the purposes of clause 11.1, the parties agree that the value of the Loan Security Property at the date of this Deed is \$225,000.00.

**12 Encroachments**

- 12.1 The Mortgagor, if required by notice in writing from the Mortgagee, is to rectify any encroachment on the Loan Security Property.

**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

**13 Security Interests & Dealings**

- 13.1 Until the Mortgagor has fully complied with all of its obligations under this Deed, it may not, without the prior written consent of the Mortgagee (which consent may be withheld in its absolute discretion), grant or agree to grant any Security Interest or any legal or equitable estate or interest in the Loan Security Property to any person.

**14 Insolvency Event**

- 14.1 The Mortgagor is not to do, or cause to be done, anything that gives rise, or may give rise, to an Insolvency Event.

**15 Assignment**

- 15.1 The Mortgagor may not, without the prior written consent of the Mortgagee (which consent may be withheld in its absolute discretion), assign this Deed or any right, benefit or obligation under this Deed to any person.

**16 Execution of Documents**

- 16.1 The Mortgagor is to promptly execute all documents and do all such things as is requested by the Mortgagee or is otherwise necessary to enable registration of the Loan Security on the title to the Loan Security Property and otherwise to perfect the Loan Security in favour of the Mortgagee.

**17 Power of Attorney**

- 17.1 The Mortgagor irrevocably appoints the Mortgagee the attorney of the Mortgagor immediately on or at any time after any breach or default of this Deed by the Mortgagor to exercise in the name of the Mortgagee all rights, powers and remedies of the Mortgagee expressed or implied in this Deed and to receive any money payable to the Mortgagor in respect of the Loan Security Property whether in respect of the insurance, compensation or otherwise and to do all things required to be done by the Mortgagor and to execute all documents and to do all things necessary in regard to such matters.

**18 Loan Establishment Fee**

- 18.1 Upon the execution of this Deed, the Mortgagor is to pay the Loan Establishment Fee to the Mortgagee.



**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)****19 Mortgagor's Warranties**

- 19.1 The Mortgagor warrants to the Mortgagee that at the date of this Deed:
  - 19.1.1 it has the power to enter into this Deed,
  - 19.1.2 it has the legal and beneficial interests in the Loan Security Property subject to interests disclosed on the Certificate of Title to the Loan Security Property,
  - 19.1.3 it has not created, nor allowed to be created, any Security Interest, and warrants that it will not, without the consent in writing of the Mortgagee create, or allow to be created, any Security Interest,
  - 19.1.4 no Insolvency Event has occurred and it has not done or caused to be done anything that could give rise to an Insolvency Event.

**20 Default by Mortgagor**

- 20.1 If the Mortgagor is in default under this Deed, all monies owing by the Mortgagor to the Mortgagee under this Deed become immediately due and payable.
- 20.2 If the Mortgagor is in default under this Deed, the Mortgagee may in addition to any powers conferred by law:
  - 20.2.1 do all things and pay all monies necessary or expedient to remedy the default,
  - 20.2.2 enter and take possession of the Loan Security Property and receive all income relating to the Loan Security Property with all the powers of an absolute owner,
  - 20.2.3 make and effect repairs, insurances and do all other things that are necessary or desirable for the protection or improvement of the Loan Security Property or for obtaining income or returns from the Loan Security Property,
  - 20.2.4 convert, liquidate or reduce the whole or any part of the Loan Security Property into money,
  - 20.2.5 sell the Loan Security Property in such manner and on such terms and conditions as the Mortgagee thinks fit,
  - 20.2.6 do all such things as are necessary or desirable to make the Loan Security Property more saleable or valuable,
  - 20.2.7 exercise all voting rights or other rights or powers of the Mortgagor,
  - 20.2.8 make any arrangement or compromise that the Mortgagee considers appropriate,
  - 20.2.9 perform and enforce all contracts relating to the Loan Security Property entered into by the Mortgagor,
  - 20.2.10 take proceedings at law or in equity or in bankruptcy in the name of the Mortgagor for any purpose relating to this Deed,
  - 20.2.11 perfect the title of the Mortgagor to the Loan Security Property,
  - 20.2.12 do all such other things in respect of the Loan Security Property as the Mortgagee considers necessary or desirable for any purpose relating to this Deed.

**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

**21 Costs**

- 21.1 The Parties are to pay their own costs of preparing, negotiating, executing and stamping this Deed and any document related to this Deed.

**22 Indemnity**

- 22.1 The Mortgagor indemnifies the Mortgagee from and against any liability, loss, cost or expense, including legal costs on a full indemnity basis, incurred by the Mortgagee, as a result of, or arising from or in connection with any default by the Mortgagor or the enforcement of this Deed.
- 22.2 Any costs incurred or monies expended by the Mortgagee to remedy any default by the Mortgagor under this Deed are repayable by the Mortgagor to the Mortgagee upon demand by the Mortgagee and are monies the subject of the Loan Security and carry interest until repayment at the Loan Interest Rate plus interest at the rate applicable to the 'Commonwealth Government 10 Year Bond. Units: Per Cent Per Annum; Series ID: FCMYGBAG10' published by the Reserve Bank of Australia.

**23 Mortgagee's Liability for Loss**

- 23.1 The Mortgagee is not liable for any loss arising directly or indirectly from the exercise of its rights or powers under this Deed.

**24 Notices**

- 24.1 Any notice, consent, request given or made by a Party under this Deed is only valid if it is in writing and sent in one of the following ways:
- 24.1.1 delivered or posted to that Party at its address set out in Item 10 of the Reference Schedule, or
- 24.1.2 faxed to that Party at its fax number set out in Item 10 of the Reference Schedule, or
- 24.1.3 emailed to that Party at its email address set out in Item 10 of the Reference Schedule.
- 24.2 Any notice, consent, information, application or request is to be treated as given or made if it is:
- 24.2.1 delivered, when it is left at the relevant address,
- 24.2.2 sent by post, 2 business days after it is posted, or
- 24.2.3 sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number, or
- 24.2.4 sent by email and the sender does not receive a delivery failure message from the sender's internet service provider within a period of 24 hours of the email being sent.
- 24.3 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a

**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

**25 Governing Law and Jurisdiction**

- 25.1 This Deed is governed by the law of New South Wales.
- 25.2 The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them.
- 25.3 The Parties are not to object to the exercise of jurisdiction by those courts on any basis.

**26 Representations and warranties**

- 26.1 The Parties represent and warrant that they have power to enter into this Deed and comply with their obligations under the Deed and that entry into this Deed will not result in the breach of any Law.

**27 Severability**

- 27.1 The Parties agree that to the extent permitted by law, this Deed prevails to the extent it is inconsistent with any law.
- 27.2 If a clause or part of a clause of this Deed can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- 27.3 If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part of a clause is to be treated as removed from this Deed, but the rest of this Deed is not affected.

**28 Entire Agreement**

- 28.1 This Deed contains everything to which the Parties have agreed in relation to the matters it deals with.
- 28.2 No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Deed was executed, except as permitted by law.

**29 Further Acts**

- 29.1 Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to effect, perfect or complete this Deed and all transactions incidental to it.

**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

**30 Modification**

- 30.1 No modification of this Deed will be of any force or effect unless it is in writing and signed by the Parties to this Deed.

**31 Waiver**

- 31.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Deed, does not amount to a waiver of any obligation of, or breach of obligation by, another Party.
- 31.2 A waiver by a Party is only effective if it:
- 31.2.1 is in writing,
  - 31.2.2 is addressed to the Party whose obligation or breach of obligation is the subject of the waiver,
  - 31.2.3 specifies the obligation or breach of obligation the subject of the waiver and the conditions, if any, of the waiver,
  - 31.2.4 is signed and dated by the Party giving the waiver.
- 31.3 Without limitation, a waiver may be expressed to be conditional on the happening of an event, including the doing of a thing by the Party to whom the waiver is given.
- 31.4 A waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given, and is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.
- 31.5 For the purposes of this Deed, an obligation or breach of obligation the subject of a waiver that has been given by one Party to the other under this Deed is taken not to have been imposed on, or required to be complied with by, the other Party.

**32 GST**

- 32.1 In this clause:
- Adjustment Note, Consideration, GST, GST Group, Margin Scheme, Money, Supply and Tax Invoice** have the meaning given by the GST Law.
- GST Amount** means in relation to a Taxable Supply the amount of GST payable in respect of the Taxable Supply.
- GST Law** has the meaning given by the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).
- Input Tax Credit** has the meaning given by the GST Law and a reference to an Input Tax Credit entitlement of a party includes an Input Tax Credit for an acquisition made by that party but to which another member of the same GST Group is entitled under the GST Law.
- Taxable Supply** has the meaning given by the GST Law excluding (except where expressly agreed otherwise) a supply in respect of which the supplier chooses to apply the Margin Scheme in working out the amount of GST on that supply.



**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

- 32.2 Subject to clause 32.4, if GST is payable on a Taxable Supply made under, by reference to or in connection with this Deed, the Party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.
- 32.3 Clause 32.2 does not apply to the extent that the Consideration for the Taxable Supply is expressly stated in this Deed to be GST inclusive.
- 32.4 No additional amount shall be payable by the Mortgagee under clause 32.2 unless, and only to the extent that, the Mortgagee (acting reasonably and in accordance with the GST Law) determines that it is entitled to an Input Tax Credit for its acquisition of the Taxable Supply giving rise to the liability to pay GST.
- 32.5 No payment of any amount pursuant to this clause 32, and no payment of the GST Amount where the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, is required until the supplier has provided a Tax Invoice or Adjustment Note as the case may be to the recipient.
- 32.6 Any reference in the calculation of Consideration or of any indemnity, reimbursement or similar amount to a cost, expense or other liability incurred by a party, must exclude the amount of any Input Tax Credit entitlement of that party in relation to the relevant cost, expense or other liability.
- 32.7 This clause continues to apply after expiration or termination of this Deed.





**Annexure B to Mortgage between Mid-Western Regional Council  
(Mortgagee) and Gulgong Holtermann Museum Incorporated (Mortgagor)**

**Execution**

**Executed as a Deed**



**Dated:**

**Executed on behalf of the Council** by the Mayor and General Manager (by his sub-delegate, Simon Jones, in accordance with sub-delegation under s378 of the *Local Government Act 1993* (NSW) made on 14 December 2017), in accordance with the delegation under s377 of the *Local Government Act 1993* given to them by the Council under resolution 0322/17 passed at its ordinary meeting held on 15 November 2017:

Simon Jones  
Simon Jones  
Sub-delegate of the General Manager

Des Kennedy  
Des Kennedy  
Mayor

X [Signature]  
X SAS

Mette Sutton  
Witness Name

[Signature]  
Witness Signature

X

**Executed on behalf of the Mortgagor** by me, Chris Pearson as Chairman of Gulgong Holtermann Museum Incorporated, in accordance with a resolution passed at ordinary committee meeting held on Tuesday December 5<sup>th</sup> 2017, and in compliance with our Articles of Association in the presence of:

[Signature]  
Chairman – Chris Pearson

Gulgong Holtermann  
Museum Inc.  
P O Box 313 Gulgong 2852

KATHRYN PEARSON  
Witness Name

[Signature]  
Witness Signature



**Amendment 4.0****Dated 19 July 2019****Leadership / Function Centre & six serviced apartments development Application****Post onsite council meeting on July 5<sup>th</sup> and following meeting with council to discuss neighbours' concerns (July 19<sup>th</sup>) the following points****To address the noise concerns (and operation hours and specifics):**

- Changes to Function operation hours;  
Monday to Thursday 8am – 10pm  
Friday to Saturday 8am – 10pm  
Sunday 8am – 6pm
- Number of guests for any functions would total 100 (inclusive of those residing within the cottages).
- A total of 20 functions per calendar year ie weddings and anything other than training/retreats/conferences
- The size of the outside deck to be reduced from 120m<sup>2</sup> to 60m<sup>2</sup> to help with any noise impact outside patrons may cause.
- Carparking to the western boundary and overflow area in the north west of the property has been removed from the drawings. Refer to A01
- Bands, DJs etc to be held within the closed centre. Will look to acoustic engineer to support in mitigating against noise transfer

**To address the illumination of the sign impacting neighbours and drivers**

- The sign will not be illuminated

**To address concerns regarding the septic system**

- A section 68 (waste management system) has been submitted to council for review
- Every effort is being made with proper committees to ensure the system is as per Australian and local council standards
- Local company will be managing the septic system as per Australian and local government standards

**To address the number of dwellings on the property:**

- Unit 5 & 6 to be made as 1 unit, as approved by council. Total number of cottages will be 6 – as per the DCP.

**To address traffic concerns**

- Car spots to be reduced from 120 to coincide with the DCP – approx. 40 car spaces and a small amount of over-flow.
- There are two exit/entry points to assist with traffic management, if required - The upgrade of the existing entry complies with the DCP (180m clear-view in either direction)
- The number of functions has a limit of 20 per calendar year
- The maximum of 100 guests incl cottage patrons

**To address zoning concerns**

- Coincides with RU4 property guidelines – i.e. development is permitted with consent from council
- We will still farm the farmable-land on the property.

**Additional notes from Adam and Pearl**

- We are wanting to work with our neighbours to ensure minimal impact and have made significant changes to appease
- The purpose of the Lodge / Conference Centre will be to cater largely for leadership development training that will be held during the day, typically with numbers of up to 16 people (to a maximum of 30). The 2-day training events will largely be held monthly/quarterly dependent on the need
- The 'hire' of the venue extends to local businesses wanting to have AGMs and EGMs alike. As per any good business, we will have contracts in place that cite all DA requirements and restrictions, liabilities and insurances etc will be in place.
- The hire of the venue also includes functions or family gatherings (40<sup>th</sup>, 50<sup>th</sup> ...Birthdays. NOTE: we will not be allowing 18<sup>th</sup> or 21<sup>st</sup> Birthday parties or anything that will not be in-keeping with the wants of the owners i.e. to make it a reputable establishment
- Functions – weddings, parties etc will be capped at a total of 20 per calendar year
- In the entirety of this DA and its development, we will be working closely with all local and state authorities, local land and environmental acts, accredited acoustic engineers, accredited builders, accredited engineers, local accredited trades people (plumbers, builders, electricians) and will be adhering to all relevant building, environmental and conservation acts.

Statement of Environmental Effects

196 Rocky Waterhole Rd, Mount Frome

**Ampere Cottages & Lodge**  
at Lot 1, DP 1187857  
196 Rocky Waterhole Rd, Mount Frome, NSW 2850

**Statement of Environmental Effects**

And notes in support of Development Application

**Pearl Daly & Adam Swords**

196 Rocky Waterhole Rd, Mount Frome, NSW 2850

Contact: 0419 237 619 / [pearlandadam@gmail.com](mailto:pearlandadam@gmail.com)



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	<p><b>Appendix 1.0</b>                      Site and soil evaluation for the proposed development Lot 1, DP1197587, 196 Rocky Waterhole Rd, Mount Frome, Mudgee – report No KHEFF1632 conducted by K &amp; H Geotechnical Services, Feb 2017</p> <p><b>Appendix 2.0</b>                      AHIMS Search Result for Lot 1 DP1187857 with 1km buffer, dated 21 April 2017. No Known Aboriginal artefacts. Refer to 2.4 Site Analysis.</p>	

## 1.0 High-level description of proposed development

This Statement of Environmental Effects has been prepared on behalf of the owners of Ampere Cottages & Lodge, 196 Rocky Waterhole Rd, Mount Frome, Mudgee.

The subject of this statement is the owners' intention to undertake the construction of six luxury, short-stay cottages as well as a Leadership / Function Centre and associated amenities.

The contemporary-styled cottages have been designed to naturally blend with and be highly appreciative of the surrounding environment. Each dwelling has been strategically positioned so as to avail of Mudgee's famous sunsets and rolling hills. A concerted effort has been made to preserve the local flora and fauna as this adds to tourist/visitor attraction.

Provisions for guests presenting with disabilities have also been made with one luxury cottage being fitted with wheelchair ramps and bathroom provisions, as appropriate. Within the Leadership / Function Centre requirements for disabled persons have also been made. Along with wheelchair ramps, the amenities include two female and two male toilets and one that is disabled-access compliant.

The Leadership / Function Centre (or Ampere Lodge) is a venue-hire establishment only ie it will not be operating a regular commercial kitchen with point of sale. In other words, it will not sell food or drinks but rather has been designed to cater for cookery classes (e.g. as part of Leadership Retreat offerings) and/or can be utilised by 3<sup>rd</sup> party catering suppliers, as required during leadership conferences or functions. To enable said classes and offerings a kitchen with commercial grade appliances – namely commercial grade oven and cooktop plus commercial grade fridge & freezer with adequate food -plating / -preparation space forms part of the design.

The Leadership / Function centre has been designed so that visitors (namely visiting Executives / Leadership teams) have extensive views of Mudgee, Mount Frome and landscaped surrounds. Our intent is to have extensive joint-venture type arrangements with local photographers, caterers etc as required.

Proposed onsite signage will include a laser-cut metal sign 2000mm x 1000mm, 10m within the property boundary, which will be illuminated with solar flood lights and be visible from both directions.

Access to the property will be via existing gateways. The following elements are exempt from this Statement as they will not be undertaken:

- Demolishment of pre-existing buildings
- Removal of natural features.

**Site suitability and analysis:****1.1 Site suitability:**

The 50-acre property (Lot 1 DP 1187857) is situated on the western side of Mount Frome.

It has access from Rocky Waterhole Road via Castlereagh Highway or Lue Road and is approximately 6 minutes from Mudgee town centre. It is an approximate 10 min drive from Mudgee airport and the core-hub of wineries.

Property access points are pre-existing.

The property has elevated views of Mudgee town, Mount Frome and the surrounding hills.

It features existing grapes, a large irrigation dam, two (2) inactive limestone quarries and large open land with plenty of natural vegetation to be both preserved and enhanced accordingly.

The property is a rural setting (zoned RU4 Primary Production Small Lots) with nearest neighbours occupying small acreage lots (RU4 / RU1).

**1.2 Present and previous uses:**

State Environmental Planning Policy 55 (SEPP 55) requires planning authorities to consider potential for contamination at a site prior to planning decisions being made. The known previous uses of property (1990-2016) include: intensive agricultural – namely the viticulture of organic grapes and rural residential association.

The location of the proposed cottages and lodge are on sites previously only used for grazing (no cropping). No existing farm infrastructure (sheds or the like) will be demolished to allow for this proposed development.

The historical limestone quarries were used for excavation purposes only (early C20th) and as such were deemed as not presenting any potential for soil contamination.

Based on the known features of the site and location of the proposed cottages etc, preliminary site investigation with soil analysis was not considered necessary. Continued use of the site (from 2017) will be for compatible agricultural use as well as for short-term luxury accommodation and conference, leadership training or functions.

### 2.3 Operation and management

Ampere Cottages & Lodge will provide six luxury, short-stay cottages and a Leadership / Function centre. The owner-run business will employ zero permanent staff (years 1-3) but may look to contract/casual employees during peak periods. Permanent staff parking is therefore not provided as designated spaces. Parking for casual-staff attending for functions is included at the Lodge.

The maximum number of guests occupying the cottages at any one time is thirty (30). This is based on:

- 1 x 1 bedroom - refer to drawing 3538-A02
- 2 x 2 bedrooms - refer to drawing 3538-A03
- 3 x 3 bedrooms - refer to drawing 3538 - A04 and - A06/A07

On-site parking is available for each cottage.

It is proposed that the maximum number of guests that could utilise the leadership function centre comfortably would be approximately 120 guests. 16 car spaces have been provided and a bus parking (and turning) bay. Additional parking can be provided on grassed areas for any overflow at rare larger functions, all within the property boundary.

Proposed hours of operation will be in accordance with year-round short-term rental of the cottages as serviced apartments. The Leadership / Function Centre (referred to as Ampere Lodge) can be hired as a standalone venue for daytime training events or can be booked along with accommodation for corporate-hire events or as required. It is anticipated the Leadership / Function Centre will be operational from 08.00 to midnight, 7 days per week.

Specifically, proposed hours of operation are as follows:

- Guest check-in at cottages, (from 14:00)
- Guest check-out from cottages (11:00)
- Arrival and departure of attendees (non-guests) for various functions will be  $\pm 30$ mins before and after the proposed start and finish times, as appropriate:
  - Morning functions: typically, 09:00 – 13:00.
  - Afternoon functions: typically, 13:00 – 17:00
  - Daytime functions: typically, 09:00 – 17:00
  - Evening functions: typically, 18:00 – 23:00 (primarily weekends)

The property's landscaping will be well-maintained primarily by means of a tractor lawnmower and underground irrigation system.



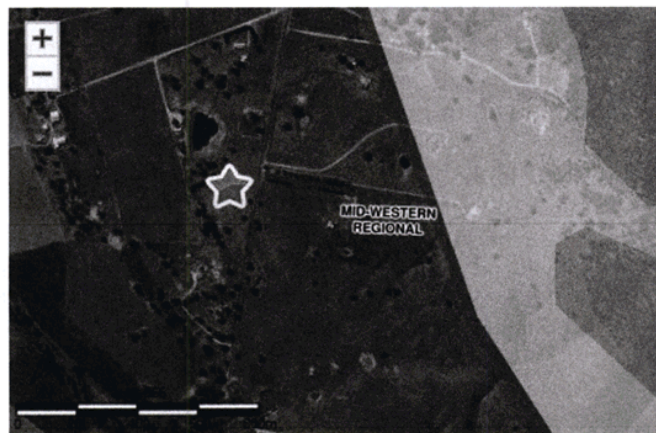
All sundries for use in the cottages and Leadership / function Centre will be stored in a pre-existing, re-purposed shed near the owners' place of residence. All loading and unloading of goods (linen, Manchester, soaps etc) will be performed by the owner utilising a utility vehicle.

Property owner Pearl Daly has worked in the corporate organisational & leadership development space in Sydney for the past 16+ years and has run or co-facilitated leadership development initiatives across Australia and Asia Pacific and has coached Leaders from across the globe including Australia, Europe, Asia Pacific and the US. She is excited at the prospect of bringing similar such events to Mudgee. Her husband Adam Swords is Mudgee born and bred and post schooling, spent 22 years in Sydney. Adam worked for 10 years in hospitality management in Sydney namely running hotels across the CBD. The last 12 years spent in Sydney was in construction management for internal fit-out companies working across Australia.

#### 2.4 Site Analysis:

Prior to progression of the site development concept a site analysis was carried out to identify any site issues. In summary the following is noted:

- The land meets the minimum lot size for a dwelling. Tourist accommodation and function centres are permissible for the RU4 zone.
- The land is not mapped bushfire prone land – see map below.



- The proposed cottages and Leadership / Function Centre will include internal fire protection measures to be installed (i.e. fire blankets, smoke detectors etc.).
- The development involves development of land associated with existing vineyard and rural shedding. Potential for soil contamination has been considered as more a sensitive land use proposed. However, no vineyard areas are used for the development.
- The development will require separate approval for an onsite effluent disposal system. The land is mapped as ground water vulnerable under the Mid-Western Regional LEP 20112. K & H Geotechnical Services were requested to undertake a



Statement of Environmental Effects

196 Rocky Waterhole Rd, Mount Frome

comprehensive site and soil analysis of the property – please refer to Report No KHEFF1632 conducted by K & H Geotechnical Services, Feb 2017 (Appendix 1).

- No areas of native vegetation are likely to be impacted by the proposal. The land is not mapped as biodiversity sensitive under the Mid-Western Regional LEP 2012.
- The site has no known aboriginal artefacts, which are to be impacted by the development pursuant to s90 National Parks and Wildlife Act 1974. The development seeks to develop rural land already disturbed & cleared of timber.
- The nearest neighbours to the function centre are located to the south (288 Rocky Waterhole Road) and to the east (243 Rocky Waterhole Road). Both dwellings are at least 330m from the function centre and associated car park.
- The topography of the land has been a major factor in positioning the cottages, lodge and car park. See map below
- No buildings are proposed within an easement for water supply as per survey plan A:100



### 3.0 Compliance with MWRC Development Control Plan:

Compliance with Part 6.4 Tourist and Visitor Accommodation of the Mid-Western Regional Development Control Plan (2013) is discussed in Table 1. No departures from the DCP have been identified.

**Table 1: Compliance with the DCP Tourist and Visitor Accommodation**

<b>DCP Provisions</b>	<b>Application of Standards</b>
Location <b>(Complies)</b>	The development site has an existing dwelling. The tourist accommodation and function centre would be serviced by the main residents of the land. (The land complies with the MLS map, and dwellings are permissible).
Design and Layout <b>(Complies)</b>	a) The potential constraints to the development are addressed in this SEE. No aspects such as topography or existing vegetation hinder the land use. Topography is not a constraint. The proposal requires some new access tracks and landscaping for the tourist accommodation. No large trees are required to be removed and existing timber is avoided. b) The owners/occupants of the main dwelling will service the accommodation and function centre. The proposed accommodation is at the maximum of six (6) separate cottages and one permanent site manager as limited in the DCP. c) Use of manufactured homes is N/A with site specific design by Giselle Denley (plans provided).
Water Cycle Management <b>(Complies)</b>	New onsite effluent disposal systems and water cycle management have been proposed and investigated by K & H Geotechnical Services with a key focus of identifying the soil type and system requirements. With ample land area within the 20ha no issue is envisaged to provide system/s away from any drainage lines. Please refer to attachment 'proposed system design'.
Electricity <b>(Complies)</b>	The proposed cottages and leadership / function centre will be connected to electricity services, (no generators or pumps are located that may cause noise nuisance for neighbours).
Parking <b>(Complies)</b>	The tourist accommodation will have ample space for car parking at the front of the accommodation in the nominated area. Parking is shown on the site plan. The parking will comply with the requirements in section 5.1 in the DCP. For tourist and visitor accommodation the DCP requires: <i>1 space per room, plus 2 spaces per 3 employees plus if kitchen amenities being utilised: 1 space per 7m2 gfa or 1 space per 3 seats whichever is the greater (Restaurant). 1 space per 4m2 for licensed floor including outdoor seating or dining.</i>

Statement of Environmental Effects

196 Rocky Waterhole Rd, Mount Frome

DCP Provisions	Application of Standards
Signage <b>(Complies)</b>	The entrance signage will comply with the requirements for signs in section 4.4 of the DCP. The DCP provisions for Tourist Signage relate to accommodation. The proposed signage is minimal, with a sign at the entrance gate proposed. No internal signage is proposed other than directional signs will be installed for parking on site and to cabins etc. An entrance sign is permitted as proposed.

Compliance with Part 5.1 Car Parking of the Mid-Western Regional Development Control Plan (2013) is discussed in Table 2. No departures from the DCP have been identified.

**Table 2: Compliance with the DCP – Car Parking**

DCP Provisions	Application of Standards
Land Use: Tourist and Visitor Accommodation	DCP states: 1 space per unit, plus 2 spaces per 3 employees plus if restaurant included: 1 space per 7 m2 gfa or 1 space per 3 seats whichever is the greatest (restaurant). 1 space per 4m2 for licensed floor including outdoor seating or dining.  The cabins will be provided one space each.
Land Use: Places of Public Worship, Entertainment Facilities, Community Facilities	DCP states: 1 space per 4 seats or 1 space per 10m2 of gfa whichever is the greater.  The Leadership Function Centre will not operate on a seat basis, therefore the floor area was taken into consideration. The plans provide for 16 spaces in the designated area adjacent the Lodge. A minimum of 15 spaces are required. The proposal has included area for sufficient car spaces and one mini bus site.



#### **4.0 Impacts assessment:**

The following addresses all of the impacts that were given consideration with regard to the development of the property.

##### **4.1 Social impact:**

The owners reside at the property with their young family and have designed the cottages and lodge with respect for and consideration of their well-being as well as that of their neighbours and of the environment alike.

The owners intend to create a strong sense of community by offering the function centre to any local not for profit organisations to hold an AGM, as appropriate.

##### **4.2 Economic impact:**

The aim of the Leadership / Function Centre will be to increase the number of executives coming to Mudgee for corporate events - the intent is to increase Mudgee's positioning as a commercial hub for Central West NSW.

A key aim of the Leadership / Function Centre will be to host STEM-related events that have a focus on boosting the level of Innovation in Australia. Executives, Leaders, Engineers from companies like ResMed, Cochlear, Atlassian etc will be invited to Ampere Cottages & Lodge (ie to Mudgee) to actively support in increasing the level of awareness of STEM-based subjects in rural schools.

The increase in guests/tourists will aid in supporting additional local businesses eg cafes, restaurants, wineries, taxis, airport, laundrettes etc

##### **4.3 Access and traffic impact**

Road access to the Cottages and Leadership / Function centre will be via existing gateways – guests will enter and exit via two (2) access points (refer to site plan A1.01) Internal access to cottages and the Lodge will be via existing compacted gravel & grassed roads.

Each of the property access points has clear 180m sight distances in both left and right directions to ensure maximum safety.

Each cottage has an associated driveway, carport and outdoor-sensor-lighting.

16 Parking spaces will be available for non-resident guests attending the Leadership / Function Centre. The car park will have compacted gravel with grassed areas surrounding.

Walking paths have been designed to cater for guests wishing to take in some brisk exercise or simply to appreciate the unique setting.

#### **4.4 Visual and acoustic privacy, impact on views:**

Careful consideration has been given to the potential impact on the visual and acoustic privacy as well as to any possible impact on views from both the perspective of nearby neighbours and of guests.

##### **4.4.1 Visual privacy:**

- Window placements have been considered to ensure complete neighbour and guest privacy
- Additional screen-planting and hedges to be planted to provide increased levels of privacy
- Fences have been erected to provide additional guest privacy and clearly defined neighbouring boundaries
- While internal road/pathway-lighting will be dotted throughout the property, it will not have any glare nor impact neighbours
- Sensor lighting will be installed at each cottage to assist guests with late arrival / entry however said lighting will have zero impact on neighbours.

##### **4.4.2 Acoustic privacy:**

- Guest bedrooms have been located away from outdoor entertainment areas and are far away from other cottage dwellings to ensure maximum acoustic privacy.

##### **4.4.3 Views:**

- Due consideration of views from neighbouring properties has been given: eastern-based (Mount Frome – side) neighbours are at a higher elevation and so views of Mudgee town, sunsets etc are not impacted
- The impact of potential overshadowing has been considered and is a non-issue with regard to this property development
- Guests will equally have best-available views of Mudgee and its surroundings therefore showing off the town and sunsets in its best light.

#### **4.5 Air and noise impact**

##### **4.5.1 Air impact:**

- Along with underground heating and reverse-cycle air conditioning, each luxury cottage will be equipped with a wood burning stove. Placement and height of chimneys and flues have been considered – none will prove an issue for neighbours.



**4.5.2 Noise impact:**

- During the construction phase, hours of operating construction and agricultural machinery will follow a typical working day.
- The Leadership / Function Centre to be built with acoustic-grade gyprock and be heavily insulated to ensure minimal noise impact.
- Cottages and Leadership / Function Centre to be fitted with double-glazing doors and windows.
- Operations of the Leadership / Function Centre will adhere to guidelines as per the NSW industrial noise policy.

**4.6 Soil and water impact**

Potable water supply is proposed from rainwater tanks attached to the cabins and function centre. This will have a back-up supply from bore or from the existing dam for landscaping irrigation. Water-efficient shower heads as well as aerators on bathroom hand basins and kitchen sinks will be installed.

The landscaping design is sensitive to water requirements – all cottages and function centre will have rainwater tanks sized appropriately to maximise volume achieved from the roof catchments. All newly-planted flora have been selected for their low-water demands. Landscaping may also be watered from the existing dam supply.

With regard to drainage – storm water-flows from Mount Frome have been considered. The property has contour banks and a large catchment area / dam. Any new roads and pathways will be installed to ensure that any drainage controls direct runoff to stabilised areas.

The property is outside of key flood zone areas, mine subsidence and bushfire risk areas.

Septic tank systems will be built to effectively and efficiently support the cottages and the Leadership / Function Centre – please refer to Report No KHEFF1632 conducted by K & H Geotechnical Services, Feb 2017 – see Appendix 1.

**4.7 Heritage impact**

The existing property contains no local heritage listed items. The site has some historical aspect whereby limestone from quarry at 196 Rocky Waterhole Rd was used in the construction of the walls surrounding Mudgee's Lawson Park. No evidence of this historic quarry remains other than the excavation voids. Other

than, an unforeseen event requiring special investigation, no issues or mitigation measures are proposed for non-indigenous heritage.

Potential Aboriginal Heritage impacts due to the proposal may arise due to loss of heritage due to direct disturbance for related construction works, such as building construction and driveway/carpark construction.

Assessment has been carried out in accordance with *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* published by Department of Environment, Climate Change and Water.

The following actions have been undertaken as part of due diligence practice: AHIMS Web Services (AWS) search for Lot 1 with a buffer of 1km conducted by of Emma Yule of Atlas Environment and Planning 21 April 2017 (see Appendix 2).

The findings were as follows:

Zero (0) Aboriginal sites are recorded in or near the above location.

Zero (0) Aboriginal places have been declared in or near the above location.

Other than in the unforeseen event of uncovering an item requiring stop work and special investigation, no additional physical mitigation measures are proposed for indigenous heritage.

#### **4.8 Energy impact**

With regard to sun control – awnings, blinds and trees will be present to maximise Summer shade and minimise Winter shade.

Insulation – the roof, ceilings, walls and floors are insulated with Rockwool. Double-glazing door and windows will be installed. Window and door placements will maximise cross-ventilation.

Energy-efficient heating, cooling and lighting systems will be installed. With regard to water heating – energy-efficient solar hot water systems will be installed. (Refer to the BASIX certificate).

#### **4.9 Waste impact**

The property will promote waste minimisation by installing recycling bins in each cottage eg glass, plastics, paper, organic waste etc

- Guests will be encouraged to place wet organic matter in nearby composting bins the output of which will be used to enrich the surrounding vegetation.

The operator will carry out collection of waste bins from the cabins and the function centre for disposal into a main waste enclosure with lid provided by a contractor (or several wheelie bins). A contractor for waste disposal will be engaged as required. This area will be screened with a landscaping measure and located near the leadership / function centre.

**5.0 Conclusion:**

The proposal to undertake the construction of six (6) luxury, short-stay cottages as well as a Leadership / Function Centre is in compliance with Mid-Western Council provisions.

We believe the development is justified as all considerations have been taken to avoid, minimise or manage any adverse impacts on the environment or to improve environmental conditions. We have also taken into consideration neighbours and local industries, be they wineries or similar cottage / short-stay rentals, which we believe will also benefit from corporate / leadership events being held in the locality.

Accordingly, this Statement of Environmental Effects as part of the Development Application is submitted in the belief that it deserves the Council's favourable consideration.

**Amendment 1.0**

**DA01416/2018 Letter dated 19 December 2017**

**Leadership / Function Centre & six serviced apartments development  
Application**

- Acoustic report to be undertaken by Ross Hodge from Spectrum Acoustics Pty Limited *Noise and vibration consultants.*  
Ref NO. 171432/7156 dated 19/5/17 – acoustic testing to be undertaken under the NSW Industrial Noise Policy.
- A further 4 copies off all plans submitted making a total of 7 copies issued.  
*(NB: revised drawings – 5 new copies issued)*
- New 3-bedroom elevations dwg no. 1.08a *(east & west elevations)*  
*(NB: has been superseded, refer to new drawings)*
- Elevation plans for proposed signage  
*(Refer to dwg A-12)*
- Amended site plan detailing setbacks of all structures  
*(NB: New Drawings issued)*
- Existing & New Internal roads to be compacted gravel and turf topping.  
*(refer to new drawings – Site plan)*
- A copy of AHIMS report attached
- No construction of any new buildings is proposed within an easement for water supply. Attached extract from property sale contract.
- Table 1 has been adapted to provide an estimated cost assessment of the development by an approved Builder.
- The kitchen/Bar will be fitted out with commercial grade appliances – namely commercial grade oven and cooktop plus commercial grade fridge with adequate food -plating / -preparation space as stated previously within this report.

The Lodge is a venue-hire establishment only ie it will not be operating a regular commercial kitchen with point of sale.

The kitchen can be used both for cooking for functions or to reheat and or store foods prepared offsite by local catering companies. Upon booking the venue, clients will be provided with recommendations for local Mudgee produce as well as with details for local casual-staff hire.

A Grease trap will also be installed as per septic system requirements. Refer to Dwg A08 for location.



**Amendment 2.0****DA01416/2018 Letter dated 9 January 2018****Leadership / Function Centre & six serviced apartments development  
Application**

- The proposed Effluent system will be an aerated wastewater treatment plant with an underground irrigated system to selected areas.  
Fuji clean & Kingspan have proposed a design to suit this development.  
Section 68 attached
- Details for the disabled accessible toilet within the Lodge (*Type 2 Right hand unisex accessible toilet*). *Dwg A11*
- As per the laundry facilities for class 1 buildings, clothes washing facilities that are detached from the main building must be set aside for the exclusive use of the occupants.  
The wash room / Laundry within the lodge Dwg A07 will satisfy the BCA.



**6.0 Notes**



Project No: 171432

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**Noise Assessment  
Proposed Conference Lodge  
196 Rocky Waterhole Road,  
Mount Frome NSW**

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Prepared for:

Ampere Cottages and Lodge  
196 Rocky Waterhole Road  
Mount Frome

Author:



**Ross Hodge**  
*B.Sc.(Hons) M.A.A.S.*  
Principal / Director

Review:



**Neil Pennington**  
*B.Sc., B. Math.(Hons) M.A.A.S.*  
Principal / Director

June 2019



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## APPENDICES

Appendix I

SITE LAYOUT





1.0 - INTRODUCTION

This report provides the results, findings and recommendations arising from an acoustical assessment of the proposed conference lodge and cabin development at 196 Rocky Waterhole Road (Lot 1 D.P. 1187857), Mount Frome NSW.

The proposed lodge is to be located off Rocky Waterhole Road. There are also six accommodation cabins proposed for the site. The site is in a relatively isolated rural area with the closest residential receivers being between approximately 300 to 500m away (from the conference lodge) in most directions as shown in **Figure 1**. A close up site layout plan is included as **Appendix I** to this report.

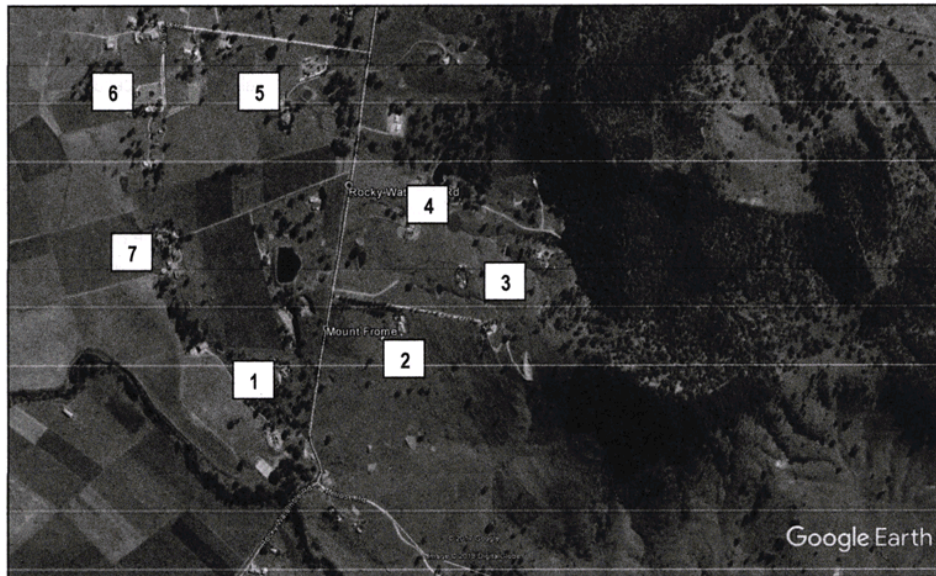


Figure 1 – Site Layout (approximate location of proposed lodge shown as a star)

Site details have been obtained from reference to plans by Giselle Denley Drafting Services, File Number 3538, dated June 2018.

2.0 - TERMS AND DEFINITIONS

**Table 1** contains the definitions of commonly used acoustical terms and is presented as an aid to understanding this report.





Term	Definition
dB(A)	The quantitative measure of sound heard by the human ear, measured by the A-Scale Weighting Network of a sound level meter expressed in decibels (dB).
SPL	Sound Pressure Level. The incremental variation of sound pressure above and below atmospheric pressure and expressed in decibels. The human ear responds to pressure fluctuations, resulting in sound being heard.
STL	Sound Transmission Loss. The ability of a partition to attenuate sound, in dB.
Lw	Sound Power Level radiated by a noise source per unit time re 1pW.
Leq	Equivalent Continuous Noise Level - taking into account the fluctuations of noise over time. The time-varying level is computed to give an equivalent dB(A) level that is equal to the energy content and time period.
L1	Average Peak Noise Level - the level exceeded for 1% of the monitoring period.
L10	Average Maximum Noise Level - the level exceeded for 10% of the monitoring period.
L90	Average Minimum Noise Level - the level exceeded for 90% of the monitoring period and recognised as the Background Noise Level. In this instance, the L90 percentile level is representative of the noise level generated by the surrounds of the residential area.

### 3.0 - BACKGROUND TO THE PROPOSAL

The proponent has supplied the following details in relation to the operation of the proposed development.

The lodge is proposed to operate for training and meetings on weekdays, typically between 8.30am and 5.30pm.

The facility is also to operate as a general function centre catering for weddings or parties etc. These would typically be on weekends between 6pm and midnight.





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Acoustic Assessment – Conference Lodge, Rocky Waterhole Rd., Mount Frome

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It is anticipated that up to a maximum of 100 people may attend the functions.

The functions may have entertainment in the form of live or recorded music. The music will be played inside the lodge.

From an acoustic point of view the major areas of potential adverse impact may come from noise emissions from entertainment and patrons.

There will be six accommodation units on the site which may cater for people attending conferences or functions. The noise from such accommodation will be at typical domestic levels and further assessment of potential impacts is not considered warranted here.

## 4.0 NOISE ASSESSMENT CRITERIA

The Office of Environment and Heritage (OEH) and Mid West Council share responsibility for the approval and control of noise emissions from commercial and industrial premises within council boundaries.

The approvals are generally based on procedures and criteria detailed in the Noise Policy for Industry (NPI). The venue will be licenced and, therefore, the Independent Liquor and Gaming Authority (ILGA) criteria are also applicable.

The NPI describes intrusive and amenity criteria applicable to commercial sites. These noise criteria depend on the existing background noise level at potentially affected residential receiver areas. In areas where the background noise level is less than 30 dB(A), procedures in the NPI allow for the setting of a minimum background level of 30 dB(A) L90.

The site is in a relatively quiet rural area. As such, the background noise level for the current assessment is considered to be 30 dB(A) as per the discussion above.

In setting noise goals for a particular project the NPI considers both the amenity and intrusiveness criteria. The former is set to limit continuing increase in noise from industry, whilst the latter is set to minimise the intrusive impact of a particular noise source. The site under assessment is subject to very little industrial noise during the any time period and, as such, the intrusiveness criteria are those applicable.

The intrusiveness criteria are based on the Rating Background Level (RBL) for the time period, plus 5 dB(A). An RBL (L90) of 30 dB(A) has







been adopted for the site and, therefore, the project specific noise goal (PSNG) is;

**35 dB(A) L<sub>eq</sub> (15 min)** applicable Day/Evening and Night

**4.1 Entertainment Noise**

The intent of the ILGA criteria is to limit the potential impacts of entertainment and patron noise from licensed premises. As such, noise generating activities relating to this part of the operation of the venue are to be assessed here with regard to the requirements of the ILGA.

Following are the Standard Noise Conditions imposed by the ILGA;

“The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz - 8 kHz inclusive) by more than 5 dB between 7.00 a.m. and 12.00 midnight at the boundary of any affected residence.

The LA10 noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz - 8 kHz inclusive) between 12.00 midnight and 7.00 a.m. at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00 a.m.”

As the venue will close by midnight, a planning level equal to 5 dB(A) above the adopted background noise level has been used for this assessment as shown in **Table 2**. The octave band spectrum has been adapted from noise measurements made in a typical rural environment.

TABLE 2 ILGA CRITERION NOISE LEVELS									
		Octave Band Centre Frequency, Hz							
	dB(A)	31.5	63	125	250	500	1k	2k	4k
Pre Midnight	35	20	20	22	23	29	31	28	26

**4.2 Sleep Disturbance**

As the facility may operate up until midnight, the potential for sleep disturbance from maximum noise level events from premises during the night-time period (i.e. 10pm to 7am) needs to be considered.





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**Acoustic Assessment – Conference Lodge, Rocky Waterhole Rd., Mount Frome**

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The NPI states that, where the subject development/premises night-time noise levels at a residential location exceed those outlined below, a detailed maximum noise level event assessment should be undertaken.

- Leq (15 min) 40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- Lmax 52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater.

The detailed assessment should cover the maximum noise level, the extent to which the maximum noise level exceeds the rating background noise level, and the number of times this happens during the night-time period. Some guidance on possible impact is contained in the review of research results in the NSW Road Noise Policy.

Other factors that may be important in assessing the extent of impacts on sleep include:

- how often high noise events will occur,
- the distribution of likely events across the night-time period and the existing ambient maximum events in the absence of the subject development,
- whether there are times of day when there is a clear change in the noise environment (such as during early-morning shoulder periods), and
- current scientific literature available at the time of the assessment regarding the impact of maximum noise level events at night.

Maximum noise level event assessments should be based on the Lmax descriptor on an event basis under 'fast' time response.

The detailed assessment should consider all feasible and reasonable noise mitigation measures with a goal of achieving the above trigger levels.

#### **4.3 Road Traffic**

Noise generated by road traffic associated with the proposed venue is assessed separately to site noise using procedures in the RNP.

The RNP, as adopted by Roads and Maritime Services (RMS) NSW, recommends traffic noise criteria for different road developments and uses.





Based on definitions in the RNP, Rocky Waterhole Road could be classified as a local road. An extract of the relevant section of the RNP relating to land use developments with the potential to create traffic on local roads is shown in **Table 3**.

TABLE 3 BASE TRAFFIC NOISE OBJECTIVE		
Situation	Recommended Criteria	
	Day	Night
6. Existing residences affected by additional traffic on existing local roads generated by land use developments	55 Leq(1hr) (external)	50 Leq(1hr) (external)

## 5.0 - NOISE ASSESSMENT

### 5.1 Entertainment Noise

As detailed above it is proposed that the venue may be used for live or recorded entertainment typically when functions are being held. This would represent the worst case for noise generation from the venue.

To assess potential impacts the Lw of a typical entertainment for a wedding, in a similar sized room, of has been sourced from the Spectrum Acoustics technical database.

This noise source was assumed to be performing inside the function room as depicted as a star on **Figure 2**.

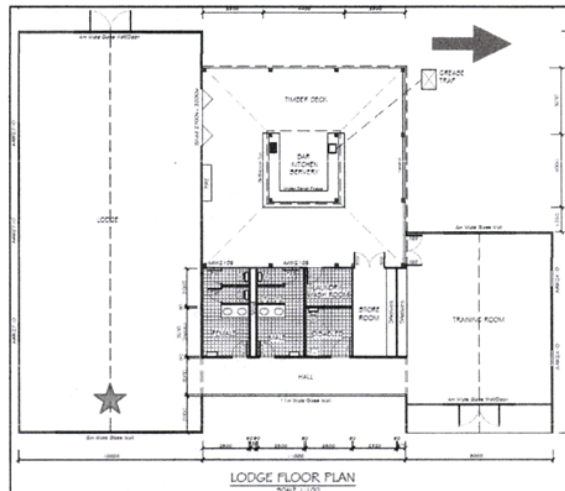


Figure 2 – Function Room Layout





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**Acoustic Assessment – Conference Lodge, Rocky Waterhole Rd., Mount Frome**

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The building is to be constructed of a combination of glass and corrugated steel.

For the calculation of potential impacts the STL of the glass was based on a double glazed system of 6.38 and 10.38 mm laminate with a 12mm air gap and in solid frames with no gaps at the joins or at the walls. The calculation for the walls and the roof/ceiling was based on the STL of corrugated steel sheeting lined with 13mm Fyrchek plasterboard and insulation infill in the cavity.

For the calculations the noise source was considered to be an average distance of 2m from the internal surface of the nearest glazing and an average of 5m from the internal surface of the walls and ceiling.

The noise from the entertainment, as described above, was theoretically propagated to the nearest residential receivers taking into account the effects of reverberant field loss in the venue, transmission loss through building elements and hemispherical spreading (distance loss) to the receiver.

From consideration of the dimensions and orientation of the various building elements, the sound pressure levels immediately outside these were propagated to the nearest receiver using an equation<sup>1</sup> giving the sound field due to an incoherent plane radiator.

Note that a specific calculation of directivity loss for the roof, plus an area gain for the surface, was performed in lieu of the incoherent plane radiator calculation.

**Table 4** shows a calculation of noise from entertainment in the venue propagated through the facade of the building and impacting on the nearest, and most potentially affected, residential receiver to the site approximately 310m to the south west (R1 on Figure 1).

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<sup>1</sup> Equation (5.104), DA Bies and CH Hansen, *Engineering Noise Control*, E & FN Spon, 1996.





Acoustic Assessment – Conference Lodge, Rocky Waterhole Rd., Mount Frome

TABLE 4 CALCULATED SPL AT MOST AFFECTED RESIDENTIAL RECEIVER - R1 MUSICAL ENTERTAINMENT as dB(A) L10									
Item	dB(A)	Octave Band Centre Frequency, Hz							
		31.5	63	125	250	500	1K	2K	4K
Source Lw	105	45	72	88	95	99	101	98	92
Reverberant Field Loss (2m)		9	9	9	9	9	9	9	9
Lp at inner surface	96	36	63	79	86	90	92	89	83
STL of glazing		26	28	28	32	37	46	47	50
External SPL (glazing)	58	10	35	51	54	53	46	42	33
<b>SPL @ receiver Leq (glazing)</b>	<b>16</b>	<b>&lt;0</b>	<b>&lt;0</b>	<b>9</b>	<b>12</b>	<b>11</b>	<b>4</b>	<b>0</b>	<b>&lt;0</b>
STL of Walls		12	16	20	25	30	34	31	29
Reverberant Field Loss (5m)		15	15	15	15	15	15	15	15
External SPL (walls)	61	18	41	53	55	54	52	52	48
<b>SPL @ receiver Leq (walls)</b>	<b>22</b>	<b>&lt;0</b>	<b>3</b>	<b>14</b>	<b>16</b>	<b>15</b>	<b>13</b>	<b>13</b>	<b>9</b>
STL of Roof		9	13	17	22	27	31	28	26
Directivity Loss @ 135°		8	10	12	13	14	15	16	18
Reverberant Field Loss (5m)		15	15	15	15	15	15	15	15
Area Gain		17	17	17	17	17	17	17	17
External SPL (roof)	67	30	51	61	62	66	57	56	50
<b>SPL @ receiver Leq (roof)</b>	<b>13</b>	<b>&lt;0</b>	<b>&lt;0</b>	<b>7</b>	<b>8</b>	<b>12</b>	<b>3</b>	<b>2</b>	<b>&lt;0</b>
<b>Total Received Noise</b>	<b>23</b>	<b>0</b>	<b>3</b>	<b>16</b>	<b>18</b>	<b>17</b>	<b>13</b>	<b>13</b>	<b>9</b>
Criterion Leq	35	20	20	22	23	29	31	28	26
Impact	0	0	0	0	0	0	0	0	0

The results in Table 4 show that there will be no adverse noise impacts at the closest, and most potentially affected, receiver due to the assessed noise from entertainment in the lodge.

As the calculation detailed in Table 4 represents the worst case for noise emissions from the lodge the noise levels at all other receivers will also not create any adverse impacts.

**5.2 Outdoor Areas**

The lodge has outdoor areas that may be used by patrons as break out areas. The major source of noise from such areas is considered to be that of the patrons talking loudly and simultaneously.

Based on the maximum number of patrons anticipated to be at the venue at peak times it is envisaged that the outdoor areas could hold up to about 20 to 30 people. These people, however, would be spread throughout the entire area, parts of which are acoustically shielded from receivers by the structure of the building.







Acoustic Assessment – Conference Lodge, Rocky Waterhole Rd., Mount Frome

For this assessment it was assumed that there were 25 people on the northern side of the bar/servery in a location with line of sight to the nearest receiver.

It has been assumed that of these people there may be approximately half, or, say, up to 10 to 12 who are conversing loudly at any one time.

Note that whilst there may be more patrons than that present, it is not anticipated that more than this will have their voices raised simultaneously to constitute an L10 noise level.

It is noted that in outdoor areas there is no reverberant build up of noise and people have less need to raise their voice to converse in small groups. The raised speech of a small group of people (10 to 12) would range from about 83 to 87 dB(A) L10.

**Table 5** shows the Lw of the combined raised speech of 12 people standing outside of the function room, propagated to the nearest potentially affected residential receiver to the north east, 400m away (R4 on Figure 1).

The calculation takes into account just the loss for hemispherical spreading (distance loss).

TABLE 5 CALCULATED SPL AT MOST AFFECTED RESIDENTIAL RECEIVER – R4 PATRONS SPEAKING (L10)									
Item	dB(A)	Octave Band Centre Frequency, Hz							
		63	125	250	500	1k	2k	4k	8k
Lw 12 people – raised speech	87	37	56	67	83	82	79	71	62
Distance Loss (400m)		60	60	60	60	60	60	60	60
SPL at Receiver	26	<0	<0	7	23	22	19	11	2
Criterion	35	20	22	23	29	31	28	26	25
Impact		0	0	0	0	0	0	0	0

The results in Table 5 show that, under the assessed conditions, there will be no adverse impacts due to noise from patrons in outdoor areas at the lodge.

Noise emissions in other directions will be, at least partially, shielded from receivers by the intervening structure of the proposed buildings. Noise at all other receivers will, therefore, be at lower levels than those detailed in Table 5 and, therefore, will not create any adverse impacts.

It is unlikely that the outdoor areas will be in full use whilst there is entertainment being performed at the venue and, therefore, the





assessment of cumulative impacts from both of these noise sources is not considered warranted.

### 5.3 Sleep Disturbance

Noise from patrons leaving the site after 10pm has the potential to create sleep disturbance. This may include noise from the loud raised speech of patrons or of cars or buses starting up etc. Noise associated with this sort of activity would have an Lmax level of between approximately 90 and 100 dB(A).

For this assessment a noise source representing a bus starting up to leave the venue (at 100 dB(A) Lmax) was considered to be located in the bus parking area to the east of the lodge.

The noise was theoretically propagated to the nearest receiver to the east approximately 300m away. For the purposes of calculation it was assumed that bedroom windows in the nearest residence faced the bus parking area. The results of the calculations are shown in **Table 6**.

Propagation Element	dB(A)
Bus start up	100
Distance loss (300 m)	58
SPL bedroom window	42
Screening Criterion (night) dB(A)	52
Impact	0

The results in Table 6 show there will be no adverse sleep disturbance impacts as a result of the assessed noise emissions.

The assessed Lmax noise from a bus starting up is at a similar, or higher, level to that of a car door closing or loud raised speech and the calculations shown in Table 6 are considered representative of the worst case.

### 5.4 Road Traffic Noise

All vehicles will arrive and depart the site via the driveway from Rocky Waterhole Road. A conservative scenario has been considered where there are 40 vehicles leaving the site in a one hour period at night (as the road traffic criteria are based on Leq (1hr) noise levels).

For acoustic purposes the traffic, and therefore the noise emissions, would be considered to be intermittent.





Acoustic Assessment – Conference Lodge, Rocky Waterhole Rd., Mount Frome

**Equation 1**, below, outlines the mathematical formula used in calculating the Leq,T noise level for intermittent traffic noise.

$$L_{eq,T} = L_b + 10 \log \left[ 1 + \frac{ND}{T} \left( \frac{10^{(L_{max} - L_b) / 10} - 1}{2.3} - \frac{(L_{max} - L_b)}{10} \right) \right]$$

**Equation 1**

Where

$L_b$  is background noise level, dB(A)

$L_{MAX}$  is vehicle noise, dB(A)

$T$  is the time for each group of vehicles (min)

$N$  is number of vehicle trips

$D$  is duration of noise of each vehicle (min)

Using Equation 1 the noise from the vehicles has been assessed to a point 1m from the facade of a theoretical receiver on Rocky Waterhole Road at 30m from the centre of road. All of the vehicles were assumed to be travelling at 80 kph. Results are shown in **Table 7**.

TABLE 7 CALCULATED SPL – ROCKY WATERHOLE ROAD ROAD TRAFFIC NOISE as dB(A) Leq (1 hr)	
Item	dB(A)
No. of Vehicle movements (peak hourly period)	40
Lw per vehicle @ 80 kph	92
Received Noise (Leq 1 hour) from eqn. 1	40
Criterion – Night (Leq 1 hour)	50

The results in Table 7 show that, under the assessed conditions, noise from traffic generated by the proposal will not exceed the RMS criterion at any residences along Rocky Waterhole Road.

## 6.0 CONCLUSION

An acoustical assessment has been completed for the operation of a proposed conference lodge and cabin development at 196 Rocky Waterhole Road, Mount Frome, NSW.

The assessment considered potential impacts from entertainment, patron and road traffic noise.





Acoustic Assessment – Conference Lodge, Rocky Waterhole Rd., Mount Frome

The assessment has shown that there will no adverse acoustic impacts from the proposed operation of the conference lodge and, therefore, no acoustic reason why the development should not proceed.

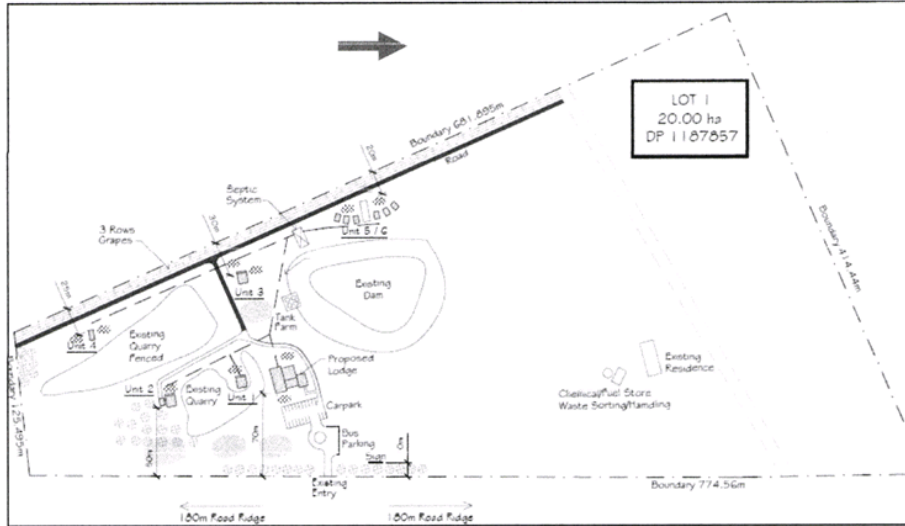




Acoustic Assessment – Conference Lodge, Rocky Waterhole Rd., Mount Frome

APPENDIX I

SITE PLAN





7<sup>th</sup> July 2019

Mid-Western Regional Council

OBJECTION SUBMISSION

Re: Development Application Number- DA0146/2018

Dear Sir or Madam,

We moved from Sydney to Mudgee in 1980 and purchased our property, where we still reside, right on the edge of the Burrundulla river flats. We chose this location for its close proximity to Mudgee town with it still being a very rural and serene area.

We object to the above D.A. which has been lodged with Council for the “Proposed Function Centre and Serviced Apartments” at 196 Rocky waterhole Rd, from our property this function centre would be directly opposite us as the “crow flies”, 1.5kms away. The noise would travel across the river flats, which would act as a natural “amphitheatre”, also the increase in large volumes of traffic creating noise and safety concerns, as both Rocky Waterhole and Burrundulla Rds are not suitable for increased traffic flows.

Most concerning, the “descent and ascent” both ways to the 1 lane river crossing at Rocky Waterhole, both cyclists and joggers use these roads day and night as a loop from town and back, their safety may become very compromised, with increased traffic flows to the area.

We feel that this development. Would very detrimental, to our quiet rural community and have a negative impact on all who reside in it and use it for recreational pursuits.

Regards,

Henk and Karenne Roest



28 December 2017

Mr Tim Burgess



The General Manager  
Mid-Western Regional Council  
P O Box 156  
**MUDGEE NSW 2850**

Dear Sir

**DA0146/2018 - PROPOSED FUNCTION CENTRE AND ACCOMMODATION, 196 ROCKY WATERHOLE ROAD, MOUNT FROME**

I live in the vicinity of the proposed development would like to voice my opinion with regards to the development and its long term effects on the area. In addition, should the project go ahead, I would like to ensure all proposed infrastructure will be designed, constructed and operated to ensure all approval criteria applicable to the project are satisfied.

Mount Frome is a quiet rural area, and to spoil this with an afterhours function centre would change the character of the whole area. Our property is on the hill opposite the proposed DA and noises from our neighbours do echo up the hill, we are able to hear their dogs barking, machinery being used and also people talking when they are outside in their garden.

My concerns would be if this proposed DA is approved -

**Air Quality**

- Currently the existing air quality in the vicinity of the proposed development is determined primarily by the fact that it is a rural farming area and the dominant wind directions. Agricultural and vehicle movements on associated roads are only minor contributors.
- Air quality impacts which could arise from construction and operation of the proposed resort namely:
  - Dust generated from general ground disturbance during construction;
  - Dust from traffic movements to and from the Site during construction and operational phases;
  - Exhaust emissions from plant and machinery during the construction and operational phases.
  - Please indicate how air quality issues will be mitigated to address my concerns

**Noise**

- I would like to suggest that the project limits audible construction working hours to:
  - Monday to Friday - 0700 hours to 1700 hours;

- o No work on Saturdays, Sundays or Public Holidays.
  - o Traffic noise emissions associated with this development must have little or minimal impact.
- I would like to maintain current ambient noise levels with no deterioration. Please show how this will be achieved during construction and operation. Double glazing is suggested.
- I would like to see the modeling software or other methods used to assess potential noise impacts associated with the development construction and operational phases. This modeling should take into account distance, ground effects, atmospheric absorption and topographic detail. In addition construction works duration must be shown
- I would hope that as it is a conference / training lodge that the plan is to operate more often than not during office hours or a curfew be set at 10pm to eliminate excessive night time noise.
- Will there be a timeframe as to when the construction and development of this project is to be completed, as to have the construction phase last for months on end would be objectionable.
- I would also object to construction work during weekends, it would also be unfavorable to tourists, cyclists and people walking their dogs if weekend work was permitted.
- If this application is approved will this then be setting a precedent for similar future development on Rocky Waterhole Road?

#### **Flora, Fauna and Cultural Heritage Impact Assessment**

- I would like to see data from a flora, fauna and cultural heritage impact surveys detailing effects in the area and if warranted what controls will be implemented to mitigate potential impacts for the proposed activities.

#### **Traffic and Transport Impact Assessment**

- Light and heavy vehicle movements to and from the development during construction and operation will significantly increase traffic in the area. What plans does the developer have to ensure traffic noise is limited and access to Rocky Waterhole Road does not cause potential safety issues for other road users?
- The proposed site plan shows an "existing gate way" more or less in line with my drive-way, this gate entry was only installed a few months back by the present owners, so it has only recently become an "existing entry". I would prefer that they enter their property via the property's original entrance as they have a good long drive way which would accommodate queuing cars arriving for a function. Having cars queuing up on Rocky Waterhole Road just over a blind rise in my opinion would be a major traffic hazard.

#### **Visual Impact Assessment**

- I would like to be shown data to ensure there are no potential visual impacts on local residents.
- Construction equipment will be visible during the construction period, and although these will cause only temporary visual impacts residents need to understand how this impact will be minimised. In addition residents need to ensure there is no impact at any residence due to increased lighting.
- I would prefer the use of low intensity lighting operated only for safety purposes.

- The proposed laser-cut illuminated large signage and solar flood lights I would object to, as this would not be in keeping with the surrounding farming area. Tourist to this area enjoy walks, cycling and take in the beautiful views farm lands and vineyards, solar flood lights and illuminated large signs is not in keeping with what people coming to this region are looking for.
- Reflections of large solar panels and windows must not impact the view across Mudgee
- Please advise whether parking area and internal roads will be a gravel / bitumen surface which leads to elevate dust.
- If this DA is approved please confirm that the accommodation style and design will be in keeping with the areas character
- If the lodge is a "venue hire establishment" would this entail hirers being able to hire the venue with little or no supervision from the owners? If so, I would strongly object to this type of function centre. Mudgee's local showground has had these types of functions in the past and they have ended with the police being called to disburse unruly people.

We sincerely request that Council take serious consideration of the concerns raised above.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Tim Burgess', is written over a light blue rectangular stamp or background.

**TIM BURGESS**

██  
██  
Wednesday 10<sup>th</sup> July, 2019

Brad Cam  
General Manager  
Mid-Western Regional Council  
Market St  
Mudgee NSW 2850

**DA 0146/2018 (Amended 04/06/2019)**

**Function Centre and 6 Serviced Apartments @ 196 Rocky Waterhole Road**

Dear Brad,

We write to object to this DA. We have serious objections to this development, which are outlined below. We live adjacent to this proposed development with our children and will be significantly impacted if this over-development is approved.

Before getting into specifics, there are so many gaps in this proposal (and details either unclear or not addressed) that it is not possible to properly comment on it. As a result, in this objection we have to comment on limited information. Therefore we take the view that where details are not provided (or are unclear) this creates uncertainty / 'wriggle room' for the applicants to operate under less conditions / looser criteria.

**Noise**

- A Function Centre in this location is simply unacceptable. This area is quiet, peaceful, residential in a rural district and has been chosen by all the residents for exactly these reasons. Any Function Centre on this property would conflict with these features of the district.
- The Noise Report inaccurately describes this site as a "relatively isolated rural area." This is inaccurate and misleading (at best) and illustrates that this noise consultant is far from independent, with 25 family homes within 1km (much higher concentration than any existing rural function centre/venue).
- The acoustic report is so poor that unqualified readers like us can pick holes in it. In addition, the report provides insufficient information to allow the community to comment in a meaningful manner (without having to guess what the report should/might say if it were accurate or thorough) regarding this Function Centre.
- The Function Centre includes a 120 sq metre deck (also acting as the bar serving alcohol until midnight, 7 days a week) – this has no sound-proofing at all. Again, this makes a mockery of the noise report.
- Once built, the noise from this Function Centre (talking, vehicles, music and other sounds) would travel throughout the Mount Frome community (and straight across the river-flats to surrounding communities like Burrundulla).
- The purpose of this Function Centre is to entertain people (a party venue) – a large part of which involves music and alcohol (and transport to come and go). No amount of sensible and disciplined planning will prevent this impacting on the surrounding ratepayers. And even if this were possible, there are so many challenges that would un-do the design features that this would be unworkable – the Function Centre would have to be airtight with no music / PA system in operation any time a door / window was opened, however briefly – which means upon any arrival, departure and movement to and from the outdoor deck. Fire risk would prevent doors being locked which immediately presents the opportunity for guests to open the doors out of control of the developer. Once built, the noise would become a new 'feature' of the district with Council's focus changing from input into the DA process into input into complaint management and policing the tension in the community between Function Centre owner and impacted ratepayers.



- This example is anecdotal however we occasionally hear talking (and other everyday sounds) from this property – this is no issue as these are normal sounds we expect from this rural area, however this illustrates the audibility of minor noise in this area (noting our boundary is 400m+ closer). Just last night we observed vehicles on the highway driving and could easily hear them 4km away – to illustrate the level of sound travel.
- The report doesn't consider that we (or other neighbours) should be able to choose to build a house close to our boundary (close to the proposed site) and not be impacted above acceptable levels.

**Proximity of Family Homes**

- The table below shows the number of Family Homes that will be significantly impacted by this proposed Function Centre (more than for any other rural function centre/venue in the Mudgee District). This location would have the greatest number of impacted ratepaying families in every distance category below.

Distance from Function Centre/Venue	Proposed Function Centre (Ampere Lodge)	Compared to other Venues in Similar Location		
		The Vinegrove (MWRC have had complaints)	Moothi	Melrose Park
< 300m	1	0	0	0
300m to 499m	5	0	3	0
500m to 749m	9	6	7	1
750m to 1,000m	10	8	6	1
<b>Total to 1,000m</b>	<b>25</b>	<b>14</b>	<b>16</b>	<b>2</b>

- The image below shows the location of nearby family homes (all of which will have noise, traffic and lighting / visual impacts). The impacts will extend further than this 1km radius, to more homes, none of which received notification from Council of this DA.



### Traffic & Safety

- The proposed development includes parking for 120+ cars as well as bus parking. This indicates plans to host events/functions catering for much more than 120 people. A development of this size is unsuitable on this site.
- The condition and width of Rocky Waterhole Road is not adequate for the current use, let alone for increased use (especially in concentrated numbers and at night-time).
- Rocky Waterhole Road has only some centre-line markings, no kerbs, no street-lights (and we don't want these), narrow sections of road where the edges have deteriorated / worn away, wildlife and a dangerous single-lane river crossing – this road is unable to safely accommodate the extra traffic that this development would bring. The blind crest (to the south of the 'entrance') presents a direct traffic hazard (drive it and imagine confronting a bus turning right out of the 'entrance').
- The road is frequented by cyclists (a loop from Mudgee out to Rocky Waterhole and back into town) – added traffic would be a significant safety concern. A cyclist was injured earlier this year on Rocky Waterhole Road (fortunately not a fatality, 'just' injuries which resulted in being transported to a Sydney hospital).
- Rocky Waterhole Road would require significant upgrade, including widening of the length of the road (possibly surface upgrades) plus an upgrade to the (already dangerous) single lane river crossing (which a mother with her 3 kids crashed off in recent years). There was a double fatality on Rocky Waterhole Road a few years ago (Council has better road safety stats than we do).

### Licensing / Operating Hours

- A licence to midnight is totally unacceptable.
  - Moothi has a licence to 10pm and has many fewer neighbours than this proposed location.
  - Whilst The Vinegrove (the most comparable existing venue) has a licence to midnight, it has strict operating conditions from 6pm and further from 10pm to reduce the impact on neighbours
    - The Vinegrove has 0 neighbours within 500m (this proposed development has 6) and a total of 14 neighbours within 1km (this proposed development has 25)
    - This comparison is limited given this was an existing Function Centre that sought a new DA. Council have the opportunity here to preserve the essence of the district and to ensure that
- A closing time of midnight does not mean the end of noise, especially for the 30 patrons staying onsite who may choose to party-on all night! The potential for all-night parties (what is to stop accommodated guests partying on?) any day of the week – this is what the DA is requesting. This cannot be allowed to proceed at this site.
  - The 100 sq. metre "Common Area" situated between the 6 x 1 Bedroom Units (aka the 2 x 3-Bedroom units) would be perfect for an "after-party". As this is separate from the Function Centre what's stopping this area becoming a 'free-for-all' with noise restrictions not enforceable?

### Lighting & Signage

- Light pollution from this development will spoil the rural setting. There is no way that a Function Centre and associated development can be designed to prevent light pollution for surrounding residents. Note our invitation at letter end to all Council planning staff and Councillors to come to our home to see, hear and experience what we are inadequately explaining with words.
- An illuminated 2m x 1m sign will be an eyesore in this otherwise rural area. This proposed signage is out-of-place and is disrespectful to neighbouring properties. Any approved signage must be smaller, unobtrusive (in-line with existing rural property signage in the area) and not be illuminated (a good example is the two signs recently put up at 535 Lue Road (at the Rocky Waterhole Road intersection) as well as that at Moothi Estate – these tick all of these boxes).

### Negative Impact on Property Values

- Who (that is looking to live in a quiet rural location) chooses to live near a Function Centre? Let alone one operating significant hours (and days) as proposed here? The surrounding properties will be materially and financially impacted by reduced demand to live in this area (we have personal knowledge of a family who

made an offer to purchase a property in this neighbourhood and this proposed development contributed to their decision to withdraw their offer – for privacy reasons we cannot go into more detail in this letter).

- This Function Centre would devalue surrounding properties for the profit of the applicant.

#### Inaccuracies in Development Application

- The applicant clearly is well aware of the controversial nature of this DA. At every turn there are manipulative attempts to cleverly distract the reader, to down-play the controversial details, and to soften unattractive facts. This is disrespectful to the Council planning team, to the Councillors and to the impacted neighbours.
- Some examples of the DA attempting to down-play the seriousness of this Function Centre include referring to 'lodge', 'conference', 'training', 'leadership', 'retreat', 'executive', 'cookery classes', etc. This is a clever smokescreen strategy used to distract the reader from real extent of this development.
- The DA refers to the Function Centre use being a 'conference lodge', 'leadership/function centre', 'venue-hire establishment'. Details of these uses, who they are for and how they operate is not provided.
  - Also the 'venue-hire establishment' proposal needs to be further addressed. Will there be weddings/birthday parties (dare we say "piss-ups") etc? This DA would allow all of these events to run until midnight – 7 days per week!
- The DA seeks a Function Centre for "approx." 120 people, whilst the Noise Report states 100. This immediately undermines that noise reports at best and (in reality) voids the report altogether given it doesn't reflect true venue numbers proposed. As for the use of "approx." here, no-one (not Council or impacted neighbours) should be happy with "approx." details when so much is at stake.
- The Noise Report and DA are totally inaccurate when describing the location of the property and proximity to neighbours. It is unclear if this is due to incompetence or due to creative licence being exercised.
- Plans show a total of 11 separate apartments however the DA seeks approval for "6" Serviced Apartments. The submitted plans show the '3-bedroom apartments' to be 3 x 1-bedroom apartments (joined only by a carport – presumably to creatively claim these are a single structure). in a similar layout to that of a mining camp).
- The volume of development "pre-work" that has occurred on this property is more than would normally be expected. I would assume Council have access to aerial photos over time (to see the changes) and / or have made their own observations of what has occurred. The first point is the "existing entrance" referred on the plan in the DA – this is incorrect. There was an old paddock gate in that location that had never been opened in many years however the applicant cleverly formed up an entranceway and roadway and new gateway in this location to appear as if this was an existing entrance. It should note this as a new entrance. We assume that all appropriate permits from Council were received by the applicants prior to conducting works in the road reserve (i.e. between their land and the edge of the sealed road). Some of the 'pre-work' is normal primary production activity (e.g. removal of grapevines to (presumably) return that land to grazing production) however the volume of earthworks already conducted are far from normal.

#### Conflicts with Land Uses of Adjoining Properties

- The proposed development conflicts with the objectives of the RU4 Zoning as well as the RU1 Zone (which encompasses our property, immediately adjacent).
- All surrounding properties are currently used for primary production / rural-residential purposes (as per zoning objectives) – we are a quiet community, respectful of our neighbours' chosen rural-lifestyle. The proposed development will significantly impact our community.
- This proposed development completely contradicts the following Zone Objective (we couldn't imagine a development that would conflict more than this proposed Function Centre):
  - To **minimise conflict** between land uses within this zone and land uses within adjoining zones.
- Whilst this proposed development may not be expressly prohibited in this zone, it does not meet (or even come close to meeting) **any** of the zoning objectives. A Function Centre, by any description, will never be an appropriate development in this location. Regardless of the size, number of patrons, noise emissions or otherwise.



#### Notification process

- Many residents that will be impacted were not notified by Council. From what we have gathered it appears the 'notification footprint' was particularly small – we don't know if this is standard practice (in line with Council policy) or if this was discretionary (given we don't know the policies in relation to DAs). Either way, the notification footprint doesn't pass the 'pub test' – any reasonable person would expect a much more comprehensive notification process for local ratepayers who will clearly be impacted.
- The "impact-zone" spreads much further than the immediate neighbours due to the noise and traffic issues raised in this objection.

#### Landscaping

- It is clear native trees would have to be removed to accommodate the planned development in this DA – especially for this Function Centre. This requirement doesn't appear to be addressed in this DA and we would oppose clearing / removal of trees which would currently provide valuable visual screening from any development works.
- The 'commitments' regarding appropriate landscaping to reduce the visual impact of any approved development are wishy-washy. They amount to little substance (and how would this be enforced anyway). The landscaping component should be beefed up significantly for so many reasons – in its current form we cannot meaningfully comment on this.

#### Comparable Function Venues

- In reviewing this DA, we have compared the location and operating conditions to those of comparable rural Function Venues, namely Moothi, Melrose Park, The Vinegrove, Blue Wren and Augustine. The proposed Function Centre at 196 Rocky Waterhole Road seeks operating conditions in excess of these venues whilst having the greatest concentration of family homes within a 1km radius (see maps at the end of this letter).
- This proposed Function Centre has 79% **more** family homes (within 1km) compared to The Vinegrove (which is the most comparable existing rural function venue). There are also considerably more family homes that will be affected by increased traffic along this local road.
- The number and concentration of family homes that will be impacted by this proposed Function Centre should be grounds alone for this development to be declined.

#### In Summary

Council and Councillors have an opportunity here to preserve the nature of this district. This opportunity exists for today and for future generations. This DA would see the applicants (potentially) profit from their property at the cost of numerous neighbours on multiple levels. The negative impacts to the community of this Function Centre would be significant, long-term and permanent and this over-development cannot be approved. This DA refusal would be a "Yes" to preserving the fabric of our district.

This application needs to be assessed by Council for what it is, not for how it is described – this is a **party venue**.

We invite all councillors and any member of the planning team to come for a site visit to our property to gain a greater understanding of the district and to benefit from observing firsthand the issues in this submission. This is by far the best way to fully understand the issues at play. We are happy for visits to be individually or as a group – in whatever format provides the best chance of this happening so that as many people as possible see this. Much like a picture speaks a thousand words, a site visit would speak a million.

We are sure that additional info will be required of the applicants (given all of the DA shortcomings). On receipt of this additional info we would like to be provided with this so we can make further submissions accordingly.

We appeal to your common sense to refuse any Function Centre (in this proposed form or in any amended form) on this property. Please get this right – for this generation and our future generations.

Yours sincerely,

Charles & Kim Stanley

Location of Neighbours within 1km of **The Vinegrove** (strict noise conditions from 6pm)



Location of Neighbours within 1km of **Augustine** (note: Blue Wren very close which has a similar concentration of homes – the only residence within 500m is the Blue Wren house, clearly not applicable as they wouldn't complain)





Location of Neighbours within 1km of **Melrose Park** (licence to 11pm, totally different operation to this proposal)



Location of Neighbours within 1km of **Moothi Estate** (with a licence to 10pm and minimal functions each year)



Mr. Brad Cam  
General Manager  
Mid-Western Regional Council  
86 Market Street  
Mudgee 2850



RE: AMENDED DA0146/2018

For 25 years I have lived at 203 Rocky Waterhole Road and for 20 years have run a Tourist Accommodation business, Chabara Cottage. I believe in all those years I have enjoyed the tranquillity of living in a rural area, zoned RU4, my guests return on a regular basis because of that tranquillity and rural lifestyle. I am sure in that time, neither myself or my guests have done anything to create a disturbance to the other families living in the area.

ACOUSTIC REPORT

Whilst the amendments to the original DA are a VERY SMALL token of appeasement, this type of development in the RU4 zoned area is not acceptable. Any music event within 8 kms of my property is audible.....Day on the Green at Robert Oatley Wines, Christmas Carols/fireworks at Mudgee Showground, Glen Willow Balloon Fest/fireworks ALL can be heard, sung along with, as the music reverberates around the hills behind my house and Chabara Cottage. "The Noise Assessment for Proposed Conference Lodge, (my words Function Centre), to show NO adverse acoustic impacts to neighbouring properties", is simply not fact. This is NOT a "relatively isolated rural area" as the noise report claims, there are 25 families living within 1 km of this proposed development and a further 29 within 2 km of this proposed development.

This **commercial development** with it's Function Centre/Venue Hire catering for 100 people, licensed 7 days per week, with it's 60m2 deck with no sound proofing HAS NO PLACE IN A RURAL COMMUNITY! Who will control the closing time, who will impose the ONLY 20 functions a year, I am sure the local police have more to do than answer call outs about noise. The DA states that bands/DJs will be contained within the *closed centre*, can you imagine 100 people wanting to be contained on a beautiful evening when they could be outside enjoying the view? Besides, my understanding about fire risk/regulations the doors will not be allowed to contain anybody!

ACCESS & TRAFFIC IMPACT

Rocky Waterhole Road was never designed to take the traffic it now sees, neighbours who used to walk their dogs along here, now do not because of safety issues. Many bicycle riders use the "Rocky Waterhole Loop" from town & back and can attest to the speed used by overtaking vehicles. A single lane bridge over the Cudgegong River, as well as the damaged edges of the bitumen, make passing an on-coming vehicle very difficult.

Myself and others who mow along the road and around our entrances are amazed at the type of traffic, amount of traffic, speed it travels at when we are working near the road. One resident had the misfortune to have one of her steers get onto the road and suffered abusive hand gestures as she tried to slow the traffic.

One of the “existing” entrances mentioned and boasting 180 m vision in either direction has only “existed” since this property had rock crushing carried out last year and in the life of this DA. If the bridge over the river is widened and the entrances to the subject property are turned into double lane turning lanes, maybe safety would not be such an issue. Surely the rate payers of Mid-Western Regional Council should not have to “foot the bill” for this?

#### CONSTRUCTION

During the construction phase, movement of heavy earthmoving equipment, delivery of building materials etc. will all pose an extra risk and added traffic.

What measures will be in place during construction time frame of 2019, 2020, 2021 to minimise noise and dust, who will ensure the heavy machinery only operates week - days? Last year the applicant operated a crushing plant for a week or more, the noise and the dust blowing along Rocky Waterhole Road ahead of the southerly winds was unbelievable, luckily it did not reach my buildings, however, had a westerly been blowing, different story!

#### MISLEADING INFORMATION & INACCURACIES

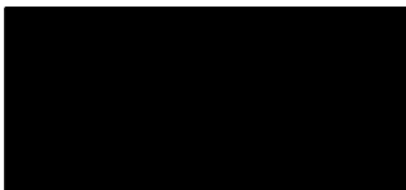
DA proposes 6 units with capacity of 30 guests, my counting shows 16 bedrooms, so potential of 32 guests AND that does not include anyone who chooses to sleep on the lounge or their swag on the floor!

Please see attached review by Barnson Pty. Ltd. highlighting many inaccuracies and short comings in the documentation provided with this DA.

There has been one more building added to this property in the last couple of weeks, plus substantial earthworks, HAS DEVELOPMENT ALREADY STARTED?



Barbara Duff







2<sup>nd</sup> August, 2019

Mr B. Cam  
General Manager  
Mid-Western Regional Council  
85 Market Street  
Mudgee 2850



Dear Sir,  
RE: DA 0146-2018 – Proposed Function Centre  
196 Rocky Waterhole Road Mt Frome.

I write to you in response to council's letter dated July 23<sup>rd</sup> 2019 concerning the abovementioned Development Application amended plans and operational details to again, register my absolute objection to this development.

On the 10<sup>th</sup> of July 2019. I wrote to council stating "the overwhelming reason for my objection to this development is the deceit and misrepresentation behind it". This Applicant in submitting an amended plan illustrates just how dishonest and untrustworthy she really is.

Council must surely ask why it has taken until now for there to be a reference to 'weddings' in this Application process.

Given this level of dishonesty and deceitfulness how can we, her neighbours believe her when she says;

- "A total of 20 general functions per calendar year i.e. weddings and anything other than leadership/ training/retreats/conferences"  
*This is a substantial investment and when market forces apply, which independent body will say to the applicant 'no more bookings as you have had your quota of 20 functions?*
- Bands, DJs etc. to be held within the closed center – *who will police this?*
- Weddings and birthday parties (strictly no 18<sup>th</sup>/21<sup>st</sup> parties) – *how is the Applicant going to guarantee no 18<sup>th</sup> or 21<sup>st</sup> birthday parties in the first instance, and secondly, does the applicant seriously believe a 19<sup>th</sup> or 22<sup>nd</sup> birthday party is significantly quieter than an 18<sup>th</sup> or 21<sup>st</sup>?*
- The applicant states "we are wanting to work with our neighbours to ensure minimal impact and have made significant changes to appease those who have provided feed back to us"

*As the neighbour most affected by this development given I live directly opposite 196 Rocky Waterhole road Mt Frome, I can categorically state I have had no contact with the applicant on this matter.*

Yet again, another misrepresentation from this Applicant.



2<sup>nd</sup> August, 2019

32 Sydney Rd/PO Box 15  
Mudgee NSW 2850

P: 02 6372 1766 | F: 02 6372 3735  
admin@granata.com.au  
rossgranatamotors.com.au

Does the Applicant truly believe that once the 10pm curfew arrives, that all revellers will remain silent for the rest of the evening?

With 6 dwellings on the property, does the Applicant seriously believe that wedding or birthday guests staying on the property will all go to bed at 10pm and remain silent on a Friday/Saturday nights?

What guarantee does the Applicant give that all noise will stop at 10pm on Friday/Saturday nights?

It is ludicrous to believe all noise at 196 Rocky Waterhole road Mt Frome will cease at 10pm if this application is approved.

I read with interest the background of Pearl Daley Swords. As a business owner representing 6 International Automotive Brands and other associated International Companies such as British Petroleum, Insurance Australia group, St George bank and Financial Services, Nissan Financial services etc., I am a regular attendee at such conferences and leadership development meetings.

Without exception, the conferences I attend are mid-week given major Corporations now have austerity measures in place, meaning weekend conference are now not the norm, notwithstanding major Corporations also understand the importance of the weekend with families in achieving work/life balance.

The Applicant continues to be deceitful and untrustworthy throughout the entire Development Application process.

So I again, appeal to Council to understand the implications by approving this development.

- Dual caring way over Rocky Water Hole
- Widening of Rocky Waterhole Road
- Constant barrage of complaints made by distressed residents every Monday morning
- Constant phone calls to local police complaining about noise

Again, this Application is clearly not designed for this location and setting and should be rejected.

Yours sincerely

Ross Granata



**From:** [Jocelyn McDonald](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Development Application DA0146/2018  
**Date:** Tuesday, 9 July 2019 6:53:24 PM

---

Dear General Manger,

I am writing today to say that I am against this proposed development.

The noise is a big concern for me as I am able to hear when neighbours have a party which is fine because it is not often but to have this noise 7 night a week or even just every weekend will be to much.

Also the road is not wide enough to have the extra traffic that this development will bring. Most of the time when you're passing a car the left wheels have to go off the road if they don't move over far enough.

The area were the development is going is on the worst stretch of the road as it just past the bridge and sharp corners. I have had to drive off the road into the grass when coming out of my driveway as the cars come over the ridge to fast almost hitting me as speed is also an issue on this road.

Please take my concerns into consideration when making the decision.

Jocelyn McDonald



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**From:** [Jocelyn McDonald](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] DA0146/2018  
**Date:** Wednesday, 7 August 2019 8:16:48 PM

---

Dear General Manger,

I am writing today to say that I am against this proposed development.

I have taken the changes to this proposal in consideration but feel that the changes that have been made do not reflect my concerns for the area I call home.

I would also like to know who is going to monitor that the changes made will be upheld. As I beleive that as soon as the proposal is passed noone is going to make sure they will keep to the conditions as noone in council is going to hearing the noise at midnight or have trouble driving on the road when it falls apart.

I stand by my below concerns.

The noise is a big concern for me as I am able to hear when neighbours have a party which is fine because it is not often but to have this noise 7 night a week or even just every weekend will be to much.

Also the road is not wide enough to have the extra traffic that this development will bring. Most of the time when you're passing a car the left wheels have to go off the road if they don't move over far enough.

The area were the development is going is on the worst stretch of the road as it just past the bridge and sharp corners. I have had to drive off the road into the grass when coming out of my driveway as the cars come over the ridge to fast almost hitting me as speed is also an issue on this road.

Please take my concerns into consideration when making the decision.

Jocelyn McDonald

[REDACTED]

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**From:** [Greg Dowker](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] DEVELOPMENT APPLICATION DAO146/2018  
**Date:** Monday, 8 July 2019 4:56:12 PM  
**Importance:** High

---

Dear Sir / Madam

Development Application Number: DAO146/2018 – Proposed Function Centre and Apartments.

My wife and I strongly object to the above development as the impact on us and the surrounding properties will be significant.

- 1.0 Noise across the river flats will carry extensively for some kilometres being a quiet residential environment;
- 2.0 Hours of operation – Midnight seven (7) days a week. This will significantly impact on families i.e., there are 25 family homes within a kilometre of the proposal;
- 3.0 Rocky Waterhole Road and Burrundulla Road are not equipped for the increase of traffic, with single lane river bridge and narrow causeways;
- 4.0 The Rocky Waterhole Road, needs a major widening from Lue Road to Sydney Road;
- 5.0 Our property values will decrease;
- 6.0 Zoning – RU4 Production small lots. This development does not meet the objectives of this zoning.

If you need any clarification of the points listed, please do not hesitate to contact me.

Thanks

Greg Dowker



e: [charnwd@hwy.com.au](mailto:charnwd@hwy.com.au)



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**From:** [Patricia Kempton](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Development Application Number DA0146/2018  
**Date:** Sunday, 4 August 2019 6:52:02 PM

---

We Bill & Patricia Kempton make a **new objection after reviewing the new amended DA (DA0146/2018, Function Centre & Service Apartments at 196 Rocky Waterhole Road, Mount Frome, Mudgee 2850**

**The reasons for our objections are as set out below.**

This proposed commercial property is not compatible with existing zoned Agricultural lands, Zone RU4 neighbourhood.

Noise and traffic impact on 25 family homes, with an impact on a further 29 family homes within a 2km radius.

Noise is heard in the area from Day on the Green, Glen Willow complex and Christmas Carol fireworks when these functions occur. To have a function centre within 2km radius with a licence for Operating Hours up until 10pm 6 days per week is not tenable. Noise levels will potentially be longer than 10pm due to extended good-buys and leaving traffic.

Owners will not be running/overseeing the functions, the venue will be for hire, indicating the hirer can do as they see fit, the owners will not take accountability for poor behaviour from hirers. This leaves neighbours in a no win position bearing the brunt of noise.

Current B&B businesses within the area have restrictions re guest numbers, their quiet tranquil businesses will potentially suffer from noise. There will be potential loss of business for these established businesses.

Road safety is a risk with the one lane bridge over the Cudgegong River.

Black spot at the turn in area of the proposed business.

Waste - sewage for such an intensive function centre - possible contamination to ground water.

Water access for the business - is each of the 12 units to have own water catchment?

Waste management trucks on Rocky Waterhole Road, will increase, again potentiating traffic incidents.

Construction vehicles on Rocky Waterhole Road, this road is already difficult to negotiate with current traffic.

Rocky Waterhole Road is not in a fit state for current traffic - often required to partially pull off the road for buses and trucks and trade vehicles.

Potential loss of use of the area for runners and bicycle riders, this road has high usage for these activities.

Buffer zones from already established viable agricultural businesses from this new proposal for parking and accommodation. Farming activities cannot be changed to accommodate this proposal.

Road safety for the already established residences is of concern if there is to be an increase in traffic within the area, will the road have a major upgrade?

Land values will potentially fall in the area.

It is obvious that construction on the property with heavy machinery has commenced and continues to be undertaken, at times after hours. This gives the neighbourhood the impression that the decision to grant this DA has occurred without community consultation.

Thank you for your consideration re these issues.

Patricia Kempton  


**From:** [Patricia Kempton](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Function Centre and service apartments 196 Rocky Waterhole Road  
**Date:** Sunday, 7 July 2019 1:06:35 PM

---

To the General Manager,

I write to raise major concerns re the proposed Development of a Function Centre and 6 serviced Apartments at 196 Rocky Waterhole Road Mudgee.

With 11 serviced apartments on the site, waste is of concern for the direct environment. Heavy waste removal vehicles will create damage to the road. Currently there is not safe area anywhere along the road to pull off to allow large vehicle access.

The current Plan represents as a possible stage1 development of the property.

The proposal of a Function centre on Zone RU4 Primary production small lots is not in keeping with the site and general area.

Noise levels for local residents with added traffic and a licence to operate the function centre from 0800hrs - Midnight is not compatible with the 25 families located within the area.

The state of the road will not be able to accommodate the extra traffic safely for all who use the road.

The proposed entry to the entry is not particularly safe as it is in a “black spot”. There is not provision for turning traffic. Service vehicles will be increased again increasing traffic on the road.

The one lane bridge over the river will be a safety issue as it is when the Field Day Traffic is directed via the route. The area at time of the year is visually poor due to vegetation growth. Not all drivers appear to understand the one way sign.

This road is already high use for runners and bike riders. To loose yet another access area for such activities will be a great shame for the area.

Thank you  
I would hope that some of these concerns are taken into consideration.

Patricia Kempton  


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**From:** [Greg Dowker](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] FW: DEVELOPMENT APPLICATION DAO146/2018 follow up after reviewing the new amended DA  
**Date:** Monday, 5 August 2019 9:49:09 AM  
**Importance:** High

---

I reconfirm below my wife's and my objection to the function centre and apartments on Rocky water hole road this is after reviewing the new amended DA . Changing the time of operation does not dispel all the items listed below . This objection is to the DAO146/2018 . My wife and I live at 253 Burrundulla Road Burrundulla We as many are in the valley which will amplify the noise which will disturb our peace and quite living . Regards Greg Dowker [REDACTED]

---

**From:** Greg Dowker [REDACTED]  
**Sent:** Monday, 8 July 2019 4:54 PM  
**To:** 'council@midwestern.nsw.gov.au'  
**Subject:** DEVELOPMENT APPLICATION DAO146/2018  
**Importance:** High

Dear Sir / Madam

Development Application Number: DAO146/2018 – Proposed Function Centre and Apartments.

My wife and I strongly object to the above development as the impact on us and the surrounding properties will be significant.

- 1.0 Noise across the river flats will carry extensively for some kilometres being a quiet residential environment;
- 2.0 Hours of operation – Midnight seven (7) days a week. This will significantly impact on families i.e., there are 25 family homes within a kilometre of the proposal;
- 3.0 Rocky Waterhole Road and Burrundulla Road are not equipped for the increase of traffic, with single lane river bridge and narrow causeways;
- 4.0 The Rocky Waterhole Road, needs a major widening from Lue Road to Sydney Road;
- 5.0 Our property values will decrease;
- 6.0 Zoning – RU4 Production small lots. This development does not meet the objectives of this zoning.

If you need any clarification of the points listed, please do not hesitate to contact me.

Thanks

Greg Dowker

[REDACTED]

[REDACTED]

e: [REDACTED]

**From:** [Council](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Have your say - online submission  
**Date:** Tuesday, 2 July 2019 7:50:23 PM

---

First\_name : Patricia  
Surname : Kempton  
Your\_street : 43 Rocky Waterhole Road, Mount Frome  
Town : Mudgee  
State : NSW  
Postcode : 2850  
Phone\_number : [REDACTED]  
Email\_address : [REDACTED]

Your\_say : I object to the application for DA0146/2018 Function centre and 6 serviced apartments. Rocky Waterhole Road Mount Frome. Reasons being:- rural residential area becoming highly commercial. The close proximity of current homes being exposed to excessive traffic & noise from the centre. The actual road not being safe for expected extra traffic. Currently the road is not particularly safe as edges are broken away with poor ability to pull off road when the need arises. The single lane bridge at the River often presents difficult traffic safety issues when there is increased traffic I.e. Field days traffic, and high water levels, increased rubbish ( always very prominent when there is an increase in traffic). Black spot at particular proposed driveway. This road has high bicycle and running traffic there will be an increase of potential safety issue for those participants due to state of road. Noise levels in this rural location is not at all desirable.

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**From:** [Ju Ju](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] RE: DA0146/2018 Proposed Function Centre and 6 Serviced Apartments  
**Date:** Friday, 2 August 2019 7:01:16 PM

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Dear Sir/ Madam

I have reviewed the new amended DA for the above development application. For this, the second time, I wish to raise my strong objection to Development Application DA0146/2018 in its amended form.

I do so, for the following reasons, all of which are important but not in order of importance:

1. This development would totally destroy the peaceful, harmonious and **enviable-to-many** rural location in which my husband, my daughter and I live. I have lived on Rocky Waterhole Road at "Wagtail" at 56 Rocky Waterhole Road for 16 years. I purchased my 24 acre property for the rural lifestyle, but overall for the peace and tranquillity I found here. I came here from the city with my daughter and it has always been, and continues to be, a delight to us, to see fields under crop and cattle and sheep and kangaroos up close and to have no street lights at night in order to see the wonderful sky so clear, above us! We never want to see the tranquillity of our home destroyed by an Amended DA which still, in its current form, would render our neighbourhood a noisy 'party' location with increased traffic on our road.

2. Please drive along our road, please!

I drive a midsized sedan, but even I am worried when even another sedan or a tractor or a truck or a lorry or a harvester or a large transporter of mining equipment with Police escort attempts to use the same road - which is often a daily occurrence. The edges of much of the road are crumbling, worn away. Council has only widened with asphalt a few sections of our road, not the length of it.

3. Council must already have on record my concerns regarding the Southern approach to our road. I emailed my concerns to both Council and the RMB well over a year ago, probably 2 years ago, but none of my concerns have been as yet addressed. If you allow this DA to go ahead, then more traffic will be turning onto our road from Sydney Road/Castlereagh Hwy and the likelihood of a major crash incident at this intersection will be magnified.

Sorry, but you, as Council members are on notice.

Picture this:

Large, laden lorry heading West towards Mudgee of an afternoon, with the sun directly in the driver's eyes, at 100 kms an hour, making it over the hill near the former Andrew Harris Winery and seeing the flat opening up ahead of him. The driver might 'gun it'. Why not? At least the past 90 minutes the driver has spent travelling from the nearest major town [Bathurst/Lithgow] and maybe a tad weary. At 100 kms/hr, he may not notice that, because of oncoming traffic, there's a car waiting to turn onto our road. This is the reality that we, currently residing on our road, face each day. It's our reality and it is **dangerous**.

**Is Council prepared to upgrade this intersection so that there is a turning lane for this DA to go through?**

4. School aged children walk along our road, mornings and afternoons to catch / be dropped off by, the Lue school bus at the 'pull over' next to the railway line. Each time, the bus has to do a U turn to continue its route. With increased traffic flow on our road, this puts children in jeopardy. There are no pavements on our road and so, often, the children use the roadway, itself, to walk along and the roadway, in its current form, is narrow in parts. My daughter likes to sometimes walk along the road from our home to the 'waterhole' and, every time, I'm afraid that she will be 'bolled over' by a vehicle travelling on a poorly maintained road and at speed.

Please listen to my concerns and my objection to this amended DA.

**From:** [Council](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Wednesday, 7 August 2019 3:14:10 PM

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today's date : 07/08/2019

development application number : DA0146/2018

proposed development : Proposed Function Centre and 6 Serviced Apartments

Email address : [REDACTED]

Your name : Peter & Margaret Barnes

Address : 331 Burrundulla Road BURRUNDULLA NSW 2850

phone number : [REDACTED]

reasons for submission : The number of homes to be impacted by this DA is significant; there are not many rural areas which would have more than 50 homes in a 2 km radius. It is not only the homes within this 2 km radius which would be affected, but many more would be affected by the noise levels and increase in traffic levels in this very rural area. It is certainly not unusual for sound to travel for many kilometres over the generally flat land below the development and across the entire Burrundulla river flats. This is evidenced by the sound generated by the occasional large event at Glen Willow and heard many kilometres away. The fact that this development would be available as a venue hire with the owners not directly responsible for ensuring functions comply with the DA is hugely concerning. This DA would license the venue every day of every week from 8 am until 10 pm (excepting Sundays, when it is only 6 pm). Although the DA says it is limited to 20 functions per year, it does not appear to limit any function or event linked to a conference, training or retreat. How could this ever be controlled and/or enforced? A 60 sq.m. deck is large and would hold a large number of people creating a high level of noise. If the function centre is supposed to cater for 100 people only, the fact that there are 40-50 car parking spaces, not to mention overflow carparking is very worrying - and makes residents wonder just how many people could attend a function and/or a conference, training or a retreat. How could this ever be monitored and/or controlled. Burrundulla and Rocky Waterhole Roads already carry large numbers of vehicles, not to mention pushbikes, joggers and walkers. Extra traffic on these roads certainly increases the safety worries for those people, especially at the Rocky Waterhole river crossing, which, being single-lane, is already dangerous - especially during flood times. The present zoning of the area does not seem conducive to a Function Centre.

political donations requirements : Yes

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**From:** Council  
**To:** Council  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Tuesday, 6 August 2019 9:55:21 AM

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today's date : 06/08/2019  
development application number : DA0146/2018  
proposed development : Proposed Function Centre and 6 Serviced Apartments  
Email address : [REDACTED]  
Your name : Jeff Boon  
Address : [REDACTED]  
phone number : [REDACTED]  
reasons for submission : Dear MWRC, I would again like to object to this development. I received no acknowledgment of my previous submission or updated information from council. I make this second submission based on information dropped in my letterbox from other concerned neighbors and from the DA applicant. Whilst I understand there is probably a due process that MWRC is following, I think an email update to those that have objected would be a nice courtesy. I object to the development on the following grounds. This is completely out of step with the zoning. This is completely out of step with the other land use. From what I know of my friendly and quiet neighborhood, there are no other people violating the current zoning. My neighbors all have small block farms or small rural industries. All of my neighbors are quiet and considerate. The sound of a motorcycle or gunshot is very rare. This area is QUIET 24 hours a day. I am directly impacted by this development. I do not look forward to having to make weekly noise complaints to council and the police if this went ahead. The sound carry's here, I can hear the smallest noise from many kilometers away simply because of the geographical nature of the area. And yes, we do have the Moothie Estate operating but it very rarely operates at night, but when it does it closes very early and the proprietors of this establishment are considerate of their neighbors beyond belief. This development would directly influence my property value, simply put, people buy here because it is quiet and peaceful. I have serious concerns for road safety. Where the applicants have already installed a driveway is right between two crests of a particularly narrow part of the road. Whilst walking my dog just last week I found myself in the driveway as two vehicles approached over the humps from either end. They travelled at a speed I estimated to be in line with the 80kmh zone. If a car or bus had of been committed to leaving the driveway I feel certain a serious collision would have occurred. For this commercial driveway to be operated there would need to be significant roadworks, widening and lowering of the speed limit. By approving this driveway the council would be approving a new black spot and likely serious crash. The area is rife with kangaroos and there is still one rotting in this already constructed driveway. Again, I object to this development and I hope that the council stands by its already appropriate zoning . I would appreciate being kept informed by the council rather than rumors and neighborhood letterbox drops. Thanks for your consideration of my concerns Jeff Boon  
political donations requirements : Yes

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**From:** Council  
**To:** Council  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Saturday, 6 July 2019 2:53:38 PM

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today's date : 06/07/2019

development application number : DA0146/2018

proposed development : Proposed Function Centre and 6 serviced apartments

Email address : [REDACTED]

Your name : Jeffrey Boon

Address : [REDACTED]

phone number : [REDACTED]

reasons for submission : I wish to object to the development. I live about 500 metres from the development and I strongly believe that there will be a negative impact on the quality of my and my family. We bought here a number of years ago because it is quiet. The area has very little traffic and the neighbours are wonderfully considerate. The area is mostly just small blocks with sheep, grapes, horses, cattle, hay production and some bee keeping and similar. This application would bring in considerable traffic and noise. I have experienced a wedding being held very close to this location and the sound really carries to the point I thought the disco was in my bedroom. The road is narrow and the speed limit was very wisely dropped to 80kmh relatively recently by the MWRC Traffic Committee because of the dangerous nature of the road that includes a single lane bridge where within the last couple of years there was a very serious collision that resulted in a 4x4 upside-down in the Cudgegong River. The point where the entrance to the proposed development would go is in a dip and there would be limited line of sight for general traffic when vehicles, including buses, entered and exited from the function centre. Rocky Waterhole Road is also frequently used by oversize loads under escort, an additional danger and conflict with increased traffic as a result of this development. I note that some considerable construction and preparation seems to have started on this property, obviously without the consent of council. I again voice my objection on the grounds of safety, with increased traffic on a road that I submit is in need of an upgrade, including the bridge. I object on the grounds of obvious increase in noise when functions are being held. I object also on the grounds that it is not in keeping with the adjacent and surrounding land use. Thank you for considering my points. Jeffrey Boon

political donations requirements : Yes

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**From:** Council  
**To:** Council  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Wednesday, 10 July 2019 3:06:34 PM

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today's date : 10/07/2019

development application number : DA0146/2018

proposed development : Proposed Function Centre and 6 Serviced Apartments

Email address : [REDACTED]

Your name : Kirrily Duff

Address : [REDACTED]

phone number : [REDACTED]

reasons for submission : I live on Rocky Waterhole Rd, above the property in question. I have lived here for approx 15 years and am hoping this is where I'll stay. Without being impacted by a Function Centre and associated issues. Although the DA and attached reports are full of 'fun facts', its rather open ended. It will be whatever it will be. But what will that really be and what does that mean for the neighbourhood? My biggest concern is the acoustics. The attached report was all well and good, but perhaps if they had contacted neighbours they would have understood how easily sound travels out here. You can shove all the math and science you want at us. The fact is sound travels quite well out here. As the crow flies I could hear every note that was played 8.3kms at Robert Oatley Vineyard. One year the sound was so clear I was singing along with Jimmy Barnes, word for word. The drum solo that year was impressive ! If I can hear music from over 8kms away believe you me I can hear it when its less than 1km away. On a still day or when the wind blows towards me I can hear a sneeze 1km away. On a still day sirens can be heard from the centre of town. Revved motors can be heard tearing past Bunnings as they hit the 100 zone. Any community fireworks are not only audible but set the dogs off around the neighbourhood. Being as populated as the area actually is these are every day noises that cause little to no inconvenience. Up to 120 people who are more than likely under the effects of alcohol from the party/reception they have attended however are not noises acceptable to many. I imagine this will lead to irate visits from those most inconvenienced and also repeated calls to the local police. Most would agree they have bigger issues to address. Many other similar situated venues in the area have had noise complaints from many neighbouring properties. They are in areas with less residents than here. This is not a situation that's going to make for a cohesive Mount Frome community. There are close to 30 homes within one kilometre of this proposed site. I also help manage accommodation that is on the property where I reside. It has been in operation for nearly 20 years. We boast peace and tranquillity to all our guests and is the reason we have the amount of repeat guests that we do. Nobody wants to get away from it all and spend hard earned money overlooking a venue centre while they relax on the veranda to the dulcet tones of drunks being kicked out of a 21st party at 12am. There are endless issues I could mention but I believe others may have covered most serious issues in their submissions. I have no problem with the accommodation they wish to offer. They could benefit from any guests we can't accommodate. We are often asked for recommendations for other places close by if larger groups wish to stay close to each other. I would be happy to support that venture WITHOUT a function centre. The condition of the road out here, although better than many rural roads, is too narrow in places and the rough edges I do not believe can cope with current traffic let alone any quantity more. We already get farm equipment and mining equipment detour past town along our road. We will see a stream of traffic come along this weekend as again its the detour to the field days. This road would need a serious upgrade for it not to become more dangerous than it currently is. Especially as it is part of the bicycle loop and also a favourite of the local 'hoons'. I do believe that the report of aboriginal artifacts was accurate as far as govt standards go but as most properties out here show evidence of pre - european scar trees, I would be surprised if the property in question

didn't also. However this issue is bigger than local council. It is merely interesting and disappointing, but I digress. Many parts of the DA seemed to contradict itself. Life's too short to list them all. eg, The sign's on the gateway, the sign's 10m in off the fence. Is this proposed signage in violation of councils own regulations? It's also proposed to be lit up all night and I prefer the view to be of the twinkling lights of Mudgee rather than the laser cut, solar lit sign of a property name boldly standing in the foreground photobombing the view. The thought of construction being ongoing for approx 3 years does not jazz me, at all. How will dust not be an issue? The effect on property value will also be a serious concern. I wish the owners all the best for any future ventures but I believe the majority out here in our neighbourhood are concerned with the noise a function/venue/cookery/team building centre will realistically bring. As the residents are relatively new to the area I hope this is simply a case of not realising how easily sound travels out here. No, I don't want a 'for hire' venue across the road. I can not support this when there's a risk of having to hear slamming car doors, bus motors starting up, drunk conversations and thumping music till 12am and knowing that there will be an increase of drunk drivers on our roads, to mention just a few of my concerns. Im also confused as to why closing time has been set so late, especially when compared to wineries on the road who's cut off is 10pm. None of this makes sense to me. Why is it even being considered? Thank you for your time.

Regards, Kirrily Duff

politicaldonationsrequirements : Yes

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**From:** Council  
**To:** Council  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Thursday, 8 August 2019 3:58:08 PM

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today's date : 08/08/2019

development application number : DA041416

proposed development : Entertainment venue on Rocky Waterhole Road, Mudgee

Email address : [REDACTED]

Your name : Karl Fletcher

Address : [REDACTED]

phone number : [REDACTED]

reasons for submission : Mr Brad Cam General Manager Midwestern Regional Council, 86 Market Street, Mudgee NSW 2850 7/8/2019 Re: Amended DA01416 (2nd amendment) I am a resident of Burrundulla Road which is adjacent to the proposed development DA01416. I was only made aware of this proposal through local community activity even though I believe my property and my family's lifestyle will be significantly impacted by this significant project. My property has a direct line of sight over 2 kilometres of lucerne flats to this proposed development. There is absolutely no prospect of this development having zero impact on my property yet I was excluded from the DA notifications by Council. When I do go to Council's website to find information about this project, I can only access a single PDF page with a plan and no further information, one page of the 140 in the amended application before Council. This doesn't auger well for full transparency in the advertising process of development applications. There can be no question that this development application was going to cause enormous local objection. It is an unusual project in a sensitive location and completely in defiance of existing zoning objectives so it is surprising that our Council has treated the advertising process of this DA like some low-level renovation project. Council may have complied with the spirit of its own notification and advertising policy but this application is no normal proposal. To speak to this development application I will highlight my interpretation of the objectives of zone RU4 reading directly from Council's own Local Environment Plan: Objectives of zone – • To enable sustainable primary industry and other compatible land uses. - This objective is clear, primary production, not retail sales, dancing, alcohol consumption, parties, weddings, accommodation or theatre. There is no single aspect of this proposal that supports this objective. • To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. - Again, the objective of this zone is to use this land for intensive farming practices. Employment there may be, but not in the spirit of the LEP. • To minimise conflict between land uses within this zone and land uses within adjoining zones. - This objective is disregarded completely. The proposal in its entirety is in conflict with this objective and that of the adjoining RU1 zone. • To ensure that land is available for intensive plant agriculture. - Once built, this development permanently prohibits any future use of this land in accordance with this objective. In fact, this proposed development is prohibited under this zoning namely: - Amusement centres; Attached dwellings; Car parks; Commercial premises; Hotel or motel accommodation; Recreation facilities (indoor); Recreation facilities (outdoor); Signage; are all listed as prohibited activities within this zone. Prohibited is prohibited, it should be non-negotiable. I note that the applicant has advice that Tourist Accommodation and Function Centres are permissible for the RU4 zone. This is a very generous interpretation of Council's LEP and one that I'd like to question. If one reads the "Objectives" of the RU4 and adjacent RU1 zoning rules, it can be difficult to see how Tourist Accommodation or Function Centres even begin to speak to them. A lot of effort has been put into the application to try and minimise the thinking of this venue as a party and function centre, aiming for more gentle descriptors of "cooking classes", "Leadership Training" and day-time venue hire. I would



ask why a cookery class or a group of executives on a corporate training exercise would need a venue to still be operating at mid-night? The words “Leadership – Executives – Training” are cleverly peppered all the way through this application with no mention of weddings or engagements, 18th or 21st Birthday parties, celebratory events or the like appears until you read the acoustic report at the tail of the submission. On my reading of this application, I believe we are being hoodwinked into accepting this project as a benign and complimentary addition to what is already a picturesque landscape. Using adjectives like “rolling” to describe the Mudgee hills is simply an attempt to soften the appearance of what will be a significant cause of pain for local residents – all of whom currently enjoy these “rolling” hills in peace and quiet with minimal interference with their neighbours. A commercial-grade kitchen is planned for this venue, of course for the cookery classes. But it would also be very convenient to start hiring this venue out for all-night parties because the cooking facilities just happen to be available for the catering staff and commercial-grade fridges just happen to be available for large quantities of refrigerated alcohol. I do not believe for a moment that the intended primary use of this property is as stated by the applicant. I believe the applicants are intending to tap into the booming Mudgee wedding venue market and we will all suffer as a result. The acoustic report describes this location as a “relatively isolated rural area”. Clearly, poetic licence starts early in this report. Isolated, relative to what exactly - the Sydney CBD? This kind of language does little to highlight the professional nature of this report. The acoustic engineers have been instructed that live or recorded music will be played at weddings and parties, typically on weekends from 6pm. This statement doesn’t appear in the applicant’s original submission and in fact conflicts with the applicant’s focus on the “cookery” and “executive training and leadership” day-time aspect of this project with no emphasis given to the noisier night-time events. The acoustic report determines that there is “No acoustic reason why the development should not proceed”. There is plenty of use of the word “theoretical” when describing the impact noise will have on neighbours, but zero use of the words “wind” or “reflection” when describing how noise will travel once it is picked up by the breeze or bounced off the colorbond walls of this new structure or the barren paddocks of the valley. I can clearly hear a diesel irrigation pump operating over 1.5km from my home when the breeze is coming straight at me. Most nights I can clearly hear cattle, sheep, foxes and dogs throughout the area, this is a valley with no natural barriers and sound travels well. But nobody complains about this because these activities are compatible with primary industry land use, we expect it, it’s part of the neighbourhood and part of the LEP’s zoning objectives. Once built, sound from night events at this venue will roll unimpeded across the Burrundulla Valley impacting many homes a significant distance away. No amount of noise complaints to local police will prevent ongoing problems, especially as it is proposed to include an external deck area for patrons. The proposer would not plan to build this deck if they didn’t intend to use it to its maximum potential. The acoustic engineers have made very specific assumptions about very low usage of this deck area and it appears their assumptions are based on patrons preferring to be viewing the sunsets and landscape through windows from inside the building and ignoring the fresh air and unimpeded grand views from the purpose-built deck. This assumption is purely illogical and disregards human nature. It is hard to see what local empirical data the report’s author has reached for to make this assumption. It is apparent that the report’s author is relying heavily on instructions provided by the applicant to make this assessment. The suggestion, as is made in the acoustic report, that of the proposed 120 people attending an event, only 25 of those people are likely to be on the deck area and of those 25, only 12 would be speaking loudly smacks of absolute fantasy. The deck area is where the bar is, and that bar is bordered by colorbond wall which being sheet metal is a superb reflector of sound. So we have an outdoor exposed deck with a central bar and food service area with stunning views to the west attached to a night-time venue catering for up to 120 people attending a “leadership” function and we are led to believe that only 12 people are likely to be standing on the deck speaking loudly. This is an absolute fantasy. Although I make no claim to be an engineer,



logic and local experience alone tell me that the acoustic report submitted with this application should be read with a regard for who paid for it. If I were to commit significant funds to building this deck, I would only do so expecting it to be heavily patronised as a premium feature of the venue, not treated as a casual “break-out area” (as described) or a place for an occasional smoke and a quiet chat. I’m confident that any future marketing material produced by this applicant would be sure to include photographs of both this deck area and the views from the deck as a significant and attractive sales feature. This will be the source of a great deal of noise and ongoing aggravation between the applicants and their neighbours, there is no question, it would be illogical to assume otherwise. Like our neighbours, we purchased our property safe in the knowledge that we were protected from developments like this through clear and inflexible zoning. Firm planning rules are a fundamental of property values, owners can invest with a dependence on the plan and the knowledge that the plan has the support of Council. The intent of our zoning is clear, the objectives are published, sustainable primary industry and other compatible land uses. There is nothing that I can see in this development application that compliments the spirit or intent of this zoning. A tourist and function venue is not compatible land use. It is obvious, to permit this development to proceed, the only option for Council would be: • a rezoning of this land, • a very flexible interpretation of the word compatible, or • to issue an exemption certificate. With this prospect in mind, I’d have to ask, if this is under consideration then when would that approach stop? Can anyone, given sufficient resources, choose to build anything anywhere regardless of any conflict with long-standing plans, harm to local land values and quality of local life? Further, once an application like this receives approval, a precedent has been set. Legal ground will have been broken allowing other applicants to use this approval as a basis for their own. Every legal practitioner reaches for precedent when arguing a case. When does this stop? The MidWestern LEP was argued long and hard by many clear-thinking and intelligent people who came up with the best of all options for the future of Mudgee. And as local residents, we believed it was set in stone. If the LEP is a fixed document, then why is this DA even open for discussion? It clearly fails to comply with the most basic of the LEP’s objectives. The applicant must know this, the designer must know this. So why has so much money been spent so far on this proposal if everything about it indicates that it should not be approved under current zoning? The application shows a 2 metre by 1 metre solar-lit metal sign on the roadside, 2.2 metres from ground level. Nice planning, but the RU4 zone prohibits signage. It’s in the LEP. If it’s in the LEP, why plan it? None of this is logical. This is not an appropriate location for a large accommodation and function centre, with in-excess of 100 people being transported to and from this venue from 8am through ‘till midnight on roads that are heavily trafficked by cyclists, wine tourists and learner drivers. Roads that have no centre lines or kerbs, a single-lane river crossing, zero street lighting and well-known wildlife hazards. Planning to build this type of venue at this location shows breathtaking disregard for Council, our shire’s LEP and our neighbours. The application describes a 7-day operation. The additional traffic, in particular late-night traffic, will disrupt this neighbourhood every single night of the week after midnight. An end of trade at midnight doesn’t mean a cessation of noise at midnight. It means visitors to this venue would be put out onto the street and then begin to migrate through the neighbourhood. Every night of the week. It is not an exaggeration to say “every night of the week” because that’s what the applicant has stated – 7 day trading, 8am ‘till midnight. There is no question that on Friday, Saturday and Sunday nights we will suffer the continual low-frequency doof that is guaranteed to roll from this type of event across the valley. There are no natural barriers to this noise, the valley has been open-plain grazing and cropping for generations and is clear of trees. The entire purpose of building a venue like this is to play music and entertain people and no amount of engineering approved by Council will prevent this. Even if a cost-effective method of noise restraint is installed, the opening of doors between the main venue and the deck area will invalidate this feature allowing music to escape. It is unrealistic to assume that the imposition of regulations or

controls by Council to limit noise will be respected by people consuming alcohol at a function. Signs on doors won't prevent it and doors can't be locked due to fire risk. Once built, nothing will stop the noise and any attempts by Council or Police to reduce the noise would naturally be challenged vigorously by the venue owners as an attempt to stifle their business. Once approved, this is a done deal and we are stuck with it. Once built, it will be a never-ending battle between the venue owners and local residents and a continual consumption of Police night-time resources attending to noise complaints away from the centre of town where those resources are often required urgently. This is not remote country, this is not isolated farm land. This is a very quiet and well-populated neighbourhood, we enjoy the peace and beauty of this part of Mudgee and we have paid handsome sums for the privilege to own land here. Every land holder here would have checked the zoning of their land before investing and they would have had faith in Council's ongoing desire to uphold the LEP. This development is incompatible with this neighbourhood and devalues surrounding properties for the profit of the applicant. The loss in value of properties if this development is approved cannot and will not be compensated, there will only be one winner, the development's applicant. This is not the place for this type of venue. The proponents of this development must have known that their proposal defied every objective of the existing zoning, so we can only wonder what the underpinning plan is. What is required to get this Council to be flexible on zoning for a single applicant in this case and why would the applicant believe today's Council would defy the intent of a previous Council's zoning decision? The impact that this development will have on the Mudgee economy and the personal profits of the proposer can't be overstated, the idea is an exceptional one and sorely needed in an area of developing event tourism. There is no question that the location has been selected because of the stunning views over the valley, and this alone will be a major attraction of the external deck, particularly on warm summer nights. Orders from Council to install a sound-absorbing tree line would be rejected by the developer because it would block the views, the very purpose of the development. And if such a tree line was part of the approval, what if those trees just fail to grow? What does Council then do, run a continual and costly battle with the owners to maintain a natural barrier? Would this be a clever planned use of ratepayer's future funds? This could all be avoided by just saying no. The reason the developer has chosen this location is exactly the same reason we chose to live here, it is a beautiful and serene location. And when we chose to live here, we chose to do so with respect, within the rules of existing zoning and have made no attempt to profit from our land by negatively or rudely impacting our neighbour's lives or land values. Not wanting this development to proceed is not NIMBY, it is not selfish. This development will have a significant and long-term negative impact on us and be thrust upon us at our permanent loss and the applicant's permanent gain. This application needs to be assessed by Council for what it is, not for what it is described as. This amended DA continues to apply to build a party venue, nothing less. I believe the clever use of selective nouns like Leadership, Cookery, Training and Executive are a smoke screen. I believe the void left by the absence of nouns like Wedding, Celebration, Party, Responsible Service of Alcohol, Intoxicated, Drink Driving, Music, Loud and Noise is a deliberate manipulation of the reality. This proposed development is clearly in the wrong place. It is incompatible with the LEP, it is incompatible with the neighbourhood and must not be approved. Yours sincerely, Karl

politicaldonationsrequirements : Yes

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**From:** Council  
**To:** Council  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Thursday, 8 August 2019 9:57:17 AM

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today's date : 08/08/2019  
development application number : DA0146/2018  
proposed development : Function Centre & Six Cottages as Tourist and Visitor  
Accommodation 196 Rocky Waterhole Road Mount Frome NSW 2850  
Email address : [REDACTED]  
Your name : Julia Furney  
Address : [REDACTED]  
phone number : [REDACTED]  
reasons for submission : Mark & Julia Furney [REDACTED]  
[REDACTED] 07/08/2019 General Manager Mid-Western Regional Council PO Box 156  
MUDGEE NSW 2850  
**OBJECTION TO DA0146/2018 – PROPOSED FUNCTION AND 6 COTTAGES AS TOURIST AND VISITOR ACCOMMODATION 196 ROCKY WATERHOLE ROAD MOUNT FROME NSW 2850**  
Dear Sir, We are writing to submit our strong objection to DA0146/2018. We believe this development will have a massive impact on our property and our lifestyle. We chose to live out of town to be in a quiet, peaceful, rural community and this development will severely impact that. **ZONING:** - We are zoned RU4 which led us to believe that, other than primary industry, our rural lifestyle would not be affected by any development. A function centre with weddings, parties, alcohol, increased traffic and noise is not primary industry and will certainly have a big impact on our peaceful lifestyle. - We understand the RU4 property guidelines may suggest development permitted with council consent but where does this end? Will Ross Granata be allowed to start a car yard on his property, two doors over? How will the precedent be set? Should the RU4 zoning be re-worded so it is crystal clear that only primary industry is permitted within this zone? - The proposed site has remained in a state of dis-repair for over a year with a large, unsightly pile of road base and other mounds of dirt and rocks left to sit – certainly not conducive with a rural outlook and suggests works began before any approval gained. Other than neighbours' cows roaming on the property – what farming are they proposing, as stated in their amendment? Will the development site be kept to a similar standard? **NOISE LEVELS:** - A huge concern for us is the noise levels. How can we be assured that the noise levels of this development – allowed to operate until 10pm will not impact our lifestyle. If this function centre can hold 120 people (even if they suggest max 100) the noise of voices, music, vehicles etc will be heard by us and our neighbours. - Application states they will 'work closely' with acoustic engineers yet the report submitted is sub-standard and incomplete – will this be rectified? - The applicants continue to suggest this will primarily be a function centre for business retreats yet the operating hours during the week are still to 10pm at night. We too have a young family – should we, in a rural part of Mudgee, be impacted with this every night of the week. - Adam Swords (even though submission is in Pearl Daly's name) approached us Sunday 28th June while we were sat on our front deck – in 40 minutes only four cars passed down the road. If there had been a 40th, wedding anniversary, conference on that day there would have been no peace and quiet. And possibly until 8pm! We would have been subject to people noise, vehicle noise and music. How can we be confident our lifestyle will not be impacted? We can't! - Only 20 general functions per year – who will police this? Note wording states "other than" training/retreats etc – which could possibly be just as loud and who would know if this is true or not? Who will be accountable and what are the ramifications, if any? - No 18th's or 21st's – who will police this? The keys will be handed over to whoever hires the venue – are we to believe this will never happen? - The overflow carpark has been added to the front of the property – more noise in our direction. Will a report be done on this? Will the carpark and driveway be tarred to lessen the noise and



dust? - Will reducing the size of the deck stop people from being outside and making noise? - What will be done to ensure noise will be held within the closed centre? Will we see a thorough report from an acoustic engineer? NUMBER OF DWELLINGS ON THE PROPERTY: - Deceptively – unit 5 & 6 have been combined to “one unit” – so why is there a unit/carport/unit/carport/unit/carport etc – surely this is not one unit, but still SIX separate units (albeit under one roof – with a common area) AND another unit has been ADDED (unit 3 & 6 now in a new location, closer to the road and spreading the development out). How is this permitted, and do you find it misleading? - Will the quarry’s and dam be securely fenced should attendees be consuming large amounts of alcohol – is this a safety issue? TRAFFIC CONCERNS: - Where will excess cars park? To park on Rocky Waterhole Road would be extremely dangerous with a speed limit of 80km/h and on the brow of a small hill – this will end in disaster. What will be done to stop this? - Adam verbally advised they will have in a contract ‘no more than 40 cars’ – this can not and will not be adhered to – if there is wedding for 100 people and 70 cars arrive, are they going to turn them away? It’s all very misleading. - Will the entry be checked as it may be safe for a single car to come in and out but 5-10 at a time, lined up on Rocky Waterhole Road with cars coming along at 80km/h is an accident waiting to happen. Even when we pull out of our driveway, it can be hairy when a car is approaching from either way. Will Rocky Waterhole Road be upgraded? - It is deceptive when stated the ‘existing’ entry – this was only put in when they started works on the proposed site (perhaps a year ago) – it was not originally there. FUNCTIONS; - Venue Hire suggests the keys will be handed over and the customer will have full reign over the site. What conditions will be placed on those hiring the centre? How will it be policed? How can they be sure no music or bands will be there during the week – having worked in the industry myself – I know they can’t! Who will be accountable? - Who will stop any of the 30+ people playing loud music or gathering outside their accommodation until all hours of night? - Numbers for Leadership and Business functions – these numbers can vary greatly – are they guaranteeing there will be a maximum of 30 and 50 respectively? - In our rural setting – are we to expect noise until 10pm every night of the week – does this sound fair? Many of us have young families. Pearl’s background has no bearing on this application, it merely suggests that should they require her services, she is more than capable to facilitate. When the venue is sold – anyone will be able to operate it – will they introduce a new set of rules? Operate differently? One family has submitted a development application that will have a negative impact on over 20 surrounding families and ratepayers. Will council be working in our best interests? Does rural zoning and a peaceful, quiet lifestyle count for anything? We are building our dream home on Mount Frome and do not want to have a function centre across the road, affecting the views and lifestyle we desire. We want to have rural outlook, not be looking at a function centre in the middle of a beautiful country setting. We trust council will do the right thing, oppose this development and protect our peace and quiet in this idyllic part of our town. Yours sincerely, Mark & Julia Furney  
politicaldonationsrequirements : Yes

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**From:** Council  
**To:** Council  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Thursday, 8 August 2019 4:06:28 PM

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today's date : 08/08/2019  
development application number : DA0146/2018  
proposed development : 196 Rocky Waterhole Road, Mt Frome Function Centre and 6 Cottages as Tourist and Visitor Accommodation  
Email address : [REDACTED]  
Your name : Sue Hird  
Address : [REDACTED]  
[REDACTED]  
[REDACTED]  
phone number : [REDACTED]  
reasons for submission : To the General Manager, We are writing to oppose the development listed above. We stay in the cottage across the road for four months of the year and hope to retire there in the near future. The proposed development would spoil the beautiful country view we enjoy. Why is rural zoning (RU4) open for any interpretation other than that of primary industry. Why is a lovely country outlook going to be marred by a commercial venue? It would also impact the quiet peace we enjoy. The noise levels of functions (including parties), visitors and their cars coming and going will all be heard. Will there be an assurance that no noise will be heard from the function centre? The wind carries most sounds straight up the hill - we can only imagine what 100 people outside, or even 50 on the deck would sound like in the tranquil peace of night. Will alcohol be served at these events? Even if a function finishes at 10pm, that does not guarantee everyone will have left the premises by that time. Are we to expect noise all night long? Who will police the area and closing times? Are there no alternative venues for functions - Club Mudgee, the Golf Club etc? Training days, leadership programs, wedding and parties can all be held there - why impact this quiet pocket of Mudgee? Without doubt, we definitely OPPOSE this DA. Yours sincerely, Will & Sue Hird  
political donations requirements : Yes

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**From:** [Council](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Thursday, 4 July 2019 8:18:44 PM

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today's date : 04/07/2019  
development application number : DA0146/2018  
proposed development : Tourist accommodation with Function Centre and Serviced apartments at 196 Rocky Waterhole Rd Mudgee 2850  
Email address : [REDACTED]  
Your name : KARYN HOBBS  
Address : [REDACTED]  
phone number : [REDACTED]  
reasons for submission : I hereby formally oppose to this development proposal as per the following: 1. I live so close to this address that I feel the noise and increased traffic that will arise from this development will have a negative affect on my lifestyle as I have 25 acres of grazing land for my stock and I live here for the lifestyle of peace and quite to raise my family-if I wanted action I would have bought a home in town and lived across the road from a pub or club! 2, 25 other family homes (within 1km) will be significantly impacted in the same way. 3. This area is zoned RU4-primary production small lots and having a tourist function centre and serviced apartments does not meet the objectives of this zoning!! We graze stock and grow crops around here-not cater for tourists to party. 4. The increased traffic is a safety issue-there are a number of school children that ride bikes or walk to the bus stop and more will be attending school in the next few years as there are many young families that have moved here. 5. The speed limit is 80km along Rocky Waterhole Rd and this is too fast for traffic to be travelling along this road to the function centre-especially coming over the hill from the river toward the function centre after crossing a SINGLE lane bridge-this will be a dangerous part of the road coming over the hill to be faced with slowing and stopped traffic entering this function centre!!! And to have a 120 carpark they are obviously going to be promoting this in a HUGE way- they need to be moving further away from homes and a local agriculture zoned area. 6. The noise factor will be an issue if they are wishing to operate 7 days a week until midnight- playing music and serving alcohol -many neighbours will be complaining as this is a residential rural area where we expect peace and quite-thats why we moved here! We are NOT a "relativley isolated rural area" as they falsely claim-Rocky waterhole Rd is only 6 kms from town via road and even LESS as the crow flies! 7. The information on the DA appears to be misleading as the DA picture shows more than 6 serviced apartments- more like 10!-A huge over-development of the property. 8. And the HUGE illuminated sign which will be VERY distractive to drivers will cause accidents . 9. Rocky Waterhole Road IS NOT an appropriate location for such a huge function centre and I therefore request that this development application not be allowed. Thankyou Karyn Hobbs & Selwyn Coorey  
political donations requirements : Yes

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**From:** [Council](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Thursday, 8 August 2019 3:58:39 PM

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todaysdate : 08/08/2019  
developmentapplicationnumber : Da0146/2018  
proposeddevelopment : Function centre and 6 cottages  
Emailaddress : [REDACTED]  
Yourname : Nick and tracy kastelein  
Address : [REDACTED]  
phonenumber : [REDACTED]  
reasonsforsubmission : Noise and traffic concerns  
politicaldonationsrequirements : Yes

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**From:** [Council](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Monday, 5 August 2019 8:07:28 PM

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today's date : 05/08/2019  
development application number : DA0146/2018  
proposed development : Proposed Function Centre and 6 Serviced Apartments  
Email address : [REDACTED]  
Your name : Rachel Keairns  
Address : [REDACTED]  
phone number : [REDACTED]  
reasons for submission : Objections to above submission are in light of the new amended DA and include: Noise from a function centre in a quiet rural residential area and the hours of operation six days/week. Were we located we can hear noise from Parklands when they have events. This proposal likewise will negatively impact on all residents in the area. Traffic also a concern - it is a quiet narrow road with lots of cyclists, runners and locals walking. The single lane bridge with increased traffic from such a proposed centre is a serious safety issue. Zoning of this area is primary production small lots. The current DA does not reflect this and conflicts with other residents and land use.  
political donations requirements : Yes

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**From:** Council  
**To:** Council  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Friday, 5 July 2019 8:35:40 PM

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today's date : 05/07/2019

development application number : DA0146/2018

proposed development : Proposed Function Centre and 6 Serviced Apartments

Email address : [REDACTED]

Your name : Julie McRae

Address : [REDACTED]

phone number : [REDACTED]

reasons for submission : \* I live with my husband and daughter at 56 Rocky Waterhole Rd, Mudgee, just 0.4m outside of the 1,000m radius of the proposed development. We live on the same side of the road as the proposed development. We have sheep and an Alpaca, we raise Japanese bantam hens and have 5 cats. One of our cats was electronically tagged for a Rural Lands Board survey. This cat travelled across the road and over to Moothi Estate and beyond on many occasions at night during the period of the survey. Increased traffic on our road at night time would be a danger to the safety of our cats, all of whom we love. \* The Lue school bus stops on our road to pick up and drop off children on school days. Increased daytime traffic would put children's lives at risk. \* The condition of the road surface is appalling, with broken edges, it is very narrow in parts, with unmarked dividing lines for most of its length and with unmarked crests. The crossing over the creek/waterhole is one-lane only. Already, there has been one major traffic accident at the crossing involving a resident family, thankfully all survived. \* Is Council prepared to: i. upgrade the entire length of Rocky Waterhole Road ii. do the roadworks necessary to widen the Rocky Waterhole crossing to allow for 2 lane traffic, AND iii. continue ongoing maintenance to the road into the future, for the increased traffic this development would bring? \* Our road is already used, with Council signage before events, as a town bypass between the Highway and AREC and also Glen Willow Stadium for local, and very popular, events involving much out-of-town traffic. Our road is also used by slow-moving harvesting machinery and tractors as there is a vineyard and lucerne crop lots, pomegranate cultivation along the road. I have personally witnessed large "Wide Load" mining machinery being escorted along the length of the road by escort vehicles and Police. Of much importance, with regard to public safety, our road is in daily use by cycling enthusiasts who travel along it, solo, but, more often, in groups of up to 8 cyclists, in a 'round trip' route between their starting point in town and their finishing point at cafes in town. The section of Lue Road from Cassilis Road and to the next intersection at Rocky Waterhole Road is used by local and other Marathon participants completing their cycling circuit following their swimming circuit at Mudgee Pool during competitions. A number of properties along the road own, or agist, horses. I have, personally, had to stop my car on our road when a horse has lost its rider and has 'bolted'. \* On 2 occasions I have notified Council and Roads and Maritime Services of the dangerous intersection of Castlereagh Hwy and Rocky Waterhole Road : a turning area is urgently needed for traffic heading East AND West to Mudgee on the 100 km/h Castlereagh Highway to turn safely into Rocky Waterhole Road - just as exists at Queens Pinch Road for traffic heading East. There has never been a response to my raised concerns. \* I grew up in metropolitan Sydney. I relish the fact that, of an evening, without street lights on our road, or neon signs, I have a silent, yet wonderful display of the stars in our Milky Way and I sleep well. I moved to Mudgee, from Sydney, to our property here 16 years ago. On days off from work, I am not woken early by traffic noise - just by bantam roosters. \* My husband works shift work at Wilpinjong Mine. Already, our house has been 'shift-accommodated' for when he comes off night shift, with block-out blinds on road-facing windows etc. My concern is, that, increased traffic along our road, and in front of our home, will disturb his



sleep and may render him susceptible to accident[s] at work through lack of sleep. \* There must also be a wombat colony/burrow existing beside the waterhole as one wombat has recently died there.

politicaldonationsrequirements : Yes

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**From:** [Council](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Sunday, 4 August 2019 1:22:00 PM

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today's date : 04/08/2019

development application number : DA0146/2018

proposed development : I am writing to object my development application of the proposed function center on Rocky Waterhole Rd. My concerns include. 1. Licencing hours. A seven day a week venue open to 10pm six night a week and 6pm on the seventh has the potential to turn a quiet little community like ours into a very busy and noisy areas. The new DA sites that functions will be limited to 20 a year. I am concerned this is misleading as if that was to be the case how would they possibly make any money. They will also host other events and not call them functions. 2. The size of the proposal and the noise and traffic impacts that has on our community and Rocky Waterhole Rd. With a venue large enough to host 100 guests in that location the noise from music, vehicles and people will drift straight across the river flats spoiling the tranquillity that the residents in this area enjoy. 3. The traffic - Rocky waterhole at times becomes quite dangerous now when there are events like football and the field days. Though the speed limit is 80, the road is quite narrow and particularly dangerous as you head to the bends in the river. The one way bridge would need to be updated to a two lane bridge to keep the road safe. 4. What impact is this going to have on property values in the area? I am unsure what the impact will be, but I am concerned it will be a negative one. Please consider opposing this development.

Your sincerely Kate Munro

Email address : [REDACTED]

Your name : Kate Munro

Address : [REDACTED]

phone number : [REDACTED]

reasons for submission : I live within about 2km of the development and I am concerned how it will impact our lifestyle and that of our neighbours.

political donations requirements : Yes

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PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

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**From:** Council  
**To:** Council  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Tuesday, 16 July 2019 2:03:12 PM

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today's date : 16/07/2019

development application number : DA01416

proposed development : Mr Brad Cam General Manager Midwestern Regional Council, 86 Market Street, Mudgee NSW 2850 10/7/2019 Re: Amended DA01416 I am a resident of Burrundulla Road which is adjacent to the proposed development DA01416. I was only made aware of this proposal through local community activity even though I believe my property and my family's lifestyle will be significantly impacted by this significant project. My property has a direct line of sight over 2 kilometres of lucerne flats to this proposed development. There is absolutely no prospect of this development having zero impact on my property yet I was excluded from the DA notifications by Council. When I do go to Council's website to find information about this project, I can only access a single PDF page with a plan and no further information, one page of the 140 in the amended application before Council. This doesn't auger well for full transparency in the advertising process of development applications. There can be no question that this development application was going to cause enormous local objection. It is an unusual project in a sensitive location and completely in defiance of existing zoning objectives so it is surprising that our Council has treated the advertising process of this DA like some low-level renovation project. Council may have complied with the spirit of its own notification and advertising policy but this application is no normal proposal. To speak to this development application I will highlight my interpretation of the objectives of zone RU4 reading directly from Council's own Local Environment Plan: Objectives of zone – • To enable sustainable primary industry and other compatible land uses. - This objective is clear, primary production, not retail sales, dancing, alcohol consumption, parties, weddings, accommodation or theatre. There is no single aspect of this proposal that supports this objective. • To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. - Again, the objective of this zone is to use this land for intensive farming practices. Employment there may be, but not in the spirit of the LEP. • To minimise conflict between land uses within this zone and land uses within adjoining zones. - This objective is disregarded completely. The proposal in its entirety is in conflict with this objective and that of the adjoining RU1 zone. • To ensure that land is available for intensive plant agriculture. - Once built, this development permanently prohibits any future use of this land in accordance with this objective. In fact, this proposed development is prohibited under this zoning namely: - Amusement centres; Attached dwellings; Car parks; Commercial premises; Hotel or motel accommodation; Recreation facilities (indoor); Recreation facilities (outdoor); Signage; are all listed as prohibited activities within this zone. Prohibited is prohibited, it should be non-negotiable. I note that the applicant has advice that Tourist Accommodation and Function Centres are permissible for the RU4 zone. This is a very generous interpretation of Council's LEP and one that I'd like to question. If one reads the "Objectives" of the RU4 and adjacent RU1 zoning rules, it can be difficult to see how Tourist Accommodation or Function Centres even begin to speak to them. A lot of effort has been put into the application to try and minimise the thinking of this venue as a party and function centre, aiming for more gentle descriptors of "cookery classes", "Leadership Training" and day-time venue hire. I would ask why a cookery class or a group of executives on a corporate training exercise would need a venue to still be operating at mid-night? The words "Leadership – Executives – Training" are cleverly peppered all the way through this application with no mention of weddings or engagements, 18th or 21st Birthday parties, celebratory events or the like appears until you read the acoustic report at the tail of the submission. On my reading of

this application, I believe we are being hoodwinked into accepting this project as a benign and complimentary addition to what is already a picturesque landscape. Using adjectives like “rolling” to describe the Mudgee hills is simply an attempt to soften the appearance of what will be a significant cause of pain for local residents – all of whom currently enjoy these “rolling” hills in peace and quiet with minimal interference with their neighbours. A commercial-grade kitchen is planned for this venue, of course for the cookery classes. But it would also be very convenient to start hiring this venue out for all-night parties because the cooking facilities just happen to be available for the catering staff and commercial-grade fridges just happen to be available for large quantities of refrigerated alcohol. I do not believe for a moment that the intended primary use of this property is as stated by the applicant. I believe the applicants are intending to tap into the booming Mudgee wedding venue market and we will all suffer as a result. The acoustic report describes this location as a “relatively isolated rural area”. Clearly, poetic licence starts early in this report. Isolated, relative to what exactly - the Sydney CBD? This kind of language does little to highlight the professional nature of this report. The acoustic engineers have been instructed that live or recorded music will be played at weddings and parties, typically on weekends from 6pm. This statement doesn’t appear in the applicant’s original submission and in fact conflicts with the applicant’s focus on the “cookery” and “executive training and leadership” day-time aspect of this project with no emphasis given to the noisier night-time events. The acoustic report determines that there is “No acoustic reason why the development should not proceed”. There is plenty of use of the word “theoretical” when describing the impact noise will have on neighbours, but zero use of the words “wind” or “reflection” when describing how noise will travel once it is picked up by the breeze or bounced off the colorbond walls of this new structure or the barren paddocks of the valley. I can clearly hear a diesel irrigation pump operating over 1.5km from my home when the breeze is coming straight at me. Most nights I can clearly hear cattle, sheep, foxes and dogs throughout the area, this is a valley with no natural barriers and sound travels well. But nobody complains about this because these activities are compatible with primary industry land use, we expect it, it’s part of the neighbourhood and part of the LEP’s zoning objectives. Once built, sound from night events at this venue will roll unimpeded across the Burrundulla Valley impacting many homes a significant distance away. No amount of noise complaints to local police will prevent ongoing problems, especially as it is proposed to include an external deck area for patrons. The proposer would not plan to build this deck if they didn’t intend to use it to its maximum potential. The acoustic engineers have made very specific assumptions about very low usage of this deck area and it appears their assumptions are based on patrons preferring to be viewing the sunsets and landscape through windows from inside the building and ignoring the fresh air and unimpeded grand views from the purpose-built deck. This assumption is purely illogical and disregards human nature. It is hard to see what local empirical data the report’s author has reached for to make this assumption. It is apparent that the report’s author is relying heavily on instructions provided by the applicant to make this assessment. The suggestion, as is made in the acoustic report, that of the proposed 120 people attending an event, only 25 of those people are likely to be on the deck area and of those 25, only 12 would be speaking loudly smacks of absolute fantasy. The deck area is where the bar is, and that bar is bordered by colorbond wall which being sheet metal is a superb reflector of sound. So we have an outdoor exposed deck with a central bar and food service area with stunning views to the west attached to a night-time venue catering for up to 120 people attending a “leadership” function and we are led to believe that only 12 people are likely to be standing on the deck speaking loudly. This is an absolute fantasy. Although I make no claim to be an engineer, logic and local experience alone tell me that the acoustic report submitted with this application should be read with a regard for who paid for it. If I were to commit significant funds to building this deck, I would only do so expecting it to be heavily patronised as a premium feature of the venue, not treated as a casual “break-out area” (as described) or a place for an occasional smoke and a quiet chat. I’m confident that any future marketing



material produced by this applicant would be sure to include photographs of both this deck area and the views from the deck as a significant and attractive sales feature. This will be the source of a great deal of noise and ongoing aggravation between the applicants and their neighbours, there is no question, it would be illogical to assume otherwise. Like our neighbours, we purchased our property safe in the knowledge that we were protected from developments like this through clear and inflexible zoning. Firm planning rules are a fundamental of property values, owners can invest with a dependence on the plan and the knowledge that the plan has the support of Council. The intent of our zoning is clear, the objectives are published, sustainable primary industry and other compatible land uses. There is nothing that I can see in this development application that compliments the spirit or intent of this zoning. A tourist and function venue is not compatible land use. It is obvious, to permit this development to proceed, the only option for Council would be: • a rezoning of this land, • a very flexible interpretation of the word compatible, or • to issue an exemption certificate. With this prospect in mind, I'd have to ask, if this is under consideration then when would that approach stop? Can anyone, given sufficient resources, choose to build anything anywhere regardless of any conflict with long-standing plans, harm to local land values and quality of local life? Further, once an application like this receives approval, a precedent has been set. Legal ground will have been broken allowing other applicants to use this approval as a basis for their own. Every legal practitioner reaches for precedent when arguing a case. When does this stop? The MidWestern LEP was argued long and hard by many clear-thinking and intelligent people who came up with the best of all options for the future of Mudgee. And as local residents, we believed it was set in stone. If the LEP is a fixed document, then why is this DA even open for discussion? It clearly fails to comply with the most basic of the LEP's objectives. The applicant must know this, the designer must know this. So why has so much money been spent so far on this proposal if everything about it indicates that it should not be approved under current zoning? The application shows a 2 metre by 1 metre solar-lit metal sign on the roadside, 2.2 metres from ground level. Nice planning, but the RU4 zone prohibits signage. It's in the LEP. If it's in the LEP, why plan it? None of this is logical. This is not an appropriate location for a large accommodation and function centre, with in-excess of 100 people being transported to and from this venue from 8am through 'till midnight on roads that are heavily trafficked by cyclists, wine tourists and learner drivers. Roads that have no centre lines or kerbs, a single-lane river crossing, zero street lighting and well-known wildlife hazards. Planning to build this type of venue at this location shows breathtaking disregard for Council, our shire's LEP and our neighbours. The application describes a 7-day operation. The additional traffic, in particular late-night traffic, will disrupt this neighbourhood every single night of the week after midnight. An end of trade at midnight doesn't mean a cessation of noise at midnight. It means visitors to this venue would be put out onto the street and then begin to migrate through the neighbourhood. Every night of the week. It is not an exaggeration to say "every night of the week" because that's what the applicant has stated – 7 day trading, 8am 'till midnight. There is no question that on Friday, Saturday and Sunday nights we will suffer the continual low-frequency doof that is guaranteed to roll from this type of event across the valley. There are no natural barriers to this noise, the valley has been open-plain grazing and cropping for generations and is clear of trees. The entire purpose of building a venue like this is to play music and entertain people and no amount of engineering approved by Council will prevent this. Even if a cost-effective method of noise restraint is installed, the opening of doors between the main venue and the deck area will invalidate this feature allowing music to escape. It is unrealistic to assume that the imposition of regulations or controls by Council to limit noise will be respected by people consuming alcohol at a function. Signs on doors won't prevent it and doors can't be locked due to fire risk. Once built, nothing will stop the noise and any attempts by Council or Police to reduce the noise would naturally be challenged vigorously by the venue owners as an attempt to stifle their business. Once approved, this is a done deal and we are stuck with it. Once built, it will be

a never-ending battle between the venue owners and local residents and a continual consumption of Police night-time resources attending to noise complaints away from the centre of town where those resources are often required urgently. This is not remote country, this is not isolated farm land. This is a very quiet and well-populated neighbourhood, we enjoy the peace and beauty of this part of Mudgee and we have paid handsome sums for the privilege to own land here. Every land holder here would have checked the zoning of their land before investing and they would have had faith in Council's ongoing desire to uphold the LEP. This development is incompatible with this neighbourhood and devalues surrounding properties for the profit of the applicant. The loss in value of properties if this development is approved cannot and will not be compensated, there will only be one winner, the development's applicant. This is not the place for this type of venue. The proponents of this development must have known that their proposal defied every objective of the existing zoning, so we can only wonder what the underpinning plan is. What is required to get this Council to be flexible on zoning for a single applicant in this case and why would the applicant believe today's Council would defy the intent of a previous Council's zoning decision? The impact that this development will have on the Mudgee economy and the personal profits of the proposer can't be overstated, the idea is an exceptional one and sorely needed in an area of developing event tourism. There is no question that the location has been selected because of the stunning views over the valley, and this alone will be a major attraction of the external deck, particularly on warm summer nights. Orders from Council to install a sound-absorbing tree line would be rejected by the developer because it would block the views, the very purpose of the development. And if such a tree line was part of the approval, what if those trees just fail to grow? What does Council then do, run a continual and costly battle with the owners to maintain a natural barrier? Would this be a clever planned use of ratepayer's future funds? This could all be avoided by just saying no. The reason the developer has chosen this location is exactly the same reason we chose to live here, it is a beautiful and serene location. And when we chose to live here, we chose to do so with respect, within the rules of existing zoning and have made no attempt to profit from our land by negatively or rudely impacting our neighbour's lives or land values. Not wanting this development to proceed is not NIMBY, it is not selfish. This development will have a significant and long-term negative impact on us and be thrust upon us at our permanent loss and the applicant's permanent gain. This application needs to be assessed by Council for what it is, not for what it is described as. This is a party venue, nothing less. I believe the clever use of selective nouns like Leadership, Cookery, Training and Executive are a smoke screen. I believe the void left by the absence of nouns like Wedding, Celebration, Party, Responsible Service of Alcohol, Intoxicated, Drink Driving, Music, Loud and Noise is a deliberate manipulation of the reality. This proposed development is clearly in the wrong place. It is incompatible with the LEP, it is incompatible with the neighbourhood and must not be approved. Yours sincerely, Karl Fletcher

Emailaddress : [REDACTED]  
Yourname : Karl Fletcher  
Address : [REDACTED]  
phonenumber : [REDACTED]  
reasonsforsubmission : Objection to DA01416  
politicaldonationsrequirements : Yes

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**From:** [Council](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Wednesday, 10 July 2019 9:33:30 AM

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today's date : 10/07/2019

development application number : DA0146/2018

proposed development : Tourist & Visitor Accommodation - Function Centre & 6 cottages  
@ 196 Rocky Waterhole Road, Mount Frome, NSW 2850

Email address : [REDACTED]

Your name : Mark Furney

Address : [REDACTED]

Phone number : [REDACTED]

Reasons for submission : OBJECTION to proposed development. - increased noise will have a severe impact on our peaceful, rural lifestyle as noise carriers easily up the mountain (& across the valley). - space for 120 cars plus bus parking will increase traffic on Rocky Waterhole Road - increased noise and traffic. Not to mention slamming car doors and possibility of car noise up to (& after) midnight. - I don't believe the entrance point (which is not the original entrance for the property) is safe. It means an increased number of cars will be turning in and out on the brow of a hill where cars drive by doing 80km/h - operating hours until midnight - not conducive with our peaceful neighbourhood. We enjoy the serenity of where we live - this development will have a significant impact on that. - Signage - an illuminated sign on our road will disrupt our views. - we bought our property believing the area was rural zoning and not for commercial use. This DA is not an application for primary producers. - a commercial premises across from us will impact our views (currently beautiful rural outlook) and we fear will de-value our property.

Political donation requirements : Yes

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**From:** [Council](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Wednesday, 10 July 2019 9:19:05 AM

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today's date : 10/07/2019  
development application number : DA0146/2018  
proposed development : Tourist & Visitor Accommodation - Function Centre & six cottages at 196 Rocky Waterhole Road, Mount Frome, NSW 2850  
Email address : [REDACTED]  
Your name : Julia Furney  
Address : [REDACTED]  
phone number : [REDACTED]  
reasons for submission : We live across the road from the proposed development and would like to state our full OBJECTION to this application. Our main concern is the NOISE - a function centre that can host 120 people will no doubt have significant noise effects on our property with noise being carried straight up the hill to our premises. We fear this would include attendees and vehicles alike. Increased TRAFFIC along Rocky Waterhole road is also a concern of ours. Our road has no lines, no curb and guttering, a one-way bridge and there is no turning lane to 196 Rocky Waterhole which would mean cars turning into the premises would be a hazard for us and other vehicles travelling the road at 80km/h. We bought our property feeling safe in the knowledge that it was an area that had rural zoning - a commercial property/industrial use of the land has come as a shock to us. We do not agree with it being built amongst primary producers and negatively impacting the rural feel of our community. We are building our new house and investing a lot of money into it and fear that a function centre across the road will have a big impact on the value of our property (DE-VALUATION of our home). The OPERATING HOURS (0800-2400) surely points towards a party venue - a serious concern of ours. ACCOMMODATION for 30 people will mean more noise, more traffic and more disturbed ambiance. I query why they have said 2 x 3 bedroom units when it looks like 3 x 1B units with car spaces between each. (misleading) PLEASE listen to our objections and DO NOT APPROVE this DA.  
Kind regards, Julia Furney  
political donations requirements : Yes

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**From:** Council  
**To:** Council  
**Subject:** [EXTERNAL] Submission E-Form  
**Date:** Saturday, 6 July 2019 10:33:01 AM

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today's date : 06/07/2019  
development application number : DA0146/2018  
proposed development : Proposed Function Centre and 6 Serviced Apartments  
Email address : [REDACTED]  
Your name : Kate Munro  
Address : [REDACTED]  
phone number : [REDACTED]  
reasons for submission : I am proposed to the proposed function development on Rocky Waterhole Rd for the following reasons. 1. There are 25 family homes within 1 km of the proposed development a further 29 (of which one is our home) within 2 km. This area is listed in report as being 'relatively isolated rural area'. Rural yes but not isolated. Many households would be impacted by noise and traffic. 2. The proposal is for the function centre to operate 7 days a week until 12pm. This means potential noise late into the night every night of the week. Due to the location the noise will probably travel straight over the river flats impacted on many households. 3. Traffic - Rocky Waterhole Rd is 80km an hour now I assume to improve the safety on such a narrow and at the river windy country rd with a one lane bridge. Add up to 120 cars at night and this causes massive congestion and road safety concerns. 4. Can the developer be trusted to successfully undertake such a large development. There are inaccuracies in the DA including proximity to homes and number of apartments. Is it 11 or is it 6?? 5. Property Values. What impact will such a development that impacts with noise and traffic congestions have on the value of local properties? A negative one I fear. 6. Zoning - This area is zoned for Primary Production not to accommodate large commercial enterprises. Please consider blocking this proposal as I fear it will have a negative impact on our community at Mt Frome. Regards, Kate Munro  
political donations requirements : Yes

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**PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL**

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date  
10.07.2019

reference  
31836-PL01\_A

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

Dear Sir,

## Review of DA0146/2018 - Tourist and Visitor Accommodation, Rocky Waterhole Rd, Mudgee

Reference is made to Development Application 0146/2018 for a proposed function centre and six (6) serviced apartments, which is currently on exhibition until 10/07/2019. We have been engaged by a group of concerned residents who requested us to review the documentation and provide a response to Council for consideration.

Upon review of the submitted documentation, we provided the following advice:

- The level of overall noise (sound power) presented in the submitted noise report is accurate for small to medium bands or DJs, but if louder bands are at the venue, then levels at receivers may be higher than reported, especially at low frequencies. In addition, it is proposed that 6.38mm and 10.38mm laminated glass be used for its attenuation with a 12mm air gap. Given there are bi-fold doors proposed, this seems unlikely to work as there will be gaps above and below the doors;
- The calculations shown in the report assume the venue to be fully enclosed when there is noise from inside. Therefore, it is unlikely anyone can enter or leave the venue while music is playing without causing noise impact on neighbours. This is a highly improbable scenario and impossible to enforce and requires further investigation;
- The documentation refers to the function centre use being a 'conference lodge', 'leadership/function centre' and 'venue hire establishment'. Limited information of each use, who they are intended for and how they operate has been provided. The 'venue hire establishment' use should be further addressed;
- Given the prominent location of the proposed development in relation to other dwellings/small scale rural and residential uses in the area, view sharing should be addressed as part of this application. The potential impacts on neighbouring views should be considered and adequately addressed;
- *State Environmental Planning Policy No 55 - Remediation of Land* has not been adequately addressed regarding potentially contaminating land uses (in particular a Vineyard and Extractive Industry has previously been carried out on the site). In this regard, investigations should be undertaken on the site;
- Given the presence of the quarries and previous Extractive Industry use, there is potential risk/harm to patrons utilising the proposed use. More detail should be provided to prevent this issue;



- The proposal includes new signage for the use. *State Environmental Planning Policy No. 64 Advertising and Signage* has not been addressed;
- Section 4.4 'Signage' and Section 4.5 'Commercial Development' of the *Mid-Western Development Control Plan 2013* has not been addressed;
- Illuminated signage is proposed, which is prohibited in accordance with the *Mid-Western Development Control Plan 2013*;
- Clarification on carparking calculations with regard to the function centre and anticipated patronage should be provided. Whilst carparking has been provided on the site, the proposed locations and distances to each area appears unsuitable;
- Potential dust impacts from internal roads has not been addressed;
- It appears that vegetation/trees would need to be removed to cater for the proposed development works. In this regard, the provisions under the *Biodiversity Conservation Act 2016* would need to be addressed;
- *State Environmental Planning Policy No 44 – Koala Habitat Protection* should be addressed to confirm if any potential habitation and/or feed tree species are located on the site, and if the development proposes any risk;
- In terms of traffic generation, it would need to be confirmed that Rocky Waterhole Road can cater for the additional traffic generated by this development and if any upgrades are required;
- Context and setting of the proposed development has generally not been addressed;
- Groundwater Vulnerability has not been addressed;
- Waste management and bin storage areas have not been noted on the submitted plans. Clarification should be provided on these proposed locations and how they will be managed;
- Additional information in terms of lighting for safety and security, as well as how glare impacts to neighbours will be mitigated should be provided;
- A Plan of Management has not been submitted with the application.

Upon receipt of this additional information, our client/s would like the opportunity to provide further comment on the proposal. If you have any further enquiries regarding this matter, please contact the undersigned.

Yours faithfully,

**BARNSON PTY LTD**

A handwritten signature in black ink, appearing to read 'Luke Morris', is written over a faint horizontal line.

Luke Morris

B.E. MIEAust CPEng (NPER)

Director



**date**  
7.08.2019

**reference**  
31836-PL02\_A

**receiver**  
**The General  
Manager**  
**Mid-Western  
Regional Council**  
86 Market  
Street  
Mudgee NSW  
2850

Dear Sir,

**DA0146/2018 - Tourist and Visitor Accommodation,  
Rocky Waterhole Rd, Mudgee**

Reference is made to Development Application 0146/2018 for a proposed function centre and six (6) serviced apartments, which has been re-exhibited until 8/8/19.

Barnson carried out a review of the application and provided advice to Council for consideration. We believe that the items stipulated in our letter have not been entirely addressed as part of the re-notification process, and as such, it is requested that Council further consider the advice set out in our original letter, dated 10 July 2019.

Furthermore, it is unclear what documentation will be considered as part of the ongoing assessment of the Development Application. For clarification, it is recommended that the Statement of Environmental Effects and supporting documentation be amended to reflect any changes to the proposed development and to address our advice.

Barnson is of the view that without the proponent fully addressing the matters above and in our original letter, statutory requirements outlined in Section 4.15 of the *Environmental Planning & Assessment Act 1979* remain outstanding.

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

Yours faithfully,

**BARNSON PTY LTD**

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

Jack Massey  
*B. Urb. Reg. Planning*  
Town Planner

Encl:

- Barnson Submission Letter dated 10.7.19





date  
10.07.2019

reference  
31836-PL01\_A

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

Dear Sir,

### Review of DA0146/2018 - Tourist and Visitor Accommodation, Rocky Waterhole Rd, Mudgee

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- The calculations shown in the report assume the venue to be fully enclosed when there is noise from inside. Therefore, it is unlikely anyone can enter or leave the venue while music is playing without causing noise impact on neighbours. This is a highly improbable scenario and impossible to enforce and requires further investigation;
- The documentation refers to the function centre use being a 'conference lodge', 'leadership/function centre' and 'venue hire establishment'. Limited information of each use, who they are intended for and how they operate has been provided. The 'venue hire establishment' use should be further addressed;
- Given the prominent location of the proposed development in relation to other dwellings/small scale rural and residential uses in the area, view sharing should be addressed as part of this application. The potential impacts on neighbouring views should be considered and adequately addressed;
- *State Environmental Planning Policy No 55 - Remediation of Land* has not been adequately addressed regarding potentially contaminating land uses (in particular a Vineyard and Extractive Industry has previously been carried out on the site). In this regard, investigations should be undertaken on the site;
- Given the presence of the quarries and previous Extractive Industry use, there is potential risk/harm to patrons utilising the proposed use. More detail should be provided to prevent this issue;



- The proposal includes new signage for the use. *State Environmental Planning Policy No. 64 Advertising and Signage* has not been addressed;
- Section 4.4 'Signage' and Section 4.5 'Commercial Development' of the *Mid-Western Development Control Plan 2013* has not been addressed;
- Illuminated signage is proposed, which is prohibited in accordance with the *Mid-Western Development Control Plan 2013*;
- Clarification on carparking calculations with regard to the function centre and anticipated patronage should be provided. Whilst carparking has been provided on the site, the proposed locations and distances to each area appears unsuitable;
- Potential dust impacts from internal roads has not been addressed;
- It appears that vegetation/trees would need to be removed to cater for the proposed development works. In this regard, the provisions under the *Biodiversity Conservation Act 2016* would need to be addressed;
- *State Environmental Planning Policy No 44 – Koala Habitat Protection* should be addressed to confirm if any potential habitation and/or feed tree species are located on the site, and if the development proposes any risk;
- In terms of traffic generation, it would need to be confirmed that Rocky Waterhole Road can cater for the additional traffic generated by this development and if any upgrades are required;
- Context and setting of the proposed development has generally not been addressed;
- Groundwater Vulnerability has not been addressed;
- Waste management and bin storage areas have not been noted on the submitted plans. Clarification should be provided on these proposed locations and how they will be managed;
- Additional information in terms of lighting for safety and security, as well as how glare impacts to neighbours will be mitigated should be provided;
- A Plan of Management has not been submitted with the application.

Upon receipt of this additional information, our client/s would like the opportunity to provide further comment on the proposal. If you have any further enquiries regarding this matter, please contact the undersigned.

Yours faithfully,

**BARNSON PTY LTD**

A handwritten signature in black ink, appearing to read 'Luke Morris', is written over a faint horizontal line.

Luke Morris  
B.E. MIEAust CPEng (NPER)  
Director

**From:** [Rod Campbell](#)  
**To:** [Council](#)  
**Subject:** DA 0146/2018  
**Date:** Saturday, 30 December 2017 3:24:17 PM

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Following is response to DA 0146/2018 Rocky Waterhole Rd Mt Frome  
By Rod Campbell & Assoc Pty Ltd.

The lodgement date and response period ( falling in Xmas holiday period ) has limited the opportunity to investigate the impact of this DA - particularly as a conference/reception lodging dev peposal is a precedent and may need more time for proper due diligence to be undertaken.

This submission is not an objection in principle to the overall project.

We do however object to the location of 'Accessible Cottages' labelled 3, 2, and 7 of the 'Proposed Site Plan' they are all too close to the western boundary line. The current location on these cottages will have visual and noise impact for adjoining land - and create an unacceptable precedent.

There needs to be an impact report on sewerage treatment and measures to be imposed to ensure no sewerage contamination of watershed areas which feed storage dams below the western boundary.

Traffic management controls on Rocky Waterhole Rd will need to be addressed including speed limits near access points

This is a limited response for reasons given above.

The Directors  
Rod Campbell & Assoc

Sent on the go with Vodafone

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PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

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8 July 2019

Rod Campbell  
[REDACTED]  
[REDACTED]

Mr Brad Cam  
General Manager  
Midwestern Regional Council,  
86 Market Street,  
Mudgee NSW 2850

Dear Brad

**Re: DA01416 As Amended**

I am the owner of a rural block on Rocky Waterhole Road that adjoins the property which is subject to the proposed development reference DA01416.

By way of context, my property is comprised of 50 acres which includes some 35 acres of highly productive river flats that support intensive fodder production operations, almost a kilometre of serene Cudgegong River frontage and a stand of magnificent native trees that supports on a year - round basis, a truly amazing range of native bird life. At spring time, the sights and sounds of families of birds feeding their young at dawn and dusk is an experience very few people get to enjoy these days as urbanisation encroaches and creeps further and further into areas that support our native species.

Noise and nightlight are the two things that destroy the habitats of nesting bird species. I am not an ardent conservationist though I do believe there must always be a sensible and long lasting balance between the impact of modern day lifestyles in those areas designed as urban to those areas designated as open space and rural.

All of the rural properties under RU4 zoning in the foothill precinct of Mount Frome presently enjoy the virtues of rural open space living in serene surroundings, typical rural traffic movements of local occupants including farm vehicles and equipment and travellers passing thru the district between Lue and Sydney roads. It all works quite smoothly.

In short, this precinct offers a very pleasant area to live and enjoy the lifestyle of a quiet rural natural setting – these being the primary reasons people choose to live in such areas.

The infrastructural composition and the proposed nature and scale of commercial operations proposed by development application 01416 are totally out of context with the existing lifestyle experience of residents in this precinct and the application in current form should be rejected.

At the present time, the occupant density in this area is significantly less than 1 person per 10 hectares.

Apart from day-time cellar door facilities at the Moothi Estate winery at the northern end of Rocky Waterhole Road ( which is set back some 500 meters and surrounded by its vineyards), there is no precedent for such an amenity as that proposed anywhere in this district.

The proposed application comprises a function and on site hospitality centre with :

- An accommodation occupancy capacity of 30 people
- A day time hospitality capacity of 120 people

- The Premises to be licensed for service of alcohol
- A car park capacity of 120 vehicles ( prospectively some 200-300 people )
- Bus/coach parking (prospectively 60-100+ people)
- Operating hours 8am to midnight
- 7 day a week operation

**Reasons for objection :**

I have occasion to move tractor drawn farm equipment from Rocky Waterhole Road to other farming locations and in the current situation, it is necessary to time those movements when there is less propensity for other traffic along Rocky Waterhole Road. Over taking transiting farm machinery on the main road can be perilous at times particularly as some drivers are either not sympathetic or inexperienced in such circumstances.

The proposed development suggests there will be new/additional traffic movements 7 days a week in and out of the function centre and I can see there will be increased dangers for traffic incidents along the approach sections of Rocky Waterhole Road.

However, my primary concerns are simply *noise* and *night light*.

Both noise and night light are measurable factors. If a development of the nature proposed is to be given approval, my firm request is that a full study of existing acoustics on a 24 hour cycle basis of existing noise levels in the precinct must be undertaken for a minimum of 7 days to set a base factor.

The Council as part of any approval to confer with adjoining property owners, to determine and designate the acceptable level of noise created from activity at the development site. The council to make as a condition of approval that there will be set rules and that if the designated acoustic level is breached, the operation must be suspended.

The same scenario applies in relation to night light. A study of existing night light to be undertaken. Similarly, a level of night light to be determined in conjunction with adjoining neighbours and if the night light created by the development breaches the agreed level, the operation must be suspended.

**General comments :**

I am aware this development has stirred up some strong opposition within the local community and I have been informed about issues others are raising as concerns which are additional to those matters I now present before Council.

It is quite apparent that this proposal has emerged into Council's DA system without any attempt to sound out the sentiments of the surrounding and impacted neighbours on the likely effect a facility of that proposed would create.

It is not uncommon for people in a rural area to have a family reunion, a wedding or some special occasion where larger than normal gatherings of people celebrate and undoubtedly cause a bit of noise and commotion. But these are exceptions – they are not 7 day a week events. We accept and live with these things. People choose to select and buy properties in RU4 zoned areas for the type of lifestyle such locations exhibit and having space to occasionally invite friends and family is part of that experience.



The precinct in the foothills of Mount Frome is a perfect case in point for what we all know as a quiet rural setting – and I would hope that not only myself and family but all others in this area, we can continue to enjoy that experience long into the future.

Your sincerely

A handwritten signature in black ink, appearing to read 'Rod Campbell', written in a cursive style.

Rod Campbell

Mr Brad Cam  
Mid Western Regional Council  
Market St  
Mudgee NSW 2850

8<sup>th</sup> August 2019

Dear Brad,

Re : Amended DA 0146/2018 (23/7/19) Proposed Function Centre and 6 serviced apartments.

**We refer to the above amended DA and again advise that we object to the proposed function centre and 6 serviced apartments.**

Since our letter to you dated 8<sup>th</sup> July 2019 we have had further opportunities to speak to other district function centres and professionals in this area and we now understand that this Function Centre impact will have an even worse impact on our existing property lifestyle and value than we originally envisaged.

We note the recent article by a local real estate agent on the negative impact on neighbourhood values when a solar farm is erected next door. The same can be said for when a noisy function centre is erected next door. The market for buyers for adjoining properties will be fewer and consequently property values will decline. How is it possible for a new neighbour to cause such material financial loss to pre existing neighbours?

The problems associated with this proposed development have not been addressed by their 23/7/19 amendment. In fact the amended DA shows that it will have a worse impact than anticipated through unlimited conferences and associated conference “dinners” or parties if our personal experiences of attending conferences over 30 years is any guide.

**A. Additional noise impact comments:**

As our home is a sensitive receptor impacted by the proposed function centre noise there has been no real attempt to address this problem for us.

- there been no attempt to measure noise 20meters from our boundary in case we decide to build a dwelling at a future date that is closer to the function centre than our home.
- No base line assessment through monitoring etc has been completed, just a generalist acoustic opinion full of contradictions to seemingly tick a DA box.
- No thought has been given to the impact on us from sunset time of day to limit conference operating hours, as this is the time of day when sound waves change.

- The overdeveloped cottages (six bedrooms with six carports) near our boundary will be a venue for after parties and more noise after the “official” 10.00pm close.

Consequently we believe that the applicant must engage at their expense an alternative independent acoustics engineer, eg Oliver Muller from the Hunter Valley to undertake a proper assessment of the numerous sensitive receptors being 25x homes around this proposed development.

#### **B. Self assessment of function numbers and attendance**

- Who is going to monitor whether a party or wedding has a limit of 100x people and that there are no more than 20x parties/weddings per annum.
- Is the definition of a conference dinner a party?

Self assessment by the applicant or any subsequent owner is unworkable where there are so many close by homes impacted by this proposed development.

#### **C. Impact on existing carriageway**

No impact has been noted on the design on the exit of proposed function centre vehicles along the Swords/Christie/Small/Campbell joint carriageway from our properties up to Rocky Waterhole Rd.

- How is that extra traffic going to be managed so that no impact is made on the safe entry and exit to our properties?
- Who will be responsible for the additional upkeep of that section of carriageway?

No respectful attention to detail has been given to these issues in the DA that impact our everyday life.

The issues we raised in our previous letter dated 8<sup>th</sup> July 2019 have not been addressed either in this amended DA. They are:

#### **1. Traffic Access**

- **Function Centre Access Black Spot:** The “existing” entry gate referred to in the DA is misleading and has never been used as access to Rocky Waterhole Rd in the 25 years we have lived here, and it was not used even prior to the road being sealed and tarred.
- Cars, utes and trucks drive at speed over the crest of the hills in both directions in addition to local vineyard and hay farm equipment.

With potentially multiple cars and buses turning out from the function centre onto Rocky Waterhole Rd, the road becomes an accident site waiting to happen. We have had one fatality a few years ago on Rocky Waterhole Rd due to poor vision. This development will be a threat to safety of local and through traffic. It is a black spot all along this section of road.

- **Rocky Waterhole Rd is extensively used recreationally** by the whole Mudgee community. On any day town and local residents use Rocky Waterhole Rd for walking, running and cycling. The bus and vehicular traffic from the Function Centre will add to the existing dangers on the Road for recreational users.

- **Rocky Waterhole Rd will need widening with turn in lanes.**  
The road is too narrow to cope with the additional traffic complications from this proposed development and would require widening and installation of turning lanes.
  - **The difficulties with occasional use for Field Day and Glen Willow events re routed along Rocky Waterhole Rd** is an insight into difficulties and dangers residents have with entry and exit when high volume, high speed, unfamiliar drivers travel over the black spot areas on Rocky Waterhole Rd.
- 2. Noise and operation hours**
- The function centre is a mix of enclosed (with sliding doors) and **open deck alcohol bar space** to cater, according to their acoustic report for “weddings or parties” in a “relative quiet rural area”. This is unacceptable in a quiet residential area. Any party and drunken noise and music will travel with the breeze. The prevailing breeze in this area is easterly consequently the wedding and function noise will drift straight down to our house and into the surrounding valley.
  - **The outdoor bar area design** has sliding doors from the function room which **open out** onto it creating a “L” shaped **echo chamber** sending party noise pollution across the valley. The reduced deck size will have no limiting impact on noise.
  - **The Function Centre is a “venue hire establishment” without noise or behavior supervision.** And with no consequences to the site owners who hire out their Function Centre. As a previous manager of Mudgee Golf Club I know how hard it is to keep music and patron noise down and stop people affected by alcohol noisily go back to their cars or cottages and drive off tooting or continuing to party etc.
- 3. Neighbourhood**
- **This development directly impacts 25 properties** through noise and visual problems and other properties further away along Rocky Waterhole Rd through traffic black spots.
  - This proposed Function Centre will inevitably be subject to numerous noise complaints once operational. The Vinegrove Function Centre has caused disruption to their 14x near neighbours and this proposed Function Centre will impact on 25x near neighbours...nearly double the number of residents.
  - This development will have a personal impact on our families’ activities. Our children and friends go horse riding on our property and surrounding areas. Also my wife conducts mindfulness groups that rely on a quiet environment. The Function Center activities will impact on our activities. The peaceful rural ambience is why most of us have chosen to live in this neighbourhood.
- 4. Sewerage.**
- All sewerage overflows after extreme rain events or breakdowns will flow through our property (from the 200x guests, laundry’s etc ), into our dam and onto our lucerne river flats causing pollution.

#### 5. Privacy

- **The Function Centre and cottages look directly over our property** and specifically over our cottage **so there will be a loss of privacy** from this proposed development. All the cottage verandahs look straight over us with accompanying noise from verandah talk, music and post party chatter. These cottages should be located away from these boundaries.
- **Impact from ambient lighting** along internal roads and pathways, buildings and from car movement headlights from 124 cars and buses onto our property and neighbourhood is of concern to us.
- **No 5 cottage is misleadingly described as only one cottage. It is really six dwellings with one car spaces adjoining each dwelling and has a central party room and verandah.** The six dwellings are built 20x meters from the boundary and look directly into our farm and homes from their western porches.
- The positioning of these six **dwellings is not compatible with the neighbouring vineyard** with vineyard agricultural spraying, gas guns etc.

#### 6. Summary

**This DA application does not address the impact on neighbours of the proposed function center. It is an incompatible development in this quiet rural residential area and should be completely rejected by Council.**

Yours Faithfully

Philip and Penny Small

A black rectangular redaction box covering the signature of Philip and Penny Small.



MID WESTERN REGIONAL COUNCIL  
PO BOX 156, MUDGEE NSW 2850

THE GENERAL MANAGER

Dear Sir,

RE: Drew Roberts - SP: DA 0125/2018 + DA 0146/2018  
Both on letter

Thankyou for sending the letter and plan regarding the next door DA.

We reside at 288 Rocky Waterhole Road and:

- ① Have the greatest frontage to proposed development
- ② We are predominantly at a lower elevation to DA site
- ③ From our bore we share our infrastructure with applicants to supply their only source of bore water, noted as back-up to rainwater for function centre and serviced accommodation and the prime source of water to their dam, from which reticulation of landscaped areas is proposed.

In principle we do not object to the overall concept of a function centre supported by serviced accommodation, however, we would like clarification on several points and we object to a few specific issues.

Points needing clarification before either objecting/agreeing:-

- ① Our vineyard adjoins the property for about 600metres, and under the RURAL LAND SEP we envisage problems occurring when we are spraying or operating equipment late or early in the day which may impact on the visitors/occupants of the cottages, which in three cases appear to be within 20 metres of our vineyard boundary.

Sewerage run-off, convergence of water from cottage roadways and building run-off if not comprehensively designed and constructed could have a material impact on crops for human consumption and on our site integrity.


- ② Access roads to the cottages are not detailed on the plan
- ③ Designated parking in front of cottages along our boundary will be well within 20 metres
- ④ Discharge of sewerage is shown in the north-west corner of the site which would require pumps from at least 4 cottages to reach this elevation.  
Sewerage could very easily leach into our vineyard
- ⑤ source of power is not shown, and how it is distributed through site
- ⑥ Close proximity of cottages to our boundary on the western side would become untenable if we were to lodge a DA to erect any similar dwellings on our block the same distance from the boundary
- ⑦ The DA states that our house is not within 300 metres of the function centre, but the closest cottage is actually 70 to 80 metres away
- ⑧ Topography is a major factor for positioning dwellings to maximise their views, but it will also impact to the maximum on adjoining neighbours/occupants in respect of a visual blight from their perspective, in Burrundulla Road and beyond
- ⑨ On the plan submitted, there is a double dotted line (yellow) running through our land – implying some access?
- ⑩ It appears that the applicants are only focussed on the benefits to their potential clients, without sensitivity or consideration towards the environment and the visual and noise impacts on close neighbours as well as occupants further afield, for example Burrundulla Road.
- ⑪ We have owned our property for over 20 years – the greatest appeal being its peace and seclusion, which ~~are~~ I believe would be echoed by all our neighbours

## DIRECT OBJECTIONS -

- (a) Any use for example sewerage effluent, house and roadway run-off that affects the Rural Land SEP of our site and is too close to the boundary
- (b) Electricity supply that is not underground
- (c) Hours of operation till midnight, 7 days a week. Suggest 10 pm latest - sound carries easily in this area, particularly at night
- (d) Access roads and dwellings are too close to our boundary

We would also like an extension to allow matters to be discussed further, as Council's notice was dated 11/12, received 14/12, and Council closes on 21/12 with responses/objections to be lodged before 28/12/17.

Yours faithfully,



RM Christie & MC Hutton

7<sup>th</sup> August 2019

Mid Western Regional Council

OBJECTION SUBMISSION

Re: Amended Development Application Number-DA0146/2018

Dear Sir or Madam,

We wish to lodge our objections to Council after reviewing the “new amended” Development Application above. Being for the proposed “Function Centre and Serviced Apartments” 196 Rocky Waterhole Rd.

The impact of noise is very concerning, the noise projected from the proposed function centre would be detrimental to all surrounding residences with this as party reveller’s, loud music and increased traffic noise would resonate across and around the river flats as Mt Frome would act as a buffer on the eastern side of Rocky Waterhole Rd, which would force the noise north, west and south of the property.

The said “Opening and Closing” times, 8am to 10pm would obviously only be to the public that would use the centre, therefore staff would have to arrive well before 8am and leave well after 10pm, due to organising and the cleaning of the venue after the guest have left. Having worked in the hospitality industry for many years, depending on the size of the function, that determines the amount of staff required to remain at the venue until everything is cleaned up ready for the next day, hence generating more traffic noise into the early hours.

Safety remains a massive issue on Rocky waterhole Rd with the increase in traffic flow to and from the proposed centre, it would compromise the safety of residents, recreational users such as pushbike riders, horses and riders, joggers and walkers who frequent the area on a daily basis, The increased flow of vehicles to and fro would include not only cars, but buses, delivery trucks, along with garbage trucks etc. The “descent and ascent” form the one lane river crossing is dangerous, as with the blind corner, when approaching from either way on Rocky Waterhole Rd.

We strongly feel that this proposed commercial venture is completely incompatible to the area weighing a substantial negative impact with the noise pollution and safety issues on all the residents who reside around the site, not to mention a probable down turn in property values.

Please take this objection into consideration.

Regards

Henk and Karenne Roest

██████████  
██████████





MID WESTERN REGIONAL COUNCIL  
PO Box 156, Mudgee NSW 2850

Thursday 4<sup>th</sup> July, 2019

Att: The General Manager

**RE: DA 0146/2018, AMENDED 4/6/2019**  
**Proposed Function Centre and six Serviced Apartments**  
**at 196 Rocky Waterhole Road**

**OBJECTIONS TO DA 0146/2018 AMENDED:-**

Lodged by Robert M. Christie & Margaret C. Hutton  
[REDACTED]

Dear Sir/Madam,

This letter outlines a number of serious objections we have in relation to the above application, which we are lodging in the short timeframe provided. We would however like the opportunity to further add to these objections in due course.

We are in the process of selling our business in Sydney and intend to relocate to 288 Rocky Waterhole Road permanently. Our goal is to revitalise the vineyard, and to enjoy the peaceful rural setting that our property has always afforded. Our concerns include:

- **Our property has the greatest frontage/exposure to the proposed development**
- **We are predominantly at a lower elevation to the DA site**
- **There is no consideration for any buffer zone/s**
- **All projects are to be situated as far as possible from the applicant's residence, and as close as possible to our vineyard and residence**
- **We are the closest and adjoining neighbour, but the applicant has made no attempt to contact any affected parties to discuss any of the current proposals**

**OUR OBJECTIONS ARE:**

1. **BUFFERS** - Development will be in some cases only metres from our boundary which will impact us from a noise, effluent and aesthetic perspective. We will also bear the visual brunt of infrastructure/construction, with our residence being situated closest to the projects.

The Rocky Waterhole Road community has enjoyed this peaceful environment for many years – this is fundamentally rural, not industrial or residential.

Conversely, patrons will be significantly affected with existing intensive viticultural practices carried out only metres away. There are **no buffer provisions** to protect guests against resulting machinery noise, dust and spray which could pose serious health risks.

**HORTICULTURAL BUFFERS** (eg. vineyards) - the recommended buffer is **250 metres** (SEPS Exempt & Complying Development Code 2008).

Clause 21 (4) of Schedule 3 of Environmental & Assessment Regulation Act 2000 (EP & A) refers to buffer distances that should "**Strike a balance of right to primary producers to undertake lawful activities and maintaining community amenity is essential to facilitating ongoing primary production and the economic and social benefits that flow.**"



DA 0146/2018 AMENDED proposes:

- A. **Building a road** for approximately half a kilometre within **10-15 metres of our boundary**.
- B. **Creating 40 car spaces** between that proposed road and our boundary, both **A** and **B** potentially **increasing volume and velocity of water runoff** to us in a downhill direction.
- C. **Constructing a septic system** of large dimensions **within 20-30 metres of our boundary**.
- D. **Construction of numerous apartments within 30-40 metres of our boundary**.

**2. BOUNDARIES** – the guidelines for establishing buffer zones and development distances from existing boundaries have been completely ignored.

The development sites impact us as we have **two boundaries affected by the proposal** - one fenceline comprising an existing 30 acre vineyard for a length of 500 metres, which will be within only 2 or 3 metres of sections of the proposed development. The second fenceline comprises our residence which will be only about 300 metres from the conference centre, and within 50 metres of the road and 100 metres of the parking spaces.

As an example, the Government of WA Department of Health 'GUIDELINES FOR SEPARATION OF AGRICULTURE & RESIDENTIAL LAND USERS'\* states that:

***"To avoid conflicts arising from residential development near existing agricultural land there must be measures in place for establishing and maintenance of buffer areas" –***

- a. Applicants to **develop the site in a position which will not result in the potential for land use conflict between land users**
- b. Buffer area to be **set from boundary to boundary**
- c. Persons to live adjacent to land use are to be **fully informed of agricultural practises and potential impact on health and amenity**
- d. Design to be thoroughly **assessed by an expert and approved by environmental protection authority**

The reference above also states that **separation distance** from a vineyard is recommended at a **minimum 500 metres**, this factor based on:

- a. **Chemicals used**
- b. **Application methods ie. spraying**
- c. **Site characteristics**
- d. **Land use proposed by applicant.**

As another example, the NSW Department of Primary Industries PRIMEFACT GUIDELINES\*\* recommends a **250 metre buffer zone**, and defines a **"Buffer Zone: An area of land set aside to minimise the impacts of land uses on each other."**

**3. HEALTH RISKS TO PATRONS** – With the proposed facilities metres from our existing vineyard, noise and health risks to patrons have not been taken into account by the applicant, ie. machinery noise, spraying, dust etc. The existing vineyard on our property is classified for intensive agricultural usage and once we renew routine management, will be a source of machinery noise, spray and dust to nearby guests. We would recommend minimising risk to patrons by establishing buffer zones at an acceptable distance. (See NSW Department of Primary Industry Guidelines, in 2. BOUNDARIES, above).

**4. SEPTIC SYSTEM** - the proposed system and its dimensions are not adequate to cater for the estimated maximum number of guests, hence could result in effluent outflow into adjoining properties.

The proposed septic system of holding tanks is planned within 20-30 metres of our boundary.

The K&H Geotechnical Services Pty Ltd Report of 8/2/2017 is a report based on a **2-4 person accommodation unit requiring a holding tank of 2,000-3,000 litres**, to be extrapolated depending on the number of units/users.

DA 0146 AMENDED estimates 120 function attendees and 30 accommodation guests = **150 users** - therefore based on the recommendation in the preceding sentence, the **proposed 2,500 litre tank extrapolated to cater for 150 people would need to be 93,750 litres**.

Disposal of the water discharge from this tank is recommended to be an aerated waste water treatment with underground irrigation to select areas.

**Note 1.** The site characteristic map included in the DA shows that there are **only 3 hectares of appropriate effluent treatment areas** in a northerly and easterly direction from the septic system.

**Note 2.** Each 4 person unit requires 230m<sup>2</sup> of treatment area - therefore **150 persons require 8.63 hectares of treatment area.** ( $\frac{150}{4} = 37.5 \times 230\text{m}^2 = 8.63$ ).

Taking into consideration section **notes 1 and 2** above, it is obvious that the site is only capable of **dispersing effluent from a maximum of 52 people**, and the volume of discharge to an annual level of 3.5 million litres will predominantly run downhill to adjoining properties with its contained nitrogen and pathogens. **This potential discharge of a contaminated volume of water is totally unacceptable.**

The FUJI CLEAN REPORT (as referred to in the DA Application of 19th November 2018) indicates a waste water level of approximately 3.5 million litres per annum which is not catered for in the sized holding tanks and subsequent disposal (**tank undersized by a factor of twenty times, and aerated disposal would be 1/3 of the area required**).

**5. NOISE** - Our house will be situated **closest to any conference centre noise at 310 metres away, and vehicles at 50 metres**. We expect that coinciding with **opening and closing times**, there will be a **concentrated noise level twice a day with vehicles entering/parking from 7am, and then again with patrons leaving late at night ie. conversation/vehicles exiting**.

Based on the report from SPECTRUM ACCOUSTICS June 2019 - background noise in the area is **<30 decibels**, however the provider adopts **35 decibels**.

STANDARD NOISE CONDITION imposed by ILGA states that **31.5Hz - 8kHz shall not be exceeded by > 5 decibels between 7am and midnight at the boundary of any affected residence**.

Table 5 (in DA) concerns patrons conversing outside the venue, however this refers to **only 10% of patrons**. If the percentage **increases to 100%** (ie. 120 based on 1 person per vehicle), which is not unrealistic in mild weather, at the lowest octave band **63** the noise level would increase to **370, exceeding criterion by 290 decibels**. Also this volume could potentially escalate late at night after functions, due to alcohol consumption.

Hence we consider the applicant's report seriously flawed and the amenity of all surrounding neighbours would be impacted. **It seems that every effort has been made to develop these facilities as far away as possible from the applicant's private residence.**

A noise issue that the applicant has not factored in will be an **impact on guests from normal viticultural practises** (mentioned in Point 3, page 2). **This relates to machinery associated with routine maintenance and harvest, with such operations undertaken at any time of the day or night and dependent on season requirements.**

As accommodation construction is planned approximately within 30-40 metres of our boundary, and this noise could profoundly affect guests.

**6. HOURS OF OPERATION** – With the planned function centre to operate seven days a week, the impact on us will be substantial. The associated noise – talking (which could realistically range from quiet to loud), and vehicle disturbance and dust could affect us every day, and significantly escalate late at night.

The proposed hours of operation every night for a function centre in a quiet rural setting in close proximity to any residential dwelling is unacceptable. In particular where the applicant does not have direct control of the venue, which can be hired out to a third party.

Even recent approvals in more remote locations in the Mudgee area have only been provided with a closing time of 11pm. We feel that the closing time of 10pm to be more appropriate in our location.

As the closest residents we object to:

- a. **Traffic movement after 10pm**
- b. **Noise levels after 10pm**
- c. **Light levels after 10pm**

**7. INCREASED TRAFFIC/ROAD SAFETY** – With the arrival and exodus of many vehicles from the function centre on a daily basis, the risk associated with increased traffic in the various black spots (around our entrance) on Rocky Waterhole Road is a serious implication. Our entrance is in the centre of these black spots – from the one-lane bridge crossing, up around the hairpin bend, past our entrance and up to the crest just before the applicant's entrance. The existing road is narrow and also shared with recreational users ie. bike riders, walkers, runners and horse riders.

In its current state the road is totally unsuitable to cater for this increased usage. It would require widening and maintaining to a much higher level, which in turn could again affect and impinge on the existing land and road frontage/fencelines of impacted properties - once again **our property would be implicated.**

**8. BUILDINGS** – The DA proposes construction of six units; however we understand that there may in fact be a total of ten – so this is misleading. We are also very concerned about the visual impact of these buildings.

With the main material to be corrugated orb, the resulting effect could be similar to an industrial environment. We urge the DA to be amended to consider the existing landscape and be more sympathetic to a rural residential setting.

In addition, we would like a guarantee that the applicant will undertake an **additional buffer of shrub/trees** to be planted to help camouflage the exposed constructions and reduce the visual impact.

## **9. BORES –**

**From our bore we share our infrastructure with the applicant to supply their only source of bore water, noted as a backup to rainwater for their function centre and serviced accommodation. This bore access provides the prime source of water to their dam, from which reticulation of landscaped areas is proposed.**

The waste water report noted no existing bores on the applicant's property, however, four bores exist within a short distance downhill. Therefore the groundwater may be compromised if there should be any effluent outfall.

**10. PROPERTY DEVALUATION - The peace, serenity and quality of life that we enjoy in this location is one of the main reasons we intend relocating here permanently. The impact of this development and its consequences in its current form would be devastating, and would most certainly devalue our property and affected neighbours' for future re-sale.**

**11. DEVELOPMENT PRECEDENT – The impact of the concentration of 150 people with their presence and associated noise levels from early morning to midnight, seven days a week would be similar to residing in an urban environment. The equivalent density of people would compare to a surrounding 30-lot residential subdivision. If council were to approve this DA in its current form, this would set a precedent for all adjacent neighbours to lodge their own DAs for subdivision rights.**

## **CONCLUSION:**

All of the development projects - function centre, roads, car spaces, septic systems and apartments will undermine our right to enjoy peace and relative seclusion, the main reason we chose this location. This development will potentially create significant noise with close proximity to our dwelling and other neighbours, with concentration of people and vehicles. Road suitability and safety on Rocky Waterhole Road has not been addressed by the applicant and will undeniably impact our quality of life and that of other adjacent neighbours.

The development and related continual activity will result in dust, water discharge and effluent onto our agriculture vineyard operation. The health and safety hazards relating to guests from agricultural production have been ignored. These issues may lead to disputes in the future requiring legal redress.

There seems to have been no attempt at preparatory communication with any neighbours, or indeed any empathy at all for the substantial impact that this development would cause in the surrounds. There has been no consideration whatsoever for any buffer zone between the development and our vineyard and residence. If the applicant wants to proceed with all these projects and not jeopardise the aesthetics, lifestyle and goodwill of adjoining and adjacent neighbours, we politely suggest they should consider placing all of the infrastructure closer to their own residence; reconsider construction type, reduce the size of the project and the hours of operation.

We, with other neighbours, believe that the DA is flawed in many aspects and untenable in its current form. To develop such a project in a peaceful rural area, with unaddressed health and safety issues plus a total disregard for impact on neighbours, is an extreme blight for the entire Rocky Waterhole Road community.

Signed:



ROBERT MARTIN CHRISTIE

and



MARGARET CHRISTINE HUTTON

References -

\*(BOUNDARIES) – produced by Public Health – Hazards Unit, Environmental Health Directorate  
Ph: 08 9222 2000 | [ehinfo@health.wa.gov.au](mailto:ehinfo@health.wa.gov.au) | [ww2.health.wa.gov.au](http://ww2.health.wa.gov.au)

\*\*PRIMEFACT – ‘Buffer Zones to Reduce Land Use Conflict with Agriculture’ – produced by NSW Department  
of Primary Industries, January 2019  
Ph: 02 6391 3100 | [nsw.agriculture@dpi.nsw.gov.au](mailto:nsw.agriculture@dpi.nsw.gov.au)



MID WESTERN REGIONAL COUNCIL  
PO Box 156, Mudgee NSW 2850  
Att: The General Manager

Friday 2nd August, 2019

**RE: REVIEW OF DA 0146/2018 AMENDED PLANS & OPERATIONS 23/7/2019**  
**Function Centre and Cottages - 196 Rocky Waterhole Road**  
Lodged by Robert M. Christie & Margaret C. Hutton

**OBJECTIONS TO DA 0146/2018 AMENDMENT 4.0:-**

Dear Sir/Madam,

This letter regarding the latest **DA 0146/2018 AMENDMENT 4.0**, is presented in two parts:

1. **OUR OBJECTIONS TO THE APPLICANT'S LATEST AMENDMENTS (6 pages)**, followed by -
2. **A REINSTATEMENT OF OUR PREVIOUS SUBMISSION TO DA 0146/2018, AMENDED 4/6/2019 (6 pages)**, lodged on 4/7/2019.

BOTH PARTS ONE AND TWO REPRESENT OUR VIGOROUS OBJECTIONS IN DETAIL AND ALSO IN SUMMATION.

**WE STAND FORCEFULLY WITH EVERY AFFECTED PARTY ALONG ROCKY WATERHOLE ROAD AND SURROUNDING AREAS, AND VEHEMENTLY OPPOSE THIS DA IN ANY AND EVERY FORM. THERE ARE SO MANY FAMILIES IN THIS PRECINCT THAT WOULD BE FOREVER AFFECTED BY THIS PROPOSAL. WE HAVE ALL CHOSEN TO LIVE IN THIS AREA PRIMARILY FOR ITS EXISTING ZONING - ALLOWING A PEACEFUL RURAL LIFESTYLE, AND THE ABILITY TO BRING UP FAMILIES IN AN IDYLIC LOCATION. THE CONCEPT OF THIS PROPOSAL WOULD BRING ABOUT A DEVELOPMENT THAT WOULD DESTROY QUALITY OF LIFE AND SHOULD BE SITED ELSEWHERE, IN A ZONING MORE SUITED TO ITS INTENTION AND NOT AT THE COST OF SO MANY RESIDENTS WHO HAVE BEEN LIVING HERE FOR YEARS. WE HAVE COME TOGETHER TO FIGHT THIS DA AND ALL IT STANDS FOR - AND TO PROTECT A SHARED WAY OF LIFE THAT IS FUNDAMENTAL TO EVERYONE IMPLICATED.**

**WE DO NOT WANT A LICENSED FUNCTION CENTRE, SERVICED APARTMENTS AND ANY ASSOCIATED INFRASTRUCTURE ANYWHERE IN THE ROCKY WATERHOLE ROAD SURROUNDS. AS THE CLOSEST NEIGHBOUR AND ARGUABLY THE MOST DIRECTLY AFFECTED PROPERTY, THIS DEVELOPMENT WOULD DEVASTATE OUR QUALITY OF LIFE AND SERIOUSLY AFFECT OUR PROPERTY VALUE.**

**WE EMPHASISE THAT ALL OUR EARLIER OBJECTIONS STILL STAND** and we will re-present them at the end of this current objection letter, as the second part.

**1. CHANGES TO FUNCTION OPERATION HOURS –**

**Limiting the operational hours of the licensed function centre to 10pm Monday to Saturday, and 6pm on Sunday is still COMPLETELY UNSATISFACTORY AND WE OBJECT TO ANY FUNCTION AT ANY TIME. ANY TIME LIMIT IS UNACCEPTABLE, WHETHER A 12PM, 10PM, OR 6PM CLOSING TIME.**

**Noise factor would be a constant. THIS COULD POTENTIALLY PROVE TO BE A PARTY ENVIRONMENT AT EVERY FUNCTION. We will be affected every day and night, seven days a week by crowd noise (heightened with alcohol), music, traffic invasion, light invasion and dust. There will be a concentrated escalation with the arrival/departure of patrons and vehicles every morning and night.**

Noise level cannot be realistically predicted in any social situation, particularly when hired out to a third party. Therefore, this aspect remains an unknown factor, and we could have to endure the worst-case scenario with uncontrolled noise and extended departures EVERY DAY AND NIGHT. There is no guarantee that crowd and vehicle noise will be overseen, and again this shows a complete lack of respect and sensitivity by the applicant.

**ANY DESIGNATED 'CLOSING TIMES' WILL INVARIABLY AND REALISTICALLY EXTEND FAR BEYOND THE CURFEW WITH GUESTS' AND VEHICLES' DEPARTURE. A 10PM FINISHING TIME COULD STRETCH OUT TO ANOTHER HOUR OR TWO BY THE TIME ALL GUESTS AND VEHICLES HAVE LEFT. THE PEACE AND TRANQUILITY OF THIS NEIGHBOURHOOD WOULD BE VIOLATED AND WE OPPOSE THE FUNCTION CENTRE AND ITS OPERATION TOTALLY.**

This latest amendment does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.

## 2. NUMBER OF GUESTS FOR ANY FUNCTIONS –

We note that the number of guests in total has been reduced to 100 – that is not a significant reduction from 120 AND REMAINS AN EXCESSIVE NUMBER OF PEOPLE. Who will continually control/enforce a limitation on numbers, crowd behaviour, noise levels, alcohol consumption and strict adherence to closing times seven days a week, especially when the facilities are hired out to a third party? 100 people converging in one place next to our property, late at night with the associated factor of alcohol does not belong in this quiet rural neighbourhood. Our life will be continually impacted every day by such a large number of people not far from our boundary, with increased noise levels at night.

This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.

## 3. OUTSIDE DECK PROPOSED TO BE DOWNSIZED TO 60m<sup>2</sup> –

This amendment regarding deck dimensions infers that guests will be substantially quieter if they are in the grounds and not actually on the deck.

**OUR INITIAL OBJECTIONS REMAIN UNCHANGED – THE NOISE COMPONENT BASED ON A MAXIMUM OF 100 PEOPLE WILL BE DISRUPTIVE TO NEIGHBOURS, WHETHER THE GUESTS ARE ASSEMBLED ON THE GROUND OR ON A DECK.**

This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.

## 4. CAR PARKING ON WESTERN BOUNDARY + OVERFLOW ON THE NORTH-WESTERN BOUNDARY REMOVED –

The positioning in the previous DA of both car park area and septic system within a few metres of our boundary and vines was a **MAJOR BREACH FROM THE OUTSET, WITH A FLAGRANT DISREGARD FOR BUFFER ZONE GUIDELINES OR IMPACT ON US AS IMMEDIATE NEIGHBOURS. We oppose any car parking development.**

The newly proposed placement will still be extremely disruptive and noisy, and aesthetically compromising from our perspective with the general disturbance of crowds, petrol fumes, dust and concentrated vehicle movement not far from our boundary and residence.

**We remain unchanged about these issues in principle and feel they would still have MAJOR IMPACT ON US EVEN IF THEY ARE MOVED FURTHER AWAY FROM OUR BOUNDARIES.**

This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.

#### **5. BANDS & DJs –**

**We have not been previously aware of the inclusion of acoustic/band noise/DJs. THIS WOULD ADD TO NOISE POLLUTION EXPONENTIALLY. Being limited to the Function Centre interior DOES NOT CHANGE OUR OBJECTION, and ONLY INTENSIFIES OUR OBJECTIONS RELATING TO THIS SOURCE OF NOISE IMPACT, AND THIS DA GENERALLY.**

This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.

#### **6. SIGN ILLUMINATION –**

What limitations are actually in place to ensure that any proposed signage won't be excessive and will be in-keeping with a rural setting? Again, this is an unknown factor - the result could be a huge **VISUAL BLIGHT ON THE LANDSCAPE, ILLUMINATED OR NOT.** **This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.**

#### **7. SEPTIC SYSTEM –**

Even with its projected dimensions which will be considerable in size, the septic system proposed does not seem adequate to cater for the estimated maximum number of patrons/guests, so we can only assume that if it were adequately upgraded, **THE DIMENSIONS WOULD BE EVEN MORE EXTENSIVE. WE STRONGLY OBJECT TO THIS ELEMENT OF THE DA, ESPECIALLY BEING SITUATED ANYWHERE NEAR OUR BOUNDARY. THE SITE HAS AN INCLINE RUNNING IN A DOWNWARD DIRECTION TOWARDS OUR VINEYARD, JEOPARDISING AGRICULTURAL PRODUCTION WITH POTENTIAL OUTFLOW AND POSING HEALTH RAMIFICATIONS.** If there is any breach of pathogens, toxins, bacteria etc within 30 metres of our boundary, especially into our vineyard, **THIS WILL NOT BE TOLERATED.**

This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.

#### **8. NUMBER OF DWELLINGS –**

**The latest amendment states that the number of dwellings will be restricted to six – however THE APPLICANTS INFORMATION IS VAGUE AND INNACCURATE. WE UNDERSTAND THAT IN FACT THE ACCOMMODATION CAPACITY MAY BE CLOSER TO TEN/ TWELVE UNITS.**

As an example, the dwelling closest to us comprises six rooms, which we question as it seems excessive and challenges the perception of a single dwelling. All these units and associated noise and disruption will be intrusive from our perspective, both visually and audibly and **could be viewed as post-function party locations.** **WE OBJECT TO ALL OF THIS ACCOMMODATION DEVELOPMENT.**

This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.

#### **9. TRAFFIC CONCERNS –**

We note this reduction from 120 to 40 car spaces, with restricted overflow. Exactly how many extra parking spaces are proposed? What is in place to ensure supervision/control of additional parking spaces and overall ensuing noise, with possible further concerns when the facilities are hired out?

**DESPITE THIS REDUCTION OF CAR SPACES, WE OBJECT TO THE POTENTIAL DISTURBANCE RELATING TO TRAFFIC MOVEMENT AND CONTROL, NOISE, DUST AND THE POSSIBILITY OF UNENFORCED AND UNMONITORED CLOSING/DEPARTURE TIMES.**

**WE ARE EXTREMELY CONCERNED ABOUT AND OBJECT TO ALL PROPOSED VEHICLE AND CARPARK ASPECTS. THE CONCENTRATED NOISE ESCALATION TWICE DAILY, SEVEN DAYS A WEEK WITH THE ARRIVAL/DEPARTURE OF CARS AND POTENTIALLY BUSES AND TAXIS CLOSE TO OUR RESIDENCE WILL BE DEVASTATINGLY DISRUPTIVE.**

The two exit and entry points are questionable, as is the definition of 'road' –

- 1. The 'existing road' at the rear of the property was only ever at best a track used for vineyard purposes, as access into our vineyard.** This 'road' is only metres from our boundary alongside the vineyard, would run parallel for approximately half a kilometre and would cause water runoff in wet weather and dust in dry weather.
- 2. The front gate on Rocky Waterhole Road was never used as an access point prior to the current owners,** and was developed ahead of the function centre DA with this intent.

These latest amendments proposed by the applicant do not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.

#### **10. MAXIMUM 20 FUNCTIONS PER YEAR –**

**DOES THIS LIMIT OF 20 FUNCTIONS PER YEAR PERTAIN TO THE APPLICANTS' OWN TRAINING EVENTS, OR THIRD-PARTY HIRE? HOW MANY ADDITIONAL FUNCTIONS ARE PROJECTED PER YEAR WHEN HIRED OUT? AND WE ASSUME THAT THERE WILL BE NO RESPONSIBILITY OR ACCOUNTABILITY BY THE APPLICANT FOR THESE EVENTS.**

We strongly oppose everything the licensed function centre encompasses, particularly with the possible relaxation of regulations/time limits/conduct/noise levels/alcohol excess and hiring out to unknown parties, which would further escalate all these issues with lack of accountability.

This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.

#### **11. MAXIMUM NUMBER OF GUESTS TOTTALLING 100 –**

The stated maximum number of 100 patrons still represents a considerable number of people at any given time, particularly outside the venue, in a rural neighbourhood. THIS MULTITUDE WILL BE A CONTINUAL SOURCE OF NOISE AND DISRUPTION ON A DAILY BASIS, CLOSE TO OUR RESIDENCE.

**100 PEOPLE WILL BE OVERWHELMINGLY INTRUSIVE AND WE STRONGLY DISAGREE THAT THIS SLIGHT REDUCTION WILL MAKE ANY DIFFERENCE WHATSOEVER.**



**A total of 100 people including accommodation guests seems to conflict with 40 car spaces.**

At a conservative estimate, if every vehicle contained two people and ten additional car spaces also with two, that totals 100 already, not including accommodation guests. This already seems at odds with the estimation, and information on actual unit numbers and hence guest numbers is vague and unspecified. We cannot be confident that the total number of guests will be contained and guaranteed, their conduct managed, or that any of these commitments are accurate. We stand by our previous objections regarding numbers, noise and disruption to our lifestyle.

**This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.**

## **12.ZONING CONCERNS –**

**RU4 ZONING DOES NOT ACCOMMODATE SUCH A DEVELOPMENT AS THIS.**  
**IT DEFINES THIS ZONING FOR: PRIMARY INDUSTRY AND COMPATIBLE LAND USE;**  
**MINIMISING CONFLICT BETWEEN LAND USERS; ENCOURAGING AND PROMOTING**  
**DIVERSITY AND EMPLOYMENT OPPORTUNITIES IN RELATION TO PRIMARY INDUSTRY.**

This DA defies the principles above in every way – these zoning attributes do not have any relevancy to this development or its intentions. The realisation of such utter destruction of an otherwise peaceful and beautiful location is criminal and entirely incompatible with this site. **MORE THAN FIFTY FAMILIES COULD BE PERMANENTLY IMPACTED WITH WHAT WOULD AMOUNT TO AN ONGOING PARTY VENUE WITH UNRESTRAINED/UNCONTROLLED NOISE AND DISRUPTION. WE WOULD BE THE MOST DIRECTLY AFFECTED AS THE NEAREST NEIGHBOUR.**

We remain concerned about the buffer zones and development distances from existing boundaries that seem to have been ignored. When considering the implications of the infrastructure proposed, with 100 PEOPLE WITHIN 20-30 METRES OF A VINEYARD IN AN EXISTING INTENSIVE AGRICULTURAL ZONING WITH NO INBUILT BUFFERS, THIS WOULD BE EQUIVALENT TO APPROVING A RESIDENTIAL DEVELOPMENT IN THE RU4 ZONE. See buffer information (1.'BUFFERS' 2.'BOUNDARIES') and our objections in our first letter lodged 4/7/2019, that follows at the end of this section.

**This latest amendment proposed by the applicant does not mitigate our previous objections lodged on 4/7/2019, re-presented at the end of this letter.**

## **CONCLUSION -**

**WE VIGOROUSLY OBJECT TO ALL ASPECTS OF THIS DA. WE ARE EXTREMELY CONCERNED ABOUT OVERALL AESTHETICS AND VIOLATION OF OUR AND OTHERS' LIFESTYLE DUE TO:**

Management of guest noise, operation hours, vehicle disturbance/traffic escalation at night, hiring out of facilities to a third party & frequency, number of patrons at any one time, uncontrolled noise levels, crowd control, conduct and alcohol consumption, number of total carparks, number of units and visual impact, music noise levels, adherence to open and closing times and subsequent extended departures, septic system proximity, outflow from septic into vineyard, water runoff and dust from internal roads, lack of buffer zones, signage aesthetics, proximity of all development to our two boundaries and the fact that this would be an ONGOING DISTURBANCE EVERY DAY, SEVEN DAYS A WEEK FROM MORNING TILL LATE AT NIGHT. THERE ARE TOO MANY UNKNOWN FACTORS INCORPORATED INTO THIS DA THAT CAN BE UNENFORCED, IGNORED, BREACHED OR RELAXED.



As stated throughout this letter, our previous objections still hold fast, irrespective of the latest changes made by the applicant.

**WE OPPOSE THIS DA IN ALL FORMS, WE OPPOSE THE PREVIOUS VERSION FROM 4/6/2019 AND THESE LATEST AMENDMENTS ARE NOT ACCEPTABLE. THIS DA SHOWS COMPLETE DISREGARD AND DISRESPECT TO ALL AFFECTED PARTIES AND THE ENTIRE COMMUNITY.**

**The Rocky Waterhole Road and surrounding residents deserve better than this – THERE SHOULD BE NO DEVELOPMENT ON THIS SITE AND WE SUGGEST THE APPLICANT FINDS A MORE SUITABLY ZONED LOCATION WHICH WOULD HAVE LITTLE OR NO IMPACT ON SURROUNDING NEIGHBOURS/COMMUNITIES. ANY DEVELOPMENT ON THIS SITE WILL INTRUDE ON AND IN FACT DESTROY THE PEACEFUL LIFESTYLE THAT MANY HAVE ENJOYED FOR YEARS. THIS DEVELOPMENT WOULD ADVERSELY AFFECT ALL PROPERTY VALUE IN THE SURROUNDING AREA.**

This latest DA Amendment dated 19/7/2019, refers to 'Amendment 4.0' – should this be Amendment 3.0? Or has there been another amendment we have not been privy to?

**Some of these latest points we have not been previously aware of – i.e. reference to the outside deck, band & DJ and illuminated signage, so we ask **whether all facets of the applicant's intentions have in fact been addressed and disclosed?****

PLEASE SEE OUR PREVIOUS OBJECTIONS RE **DA 0146/2018, AMENDED 4/6/2019** FOLLOWING BELOW, WHICH WERE LODGED ON 4/7/2019 **AND WHICH WE STILL STAND BY AND RE-SUBMIT AS PART OF THIS CURRENT OBJECTION.**

SIGNED:



ROBERT MARTIN CHRISTIE



MARGARET CHRISTINE HUTTON



Thursday 8<sup>th</sup> August, 2019

Brad Cam  
General Manager  
Mid-Western Regional Council  
Market St  
Mudgee NSW 2850

**DA 0146/2018 (Amended 19/07/2019)**

**Function Centre and 6 Serviced Apartments @ 196 Rocky Waterhole Road**

Dear Brad,

We write to object *again* to this DA after reviewing the new amended DA documents.

We have serious objections to this development, which are outlined below. We live adjacent to this proposed development with our children and will be significantly impacted if this over-development is approved.

**Context**

Before getting into the specifics of our objections, we'd like to accurately set the scene for the location of this proposed development (as it is incorrectly described as "a relatively isolated rural area" in the DA). The community of Rocky Waterhole Road (and surrounding Oaklands Road & Burrundulla Road) is a quiet, rural community. This is a peaceful area where landowners (& their families) are meeting the objectives of the RU4 Zoning with Primary-Production and compatible rural-lifestyle uses of their properties.

Rocky Waterhole Road is a local area, not currently frequented by the tourism market (Moothi Estate is located close to the Lue Rd intersection, therefore has minimal impact on the remainder of the Rocky Waterhole community). It is essentially a residential community within a rural setting.

With 25 family homes within 1km of the proposed development (and a further 30+ within 2km), Rocky Waterhole Road is a completely unsuitable location for a Function Centre. There is no other function venue surrounding Mudgee with such a high concentration of homes.

**Comments on the DA**

There are so many gaps in this proposal (and details either misleading, unclear or not addressed) that it is not possible to properly comment on it. As a result, in this objection we must comment on limited information. Therefore, we take the view that where details are not provided (or are unclear) this creates uncertainty / 'wriggle room' for the applicants to operate under less conditions / looser criteria.

The DA has not been adequately amended. The 3-page addition simply adds more uncertainty and contradictions filled with "intentions" that are neither clear nor enforceable.

The following pages outline our objections in relation to this DA.

**Noise**

1. A Function Centre in this location is simply unacceptable. This area is quiet, peaceful, residential in a rural area and has been chosen by all the residents for exactly these reasons. Any Function Centre on this property is not compatible with existing land uses and would conflict with these features of the area.

2. The Noise Report inaccurately describes this site as a “relatively isolated rural area.” This is inaccurate and misleading (at best) and illustrates that this noise consultant is far from independent, with 25 family homes within 1km (much higher concentration than any existing rural function centre/venue).
3. The acoustic report is so poor that unqualified readers like us can pick holes in it. In addition, the report provides insufficient information to allow the community to comment in a meaningful manner (without having to guess what the report should/might say if it were accurate or thorough) regarding this Function Centre.
4. The Function Centre includes a 60 sq metre deck
  - a) Whilst the amended plans have removed the Bar/Kitchen/Servery from the balcony, they have not been included elsewhere in the plans. It is impossible for us to comment accurately (or for council to make a decision on) any plans that are missing vital pieces of information.
5. Once built, the noise from this Function Centre (talking, vehicles, music and other sounds) would travel throughout the Mount Frome community (and straight across the river-flats to surrounding communities like Burrundulla).
6. The comment that “Bands/DJs to be held within the closed venue” will do nothing to reduce the noise impact (and is not enforceable). The DA itself states the location has been chosen for its views, yet we are expected to believe they will then force all guests to remain inside during functions! This is both impractical and unenforceable.
7. The purpose of this Function Centre is to entertain people (a party venue) – a large part of which involves music and alcohol (and transport to come and go). No amount of sensible and disciplined planning will prevent this impacting on the surrounding ratepayers. And even if this were possible, there are so many challenges that would un-do the design features that this would be unworkable – the Function Centre would have to be airtight with no music / PA system in operation any time a door or window was opened (however briefly) – which means upon any arrival, departure and movement to and from the outdoor deck. Fire risk would prevent doors being locked which immediately presents the opportunity for guests to open the doors out of control of the developer. Once built, the noise would become a new ‘feature’ of the district with Council’s focus changing from input into the DA process into input into complaint management and policing the tension in the community between Function Centre owner and impacted ratepayers.
8. We live in a quiet, rural setting where noise travels freely. We can easily hear talking (usually between 2-4 people) from this property – this is no issue as these are normal sounds we expect from this rural area, however, add another 95+ people to the mix and the noise will be completely unbearable. This illustrates the audibility of minor noise in this area (noting our boundary is 400m+ closer). To further illustrate the level of sound travel, we hear traffic noise from the Castlereagh Highway (more than 2.5km away).
9. We have the right to enjoy our property and not have to listen to 100 people partying into the night.
10. The report doesn’t consider that we (or other neighbours) should be able to choose to build a house or enjoy the peace of our property close to our boundary (close to the proposed site) and not be impacted unacceptable noise levels. Our boundary is less than 100m metres from the Function Centre itself and 15 metres from the entrance.

**Proximity of Family Homes**

11. The table below shows the number of Family Homes that will be significantly impacted by this proposed Function Centre (more than for any other rural function centre/venue in the Mudgee District). This location would have the greatest number of impacted ratepaying families in every distance category below.

Distance from Function Centre/Venue	Proposed Function Centre (Ampere Lodge)	Compared to other Venues in Similar Location		
		The Vinegrove (MWRC have had complaints)	Moothi	Melrose Park
< 300m	1	0	0	0
300m to 499m	5	0	3	0
500m to 749m	9	6	7	1
750m to 1,000m	10	8	6	1
<b>Total to 1,000m</b>	<b>25</b>	<b>14</b>	<b>16</b>	<b>2</b>

12. The image below shows the location of nearby family homes (all of which will have noise, traffic and lighting / visual impacts). The impacts will extend further than this 1km radius, to more homes, none of which received notification from Council of this DA.



#### Traffic & Safety

13. The amended DA reduces planned car parking spaces from 120 to 40+ (with an “unspecified number” of overflow spaces). Bus Parking has also been removed – does this mean busses will not be permitted on the property, or is the amendment attempting to downplay the traffic impact? These amendments are deliberately misleading. With plenty of open spaces on the property, the potential for additional overflow parking is very real with no ability to enforce a limit to the number of vehicles on site (or leaving the site) at any time. A development of this size is unsuitable at this location.
14. The condition and width of Rocky Waterhole Road is barely adequate for the current use, let alone for increased use (especially in concentrated numbers and at night-time).
15. Rocky Waterhole Road has only some centre-line markings, no kerbs, no street-lights (and we don’t want these), narrow sections of road where the edges have deteriorated / worn away, wildlife and a dangerous single-lane river crossing – this road is unable to safely accommodate the extra traffic that this development would bring. The blind crest (to the south of the ‘entrance’) presents a direct traffic hazard (drive it and imagine confronting a bus turning right out of the ‘entrance’).
16. The “existing entrance” (as stated in the DA) is one that has been specifically constructed for this development.
17. The road is frequented by cyclists (a loop from Mudgee out to Rocky Waterhole and back into town) – added traffic would be a significant safety concern. A cyclist was injured earlier this year on Rocky Waterhole Road (fortunately not a fatality, ‘just’ injuries which resulted in being transported to a Sydney hospital).
18. Rocky Waterhole Road would require significant upgrade, including widening of the length of the road (possibly surface upgrades) plus an upgrade to the (already dangerous) single lane river crossing (which a mother with her 3 kids crashed off in recent years). There was a double fatality on Rocky Waterhole Road a few years ago (Council has better road safety stats than we do). The developers (not the ratepayers) must foot the bill for the road upgrade as any increased traffic will be the direct result of this development.



### Licensing / Operating Hours

19. A licence to 10pm is totally unacceptable and not enforceable.
  - a) Moothi has a licence to 10pm and has many fewer neighbours than this proposed location. Moothi is in the RU1 Zone (which allows tourist land uses).
  - b) Whilst The Vinegrove (the most comparable existing venue) has a licence to midnight, it has strict operating conditions from 6pm and further from 10pm to reduce the impact on neighbours
    - i. The Vinegrove has 0 neighbours within 500m (this proposed development has 6) and a total of 14 neighbours within 1km (this proposed development has 25)
    - ii. This comparison is limited given that was an existing Function Centre that sought a new DA. Council have the opportunity here to preserve the essence of the district and to ensure that the rights of the neighbouring families are considered.
20. A closing time of 10pm does not mean the end of noise, especially for the 32+ patrons staying onsite who may choose to party-on all night! There is the potential for all-night parties (what is to stop accommodated guests partying on?) any day of the week – this is what the DA requests. This cannot be allowed to proceed at this site.
  - a) The 100 sq. metre “Common Area” situated between the 6 x 1 Bedroom Units (aka the “6-Bedroom unit”) is the perfect “after-party” venue. As this is separate from the Function Centre, what’s stopping this area becoming a free-for-all with DA conditions (including noise restrictions) not enforceable?
21. The proposed limit of 20 Functions per year is deliberately misleading as this number fails to count any/all functions that are linked to a Leadership/Conference/Retreat. This number is meaningless and can very easily be open to abuse and fraudulent ‘record keeping’.
22. A “venue hire” operation lacks any accountability for the applicants. The owners of the property will not be running/overseeing the functions, therefore any restrictions on numbers of guests and hours of operation can be easily abused.

### Lighting & visual amenity

23. Any DA has to consider views of neighbours – this does not. As the DA states the Function Centre has been designed to take advantage of the “extensive views of Mudgee”. As neighbours, we also enjoy this extensive view, which will deteriorate significantly if this development goes ahead. The rural landscape will be permanently ruined with a large function centre and 12 units scattered around the property.
24. Light pollution from this development will spoil the rural setting. There is no way that a Function Centre and associated development can be designed to prevent light pollution for surrounding residents. Every single light in this development should be properly designed to avoid any visual lighting impacts to neighbours including us. Note our invitation at letter end to all Council planning staff and Councillors to come to our home to see, hear and experience what we are inadequately explaining with words. This will allow proper understanding of issues.
25. What will the applicants do to ensure our property isn’t impacted by headlights from cars leaving their site? They will shine straight into our house. This must be addressed (in a manner approved by us).
26. A 2m x 1m sign will be an eyesore in this otherwise rural area. This proposed signage is out-of-place and disrespectful to neighbouring properties. Any approved signage should be smaller, unobtrusive (in-line with existing rural property signage in the area) – good examples are the two signs recently put up at 535 Lue Road (at the Rocky Waterhole Road intersection) as well as that at Moothi Estate – these tick all of these boxes). The (smaller) sign should not face the road (directly facing our home) and instead should be perpendicular to the road.

### Negative Impact on Property Values

27. Who (that is looking to live in a quiet rural location) chooses to live near a Function Centre? Let alone one operating significant hours (and days) as proposed here? The surrounding properties will be materially and financially impacted by reduced demand to live in this area (we have personal knowledge of a family who made an offer to purchase a property in this neighbourhood and this proposed development contributed to their decision to withdraw their offer – for privacy reasons we cannot go into more detail in this letter).
28. Further, to take the words from an experienced real estate agent’s newsletter writing about development of solar farms close to neighbouring homes, it covers the matter of reduced demand for properties in the vicinity and comments “potential buyers.....turn away, and it doesn’t take a PhD in economics to know that less buyers



equals a lower price....these developments will de-value, sometimes significantly, the value of a neighbour's asset". We're not claiming a Function Centre and solar farm are identical in their impacts (different aspects are both better and worse than the other) however this development would impact by turning potential buyers away → lower price.

29. This Function Centre would devalue surrounding properties for the sole profit of the applicant.

#### **Inaccuracies in Development Application**

30. The applicant clearly is aware of the controversial nature of this DA. At every turn there are manipulative attempts to cleverly distract the reader, to down-play the controversial details, to offer misleading and unenforceable 'concessions' and to soften unattractive facts. This is disrespectful to the Council planning team, to the Councillors and to the impacted neighbours.
31. Some examples of the DA attempting to down-play the seriousness of this Function Centre include referring to 'lodge', 'conference', 'training', 'leadership', 'retreat', 'executive', 'cookery classes', etc. This is a clever smokescreen strategy used to distract the reader from real extent of this development.
32. The DA amendment states that 18<sup>th</sup>/21<sup>st</sup> Birthdays will not be allowed. How will this be enforced? This is another example of an empty promise – an attempt to downplay the seriousness of this development and the impact on neighbours.
33. Also the 'venue-hire establishment' proposal is completely unacceptable – different people running events/parties every weekend (or more often) with no accountability. The 'hirers' can have a rowdy party (dare we say "piss-up") and walk away with minimal consequences. Any person planning to construct and operate a Function Venue in a Residential area MUST be accountable for all functions. The Venue-Hire arrangements allows the buck to be passed far too easily. The owners won't care as they will profit from the noise and mayhem (they may even add to their profits by charging extra if there is too much noise or the parties run over time).
34. The DA seeks a Function Centre for up to 100 guests – but it is a venue hire operation, so who will be enforcing this limit? Will the owners of this property be standing at the door and counting the guests as they arrive (oops, sorry guest 101 (Mother of the Bride), you cannot come in!) – I think not!
35. The Noise Report and DA are totally inaccurate when describing the location of the property and proximity to neighbours. It is unclear if this is due to incompetence or due to creative licence being exercised.
36. Plans show a total of 12 separate apartments (twice as many as allowed in MWRC Development Control Plan) however the DA seeks approval for "6" Serviced Apartments. The submitted plans show the '6-bedroom apartment' to be 6 x 1-bedroom apartments with each individual apartment joined only by a carport – presumably to creatively claim these are a single structure and deceive the reader (noting also these are in a similar layout to that of a mining camp). There is also a "3-bedroom apartment" in the form of a 2-bedroom apartment linked by a covered walkway to a separate 1-bedroom apartment. The DA is deceptive in its description – the plans clearly showing the actual development does not comply with MWRC Development Control Plan and should be rejected:
  - a) *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).*
37. The volume of development "pre-work" that has already occurred on this property is more than would normally be expected. I would assume Council have access to aerial photos over time (to see the changes) and / or have made their own observations of what has occurred. The first point is the "existing entrance" referred on the plan in the DA – this is incorrect. There was an old paddock gate there that had never been opened in decades however the applicant cleverly formed up an entranceway and roadway and new gateway in this location to appear as if this was an existing entrance. It should note this as a new entrance. We believe appropriate permits were not received by the applicants prior to conducting works in the road reserve (i.e. between their land and the edge of the sealed road). Some of the 'pre-work' could be argued as normal primary production activity (e.g. removal of grapevines to (presumably) return that land to grazing production – being generous here) however the volume of earthworks already conducted are far from normal. Operation of large quarrying, crushing and screening machinery on this property is not in line with primary production or domestic uses – the applicants are blatantly and arrogantly ignoring due process.

#### Conflicts with Land Uses of Adjoining Properties

38. The proposed development conflicts with the objectives of the RU4 Zoning as well as the RU1 Zone (which encompasses our property, immediately adjacent).
39. All surrounding properties are currently used for primary production / rural-residential purposes (as per zoning objectives) – we are a quiet community, respectful of our neighbours' chosen rural-lifestyle. The proposed development will significantly impact our community.
40. This proposed development completely contradicts the following Zone Objective (we couldn't imagine a development that would conflict more than this proposed Function Centre):
  - a) To minimise conflict between land uses within this zone and land uses within adjoining zones.
41. Whilst this proposed development may not be expressly prohibited in this zone, it does not meet (or even come close to meeting) any of the zoning objectives. A Function Centre (by any description) or 12 self-contained units will never be an appropriate development in this location. Regardless of the size, number of patrons, noise emissions or otherwise.

#### Notification process

42. Many residents that will be impacted were not notified by Council. The notification 'footprint' was not reflective of the households impacted by this development – the result is that there is a good chance of households being unaware of this DA therefore those residents losing any opportunity to object if they don't know.
43. The "impact-zone" spreads much further than the immediate neighbours due to the noise, traffic, lighting and visual issues raised in this objection.

#### Landscaping

44. It is clear (from comparing submitted plans with Google Earth) that *at least* 1 mature native tree needs to be removed to accommodate the planned development in this DA – especially for this Function Centre. This requirement isn't addressed in this DA and we oppose clearing / removal of trees which currently provide valuable visual screening from any development works.
45. The 'commitments' regarding appropriate landscaping to reduce the visual impact of any approved development are wishy-washy. They amount to little substance (and how would this be enforced anyway). The landscaping component should be beefed up significantly for so many reasons – in its current form we cannot meaningfully comment on this.

#### Comparable Function Venues

46. In reviewing this DA, we have compared the location and operating conditions to those of comparable rural Function Venues, namely Moothi (Zoned RU1), Melrose Park, The Vinegrove, Blue Wren and Augustine. The proposed Function Centre at 196 Rocky Waterhole Road seeks operating conditions in excess of these venues whilst having the greatest concentration of family homes within a 1km radius (see maps at the end of this letter).
47. This proposed Function Centre has **79% more** family homes (within 1km) compared to The Vinegrove (which is the most comparable existing rural function venue). There are also considerably more family homes that will be affected by increased traffic along this local road.
48. The number and concentration of family homes that will be impacted by this proposed Function Centre should be grounds alone for this development to be declined (and no longer considered in any form in the future).

#### Conflicts with RU4 Zoning & MWRC LEP

49. The RU4 Zone expressly prohibits "hotel or motel accommodation". We argue that the proposed "12" individual units in this development meet the definition of hotel or motel accommodation (as defined by MWRC LEP 2012) and should therefore be rejected. Definition:
  - a) **hotel or motel accommodation** means a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that:
    - i. comprises rooms or self-contained suites, and
    - ii. may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

- b) *but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.*
50. The RU4 Zone expressly prohibits "commercial premises". We argue that the purpose of this DA is to run a business from this site and therefore this development meets the definition of commercial premises (as defined by MWRC LEP 2012) and should therefore be rejected. Definition:
- a) **commercial premises** means any of the following:
- i. business premises,
  - ii. office premises,
  - iii. retail premises.
51. The RU4 Zone expressly prohibits "signage". We argue that the proposed sign (a business/building identification sign) in this development meets the definition of signage (as defined by MWRC LEP 2012) and should therefore be rejected. Definition:
- a) **signage** means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:
- i. an advertising structure,
  - ii. a building identification sign,
  - iii. a business identification sign,
- b) *but does not include a traffic sign or traffic control facilities.*

### In Summary

There is no doubt that Mudgee is growing amidst the recent tourism boom and many people are trying to cash-in on this growing market. We urge MWRC to seriously consider the residents and ratepayers of Mudgee when reviewing DAs for tourism and hospitality developments. Council have a duty of care to ensure that residents are not adversely affected by new developments and that our choice of a quiet lifestyle is respected (after all, that's why we choose to live out of town). It is essential that areas of Mudgee (and its surrounds) can remain quiet, rural-residential areas and not turn every community into a tourism/hospitality area.

The rights of one person to develop (and profit from) their land and the desire of MWRC to allow developments that will enhance our town should not come at the expense of the rights of neighbours. This proposed development will have a significant detrimental effect on dozens of families, and we are asking MWRC to protect our rights and reject this DA.

There are areas around Mudgee where this development would fit perfectly. Areas that are already frequented by tourists and have existing function venues. These areas are usually surrounded by larger properties resulting in fewer neighbours (and the neighbours usually have their own tourism business so increased noise and traffic are of little concern). Rocky Waterhole Road is simply unsuitable for this type of development.

MWRC have an opportunity here to preserve the nature of this district for both current and future generations. This DA would see the applicants (potentially) profit from their property at the cost of numerous neighbours on multiple levels. The negative impacts to the community of this Function Centre would be significant, long-term and permanent and this over-development cannot be approved. This DA refusal would be a "Yes" to preserving the fabric of our district.

This application needs to be assessed by Council for what it is, not for how it is described – this is a party venue.

We invite all councillors and any member of the planning team to come for a site visit to our property to gain a greater understanding of the area and to benefit from observing firsthand the issues in this submission. This is by far the best way to fully understand the issues at play. We are happy for visits to be individually or as a group – in whatever format provides the best chance of this happening so that as many people as possible see this. Much like a picture speaks a thousand words, a site visit would speak a million.

We are sure that additional info will be required of the applicants (given all the DA shortcomings). We ask that MWRC only accept and display another DA Amendment when the amendment is completed thoroughly with all outstanding issues addressed. Having to re-do our submissions for 3-pages of "wishy-washy intentions" and "unenforceable conditions" is a waste of everyone's time.

We appeal to your common sense to refuse any Function Centre (in this or in any amended form) on this property.  
Please get this right – for this generation and our future generations.

Yours sincerely,

Charles & Kim Stanley



Location of Neighbours within 1km of **The Vinegrove** (strict noise conditions from 6pm)



Location of Neighbours within 1km of **Augustine** (note: Blue Wren very close which has a similar concentration of homes – the only residence within 500m is the Blue Wren house, clearly not applicable as they wouldn't complain)





Location of Neighbours within 1km of **Melrose Park** (licence to 11pm, totally different operation to this proposal)



Location of Neighbours within 1km of **Moothi Estate** (with a licence to 10pm and minimal functions each year)



10 July 2019

Malcolm and Helen Swords



Dear Lindsay Dunotam,

We are writing in response to:-  
Development Application - DA0146/2018  
Proposed Function Centre and 6 serviced apartments  
196 Rocky Waterhole Road - Mount Frome Lot 1 DP 1187857

and would like to re-raise the same concerns that we had when this application was first lodged in December 2017.

We still feel that a development of this size and purpose is not suited to this area which is zoned for agricultural pursuits.

We are lucerne growers on the flats nearby and farming practises associated with this are carried out at varying hours of the day and night - when the hay is ready it is baled - whether someone is having a function or not.

Our major concern is that Rocky Waterhole is a very narrow road and the entrance to the above application has poor visibility and it may not cope with the increased traffic with cars - buses etc.

The single lane bridge over the Cudgegong River is also of concern - adding to the Rocky Waterhole Road traffic issue as being safe for this kind of development.

We are sure that you are only too aware of these issues and hope that they will be duly considered in the named DA.

Yours sincerely

Malcolm & Helen Swords.

Malcolm Swords

Helen Swords.



Mr. Brad Cam  
General Manager  
Mid-Western Regional Council  
86 Market Street  
Mudgee 2850



RE: AMENDED DAD146/2018

I live at [REDACTED] overlooking the entire property in question. I have lived here for approx. 15 years enjoying the peace and quiet without encountering a noisy neighbour.

As resident of Mount Frome I am objecting to the current amended development application. I will object to every amendment that features a for hire venue across the road from me. I object to my neighbours seeking approval to disregard the wishes of many by going ahead with a for hire venue of any kind, with any hours of operation. Especially after residents have made their objections known.

I do however appreciate the signage will no longer be lit at night.

There will be considerable and undeniable acoustic interference that will be created due to how easily sound travels here. I do not, nor will not support a 'for hire' venue directly across the road. I'll keep saying it until it is understood. I have no intention of tolerating thumping music, drunk people, or more importantly a PA system. The attached acoustic report was utterly offensive and laughable. Perhaps if the company they hired had contacted neighbours they would have understood how easily sound travels out here. You can shove your ridiculous acoustic report out in the storage shed! The FACT is sound travels well out here, and a for hire venue WILL BE HEARD EASILY. I don't know how I can explain it more easily!

Would the applicant like it if I disrupted their lives by holding regular First Nation corroborees every 2.6 weeks that will be clearly audible from inside their home?

I also don't believe other residents should have to tolerate an accommodation dwelling within a stone throw of their homes.

NONE, if given a choice, would want to live next to people who have large parties/gatherings, (whatever the hell these kids want to title it!) approx. 20 times a year. A party every 2.6 weeks! Who is expected to be happy with that? You certainly can't be expected to tolerate it that regularly when you are a 12km drive out of town! An expectation of tension and conflict between neighbours will be more than understandable if this is approved. IT WILL NOT BE TOLERATED! Would any of MWRC employees like their neighbour to plug in the PA system every 2.6weeks? I suggest we all put the LAC on speed dial right now.

Again, I remind you, as the crow flies, I could hear every note that was played 8.3kms away at Robert Oatley Vineyard. If I can clearly hear a PA system from over 8kms away believe you me I can hear it when it's across the road.

For example, the construction that the applicant has already started has been heard, and well and truly seen. My understanding is a DA and then Construction Certificate must be approved before construction commences. I am also aware a development consent has not been given. I expect an investigation immediately, as is MWRC responsibility. Earlier in July a unauthorized structure with four walls, roof and doors had been erected. This new structure also has a form of power. How many entrances are allowed on a 'storage shed'? The second entrance to the property that is referred to in the application is in itself a new construction undertaken before any approvals or permits had been given. Remind me, can we do as we please and the council and neighbourhood are expected to just fall into line. At this point Council can provide residents with MWRC definition of storage facility, thanks.

Again, I also help manage accommodation that is on the property. It has been in operation for nearly 20 years. We boast peace and tranquillity to all our guests and is the reason we have the amount of repeat guests that we do. Nobody wants to get away from it all and spend hard earned money overlooking a venue centre while they relax on the veranda to the sounds of large groups of people under the effects of alcohol and the associated noise that goes hand in hand with such an environment. Ampere will not be an exception to this rule.

The applicants neighbours, of which there are many, shouldn't have their peaceful life disrupted by one resident. I urge council to make no exceptions for this application in regards to RU4 zoning.

I do believe that the report of aboriginal artefacts was accurate as far as govt standards go but as most properties out here show evidence of pre - european scar trees, I would be surprised if the property in question didn't also. It's hard to know how many artefacts existed there, especially as the Property owner has recently been burning off the felled trees and branches. Without notifying neighbours of his intent to burn, mind you. However this issue is bigger than local council. It is merely interesting and disappointing that the so called 'Government' of this land has such a pathetic protocol for recording cultural artefacts; destroying more than they protect, but I digress.

The thought of construction being ongoing for approx. 3 years is obscene. How will dust not be an issue? The extensive earthworks that took place on the property in 2018 caused considerable dust.

Surely the reader won't mind if I disrupt their daily life for 3 years?

The industry I work in requires deep concentration. I work from home. Can you imagine my reaction after spending 90+ hours on a job only for the PA to start up, startle me and ruin 90+ hours work. It's an emotional response to say the least!

I will mention the effect on property value will also be a serious concern for residents even though this is of no concern of MWRC and obviously absolutely none to the applicant.



I believe the majority in our neighbourhood have expressed objection and concerns about a very long list of issues associated with this DA. From road safety and upgrade to noise pollution. Even the vagueness of the application has been noted by professionals.

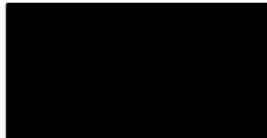
The amount of current traffic on this road has reached a dangerous amount. Myself and several others who regularly walked our dogs will no longer venture off our own properties to do so now due to the danger. To want to increase the traffic along this road is pure negligence. If locals continue to tell council how dangerous this road is and not only nothing be done but council approve an increase in traffic, surely they hold some moral responsibility at least, God forbid, an accident occur. I am already highly concerned for the almost constant flow of push bike riders who risk their lives every day to travel this road. I suggest MWRC, should they actually consider approving this insult, should seriously look into widening the bridge (to avoid hideous accidents like happened last year). The applicant should be required to provide an extra lane for turning into his new driveway, especially on the south side where visibility is less than the stated 180m. I urge council to come and check for themselves.

No, I don't want a 'for hire' venue across the road.

Nor do I believe the applicants or their clients want irate pyjama clad neighbours dropping in on a high class, sophisticated, high standard, or otherwise 'for hire' venue at 10pm or even 8pm to have a little chat about the noise. Make no mistake, many residents wish quite passionately for this to not be approved. Any issues could be avoided by respecting the majority if not all existing residents wishes by not approving this development application.



Kirrily Duff



"Dyiramadilinya badhu Wiradjuridya Dhaagundha"

8 August 2019



Malcolm & Helen Swords



Dear Lindsay Dunstan,

We are writing again in response to the Development Application - DA 0146/2018 - Proposed function centre and 6 cottages as tourist and visitor accommodation. 196 Rocky Waterhole Road Mount Frome 2850 lot 1 DP1187857

and reconfirming our same concerns that we lodged in our previous objections and are listed below:-

\* A development of this size and purpose is not suited to this area - which is primarily Agriculture - it is not in keeping with the zoning.

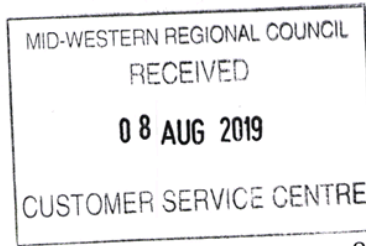
\* Rocky Waterhole Road is not suited for a development of this size and purpose. It is narrow, has a one lane bridge, has sharp and blind corners - and poor visibility at night.

\* The septic system/s ~~and~~ still concerns us - mainly in that the excess - overflow will ultimately drain from the low point where situated down to the low point on the flats.

There have been changes and amendments made to the DA but none of them address these issues.

Yours sincerely Helen & Malcolm Swords.

Mr Brad Cam  
Mid Western Regional Council  
Market St  
Mudgee NSW 2850



EMAILED 8/8/19.  
PAS

8<sup>th</sup> August 2019



Dear Brad,

Re : Amended DA 0146/2018 (23/7/19) Proposed Function Centre and 6 serviced apartments.

**We refer to the above amended DA and again advise that we object to the proposed function centre and 6 serviced apartments.**

Since our letter to you dated 8<sup>th</sup> July 2019 we have had further opportunities to speak to other district function centres and professionals in this area and we now understand that this Function Centre impact will have an even worse impact on our existing property lifestyle and value than we originally envisaged.

We note the recent article by a local real estate agent on the negative impact on neighbourhood values when a solar farm is erected next door. The same can be said for when a noisy function centre is erected next door. The market for buyers for adjoining properties will be fewer and consequently property values will decline. How is it possible for a new neighbour to cause such material financial loss to pre existing neighbours?

The problems associated with this proposed development have not been addressed by their 23/7/19 amendment. In fact the amended DA shows that it will have a worse impact than anticipated through unlimited conferences and associated conference "dinners" or parties if our personal experiences of attending conferences over 30 years is any guide.

**A. Additional noise impact comments:**

As our home is a sensitive receptor impacted by the proposed function centre noise there has been no real attempt to address this problem for us.

- there been no attempt to measure noise 20meters from our boundary in case we decide to build a dwelling at a future date that is closer to the function centre than our home.
- No base line assessment through monitoring etc has been completed, just a generalist acoustic opinion full of contradictions to seemingly tick a DA box.
- No thought has been given to the impact on us from sunset time of day to limit conference operating hours, as this is the time of day when sound waves change.

- The overdeveloped cottages (six bedrooms with six carports) near our boundary will be a venue for after parties and more noise after the “official” 10.00pm close.

Consequently we believe that the applicant must engage at their expense an alternative independent acoustics engineer, eg Oliver Muller from the Hunter Valley to undertake a proper assessment of the numerous sensitive receptors being 25x homes around this proposed development.

#### **B. Self assessment of function numbers and attendance**

- Who is going to monitor whether a party or wedding has a limit of 100x people and that there are no more than 20x parties/weddings per annum.
- Is the definition of a conference dinner a party?

Self assessment by the applicant or any subsequent owner is unworkable where there are so many close by homes impacted by this proposed development.

#### **C. Impact on existing carriageway**

No impact has been noted on the design on the exit of proposed function centre vehicles along the Swords/Christie/Small/Campbell joint carriageway from our properties up to Rocky Waterhole Rd.

- How is that extra traffic going to be managed so that no impact is made on the safe entry and exit to our properties?
- Who will be responsible for the additional upkeep of that section of carriageway?

No respectful attention to detail has been given to these issues in the DA that impact our everyday life.

The issues we raised in our previous letter dated 8<sup>th</sup> July 2019 have not been addressed either in this amended DA. They are:

#### **1. Traffic Access**

- **Function Centre Access Black Spot:** The “existing” entry gate referred to in the DA is misleading and has never been used as access to Rocky Waterhole Rd in the 25 years we have lived here, and it was not used even prior to the road being sealed and tarred.
- Cars, utes and trucks drive at speed over the crest of the hills in both directions in addition to local vineyard and hay farm equipment.

With potentially multiple cars and buses turning out from the function centre onto Rocky Waterhole Rd, the road becomes an accident site waiting to happen. We have had one fatality a few years ago on Rocky Waterhole Rd due to poor vision. This development will be a threat to safety of local and through traffic. It is a black spot all along this section of road.

- **Rocky Waterhole Rd is extensively used recreationally** by the whole Mudgee community.  
On any day town and local residents use Rocky Waterhole Rd for walking, running and cycling. The bus and vehicular traffic from the Function Centre will add to the existing dangers on the Road for recreational users.



- **Rocky Waterhole Rd will need widening with turn in lanes.**  
The road is too narrow to cope with the additional traffic complications from this proposed development and would require widening and installation of turning lanes.
- **The difficulties with occasional use for Field Day and Glen Willow events re routed along Rocky Waterhole Rd** is an insight into difficulties and dangers residents have with entry and exit when high volume, high speed, unfamiliar drivers travel over the black spot areas on Rocky Waterhole Rd.

## 2. Noise and operation hours

- The function centre is a mix of enclosed (with sliding doors) and **open deck alcohol bar space** to cater, according to their acoustic report for “weddings or parties” in a “relative quiet rural area”. This is unacceptable in a quiet residential area. Any party and drunken noise and music will travel with the breeze. The prevailing breeze in this area is easterly consequently the wedding and function noise will drift straight down to our house and into the surrounding valley.
- **The outdoor bar area design** has sliding doors from the function room which **open out** onto it creating a “L” shaped **echo chamber** sending party noise pollution across the valley. The reduced deck size will have no limiting impact on noise.
- **The Function Centre is a “venue hire establishment” without noise or behavior supervision.** And with no consequences to the site owners who hire out their Function Centre. As a previous manager of Mudgee Golf Club I know how hard it is to keep music and patron noise down and stop people affected by alcohol noisily go back to their cars or cottages and drive off tooting or continuing to party etc.

## 3. Neighbourhood

- **This development directly impacts 25 properties** through noise and visual problems and other properties further away along Rocky Waterhole Rd through traffic black spots.
- This proposed Function Centre will inevitably be subject to numerous noise complaints once operational. The Vinegrove Function Centre has caused disruption to their 14x near neighbours and this proposed Function Centre will impact on 25x near neighbours...nearly double the number of residents.
- This development will have a personal impact on our families’ activities. Our children and friends go horse riding on our property and surrounding areas. Also my wife conducts mindfulness groups that rely on a quiet environment. The Function Center activities will impact on our activities. The peaceful rural ambience is why most of us have chosen to live in this neighbourhood.

## 4. Sewerage.

- All sewerage overflows after extreme rain events or breakdowns will flow through our property (from the 200x guests, laundry’s etc ), into our dam and onto our lucerne river flats causing pollution.

#### 5. Privacy

- **The Function Centre and cottages look directly over our property** and specifically over our cottage **so there will be a loss of privacy** from this proposed development. All the cottage verandahs look straight over us with accompanying noise from verandah talk, music and post party chatter. These cottages should be located away from these boundaries.
- **Impact from ambient lighting** along internal roads and pathways, buildings and from car movement headlights from 124 cars and buses onto our property and neighbourhood is of concern to us.
- **No 5 cottage is misleadingly described as only one cottage. It is really six dwellings with one car spaces adjoining each dwelling and has a central party room and verandah.** The six dwellings are built 20x meters from the boundary and look directly into our farm and homes from their western porches.
- The positioning of these six **dwellings is not compatible with the neighbouring vineyard** with vineyard agricultural spraying, gas guns etc.

#### 6. Summary

**This DA application does not address the impact on neighbours of the proposed function center. It is an incompatible development in this quiet rural residential area and should be completely rejected by Council.**

Yours Faithfully



Philip and Penny Small



[Redacted]  
[Redacted]  
[Redacted]

December 19, 2017  
The General Manager  
Mid-Western Regional Council  
P O Box 156  
Mudgee. 2850  
Dear Sir

Re: DA0146/2018 – Applicant Ms Pearl M Daly

Firstly, the letter advising me of this proposed development arrived December 13 with a closing date for comment of December 28, HOWEVER, Council is closing 12 noon December 21, so I feel an extension of time to consider such a proposal is warranted.

Rocky Waterhole Road is not of a standard for the amount of traffic using it at present, so unless a turning lane is added at entry/exit points, road safety is going to be an issue.

To allow a Function Centre with the potential for loud music until 12 mid night in such a closely settled rural residential area is outrageous, considering a nearby winery with catering facilities has a 10 pm curfew, and will affect the peace and enjoyment of many residents living nearby.

Will the power be overhead or underground?

Will the Function Centre be licensed to serve alcohol?

Does present zoning allow this type of development?

Please consider these issues before granting approval to this development application.

Yours faithfully

(Mrs.) Barbara B' Duff



*Hand delivered 19/12/17*



Mr. Brad Cam  
General Manager  
Midwestern Regional Council  
86 Market Street  
Mudgee 2850

Re: DA0146/2018

I live at 203 Rocky Waterhole Road, Mt. Frome and believe my lifestyle and income will be severely impacted if this development opposite my home and tourism business, Chabara Cottage, goes ahead. I have lived here since 1994 and conducted my Tourist Accommodation cottage since 2001. I enjoy the peace and tranquillity of the area and the guests who choose to stay here, do so to enjoy the view of Mudgee township at night and the mountains beyond with spectacular sunsets, sitting on the front verandah sipping Mudgee wine and being amazed at the peace and quiet. For the applicants to suggest I might benefit from extra bookings from (overflow) when Ampere Lodge is booked out is laughable compared to the impact of loud music, traffic movement of some 120 patrons having a party until 12 midnight any of 7 days per week.

I cannot see how this type of development is compatible with the current zoning. Council has set a precedent with other venues in the area, Moothi Estate, 10pm, Melrose Park 11pm – Melrose Park is not as close to other homes as this will be, 8am to midnight, seven days a week cannot even be considered for any part of this proposed development and to my mind shows the complete lack of respect being shown to neighbours.

#### ACOUSTIC REPORT

Any loud noise within approx. 8 kms (as the crow flies) of my property, i.e. Day on the Green at Robert Oatley Wines, Balloon Fest at Glen Willow, Fireworks following Christmas family night at the Showground are all audible as the sound reverberates around the mountain behind my property. “For the Noise Assessment for Proposed Conference Lodge, {my words Function Centre}, to show NO adverse acoustic impacts to neighbouring properties”, IS SIMPLY NOT FACT. This is not a “relatively isolated rural area” as the noise report falsely claims, with at least 25 family homes within 1 km of this proposed development.

#### ACCESS & TRAFFIC IMPACT

Rocky Waterhole Road was NEVER designed to take the amount and type of traffic it now sees, large trucks hauling huge mining equipment with escort vehicles before & aft, saves going through town, traffic re-directed via Rocky Waterhole Road for Mudgee Small Farm Field Days and Glen Willow events. The road is narrow, has a single lane crossing over the Cudgegong River and with the bitumen edges so badly broken away, in places it is impossible to pass an on coming vehicle without leaving the bitumen, the 80 km speed limit very rarely observed. Rocky Waterhole Road is a favourite route for cyclists being about a 20 kms round trip from town. The black tyre “donut” marks on the road are an indication to the amount of “hooning” that goes on now. To add any extra traffic, WITHOUT WIDENING OR TURNING LANES, will be a disaster, considering the amount of traffic 120 guests for a function will contribute. During




construction phase, heavy machinery turning into or out of that property with 180 metres visibility from the Castlereagh Highway end OR a bus leaving a function is of concern.

CONSTRUCTION

Construction time frame 2019, 2020, 2021, what dust minimisation plans are in place? When Mr. Swords crushed rock for a week or more, some months ago, the dust blowing along Rocky Waterhole Road was visible from my house, luckily the wind was not from the west at the time so did not impact on my buildings. Can we be assured the graders, vibrating roller etc. will only operate week days?

*B B Duff*

Barbara Duff





10 July 2019

Mr B. Cam  
General Manager  
Mid-Western Regional Council  
86 Market Street  
Mudgee NSW 2850



Re: D.A. 0146/2018 Proposed Function Centre and 6 Serviced Apartments

Dear Sir

As owner and resident at 217 Rocky water Hole Road Mudgee for the past 27 years, I register my absolute objection to this development.

When I relocated to Mudgee almost 30 years ago to start my business, I was selective on where I wanted to raise my (young) family. High on the list of properties was a rural setting, peace and quiet and tranquillity. The wonderful views over the Mudgee valley sealed the deal on 217 Rocky Water Hole Road.

Since the most recent sale of 196 Rocky Water Hole road, I have watched in horror the pre-work that has already taken place before a D.A was lodged for the proposed activities placed for this property.

I have suffered noise and dust while countless tonnes of rocks have been crushed by heavy machinery. I have watched in disbelief, large vehicles carrying heavy crushing machinery attempt to turn into 196 Rocky Water Hole Road in an unauthorised entrance causing multiple near miss traffic accidents – all unabated.

As difficult as this has been to witness, the overwhelming reason for my objection to this development is the deceit and misrepresenting behind it. The applicant is clearly misrepresenting herself to her neighbours and to Mid-Western Regional Council.

There can be more a vile act than to treat your neighbours with the contempt this application represents.

As a person who has been in business in Mudgee for almost 30 years. I understand the concept of 'Return on Investment' better than most.

There is no possible way the applicant will get a satisfactory return on investment with Cookery classes after installing a commercial grade kitchen.

Council must view this application for what it is – a Wedding and Celebration Function Centre given its scale,

- Function centre – 500 + m2
- Operational times – 7 days per week 8am to Midnight
- 120+ car and bus parking
- Accommodation 30 people
- An illuminated sign – no less!!





I encourage council to reject this application – outright.

Should council approve this application it must understand the implications,

- Dual caring way over Rocky water hole
- Widening of Rocky water hole road
- Constant barrage off complaints made by distressed residents every Monday morning
- Constant objection phoned calls to local police on weekends, not allowing the police to attend to proper duties

This application is clearly not designed for its location and setting and should be rejected.

Yours sincerely

Ross Granata



IAN & AILEEN BENNETT



8th July 2019

Mid-Western Regional Council  
Market Street  
MUDGEE NSW 2850

Re:- Development Application Number DA0146/2018

Proposed development: Proposed Function Centre and 6 Serviced Apartments

**SUBMISSION TO OBJECT TO THE ABOVE PROPOSED DEVELOPMENT**

We live within 2kms of the proposed development and we would be impacted by the extra traffic and people noise during the day and up until midnight or after, and more so in the warmer months when people are outside the function centre. Who is going to police this noise coming from the function centre and the apartments after midnight.

Rocky Waterhole road and the single lane bridge is unsafe now, let alone when there is extra traffic, it will be an accident waiting to happen. I have personally had 2 near misses at the bridge with cars not giving way.

We believe there would be a negative impact on the value of our property and others in the surrounding area. This application does not comply with Zone RU4.

Currently after dark it is very quiet in this area but if the proposed development is to go ahead the quietness and serenity will be gone.

This location is not appropriate for a Function Centre.

Yours faithfully

Ian and Aileen Bennett



*I Bennett*      *A Bennett*





**General Manager**

Mid-Western Regional Council  
PO Box 156 Mudgee 2850

**RE: DA 0146/2018**

Function Centre and six serviced apartments  
196 ROCKY WATERHOLE ROAD MOUNT FROME NSW  
2850 LOT 1 DP 1187857

Dear **General Manager**,

We are writing to express our objection to this development in its current form.

Our two residences are next door to the northern boundary of this application. The function centre is approximately 500 m, and the northernmost carparks are approximately 200 m away from our homes.

Our main concerns are as follows;

i) Noise Level/Hours of operation

We are concerned about the level of noise in this semi-rural setting. The proposed hours of operation being from 8:30 am to Midnight, 7 days a week adds to this concern. We have enjoyed peace and serenity at our home for over 60 years and know that this will be disturbed by large functions and the noise that will ensue.

Our families work on the land and in the community and fear that functions during the week will cause high levels of noise disturbance and disrupt our leisure and or sleep.

ii) Increased Traffic

Any functions at the proposed centre will significantly increase the volume of traffic along our road and restrict the ability to access our property.

We have observed difficulties accessing our property when there are increases in the volume of regular traffic on the road, specifically the recent MudgeeQue event at Melrose Park and when there are diversions along Rocky Waterhole Road for events such as the Small Farm Field Days. We observed several near misses at the one-way river crossing near Melrose Drive as well as where the road narrows, bends and at blind crests between the river crossing and the proposed development.

We are concerned that the council will not be able to sustain the current level of service of the Rocky Waterhole Road itself with up to 120 additional vehicles, and/or busses, using the road for any one function, and the possibility of having multiple functions in a day.

Thank you for considering our objections to the proposed development. We prefer the hours of operations and the number of functions the business is permitted to host to be limited to suit the semi-rural setting. We look forward to hearing a response.

Warm regards,



Margaret Tomkins

on behalf of Annette Tomkins, Brian Tomkins, Jennifer Tomkins and Paul Tomkins



**From:** [Philip Small](#)  
**To:** [Council](#)  
**Subject:** Letter re DA0146/2018 196 at Rocky Waterhole Rd Mudgee  
**Date:** Thursday, 21 December 2017 8:22:03 AM

---

Att: Lindsay Dunstan and Drew Roberts

Dear Lindsay, Drew,

Thank for your letter dated 11th December 2017 advising us of our neighbour's development application. We have examined the application and wish to raise several objections. The applicant made us aware earlier in the year of their intention to develop a executive retreat centre based around leadership etc but omitted to mention that their intention was to also include a function centre in the development. We have several concerns to a function centre being included.

#### **Function Centre Noise**

Their RU4 block is located in a quiet populated area due to the numerous domestic subdivisions in this precinct over the last twenty years. We have owned and lived at 196 Rocky Waterhole Rd for 24 years.

- Despite the DA's emphasis on executive leadership retreats, it also requests approval to hold functions which could be wedding receptions, business party functions etc with alcohol / music / high traffic movements . Such loud activities in the neighbourhood is unacceptable let alone to midnight. In addition, noise reverberates around our area during daytime hours due to the echoes from the steep ridge opposite our properties let alone silent nighttime hours.
- The DA refers to hosting 80+ people at functions and many more on "rare" occasions. Departure noise from so many cars, buses and post drinking behaviour will be excessive for local residents

#### **Function Centre Effluent**

- As our property is below the proposed Function Centre we are concerned about the impact of flooding from their property of effluent (from 80+ people in the proposed function centre and six cottages on their block) through our property and onto our Cudgegong River river flats where we grow lucerne and garlic (commercially for human consumption). Currently, excess water flows off their property through our property in two areas. Firstly through the centre of the adjoining vineyard and secondly enters our property through our southern boundary and flows across the river flats, through our neighbours farm and re enters the Cudgegong River downstream to our north.

#### **Function Centre and Site Occupation Numbers**

- The maximum number on the site should be restricted to 15x-20x people i.e. those staying in the cottages or visiting to complete an executive course.

### **Function Centre Traffic**

- The “existing” gate referred to in the DA , being used to enter and access the lodge, has never been used in our 24 years in the area as it is a dangerous location being just over a rise on Rocky Waterhole Rd. Now that Rocky Waterhole Rd is sealed it attracts higher and faster traffic volumes. Bike riders pause for a rest at the top of the hill near the “existing “ gate and cars are often seen going on the wrong side of the road at the rise to get around the bike riders. A slow bus or cars exiting the lodge at the “existing” gate will be a major accident waiting to happen.

The site is not suitable for a function centre but we would welcome their original proposal of the site being used for an executive retreat centre with limited numbers and no noise.

We can be contacted on [REDACTED] if you wish to discuss our concerns.

Regards

Philip and Penny Small

[REDACTED]  
[REDACTED]

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PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

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# COMMUNITY PARTICIPATION PLAN

OCTOBER 2019

MID-WESTERN REGIONAL COUNCIL

 TOWARDS 2030



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## INTRODUCTION

### Role of Community Engagement

Mid-Western Regional Council (Council) recognises the value of engaging with the community in a meaningful way to build long term, sustainable community relationships and achieve a shared vision for the future. Council is committed to understanding the needs and expectations of the community and providing inclusive, credible and equitable community engagement opportunities on a proactive and ongoing basis.

Community engagement allows individuals, community groups and interested parties to share ideas with Council, helping to shape planning and project outcomes that best meet the needs of the local community. It promotes open discussion and an opportunity for a diversity of voices to be considered by Council as part of its decision making process.

Council wants to ensure that all individuals and groups have the opportunity to have a say on the decisions that affect them. It utilises the Public Participation Spectrum by IAP2 to guide its approach to public participation activities.

Council's Community Engagement Strategy developed as part of the Integrated Planning and Reporting framework identifies how Council will engage the community to establish future priorities and aspirations across all Council functions.

### Purpose of Community Participation Plan

The Mid-Western Region Community Participation Plan has been prepared in accordance with Division 2.6 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of the Community Participation Plan (CPP) is to enhance opportunities for all members of the community to participate in planning decisions and achieve better planning outcomes in the Mid-Western Region.

The CPP sets out how Council will notify the community and allow them to access, participate and provide feedback on planning matters being considered, including plan making and proposed development decisions.

The CPP outlines the minimum requirements for community participation in the planning system under the EP&A Act and Council's policy. The level and extent of community participation will vary depending on the nature, complexity and potential impact of a planning proposal or decision.

## Community Participation Principles

The CPP is based on community participation principles which set the standard for how the community will be engaged. These principles are outlined in Section 2.23 (2) of the EP&A Act and include:

- The community has a right to be informed about planning matters that affect it.
- Planning authorities should encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning.
- Planning information should be in plain language, easily accessible and in a form that facilitates community participation in planning.
- The community should be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered.
- Community participation should be inclusive and planning authorities should actively seek views that are representative of the community.
- Members of the community who are affected by proposed major development should be consulted by the proponent before an application for planning approval is made.
- Planning decisions should be made in an open and transparent way and the community should be provided with reasons for those decisions including how community views have been taken into account.
- Community participation methods and the reasons given for planning decisions should be appropriate having regard to the significance and likely impact of the proposed development.

## Relationship with other Plans and Strategies

The CPP should be read in conjunction with Council's Community Engagement Strategy which outlines how the community can be engaged in forming a shared vision for the future and strategies aligned to all Council functions. The Community Engagement Strategy is reviewed every 4 years as part of the Integrated Planning and Reporting Cycle and there is an opportunity to incorporate the matters required under Division 2.6 of the EP&A Act into one document as part of the next review.

The CPP also supports Council's commitment in the Towards 2030 Community Plan, to demonstrate leadership, transparency and accountability in Council's decision making and to make it easy for the community to be involved in Council activities.

Council's existing advertising and notification requirements are contained in Chapter 1.12 of the Mid-Western Regional Development Control Plan 2013 (DCP). Upon adoption of the Mid-Western Regional Community Participation Plan, the requirements of the DCP will be superseded and therefore, Chapter 1.12 will be repealed.

## Land and Functions Covered

The CPP applies to all land within the Mid-Western Region Local Government Area. It relates specifically to the strategic planning and development assessment functions undertaken by Council as the relevant planning authority.

## MANDATORY COMMUNITY PARTICIPATION REQUIREMENTS

### Minimum Exhibition Timeframes

The following tables provide the mandatory minimum exhibition timeframes for the planning functions and documents that this Community Participation Plan applies to, as set out in Schedule 1 of the *Environment Planning & Assessment Act 1979* (EP&A Act). The *Environmental Planning & Assessment Regulation 2000* (EP&A Regulations) may amend Part 1 of Schedule 1 to prescribe additional mandatory requirements for community participation or to make other changes to that Part.

#### Minimum Public Exhibition Period for Plans

DOCUMENT TYPE	MINIMUM EXHIBITION PERIOD
Draft Community Participation Plans	28 Days
Draft Local Strategic Planning Statements	28 Days
Planning Proposals for Local Environmental Plans subject to a Gateway Determination	28 Days or: <ul style="list-style-type: none"> <li>a) If a different period of public exhibition is specified in the gateway determination for the proposal – the period so specified; or</li> <li>b) If the gateway determination specifies that no public exhibition is required because of the minor nature of the proposal – no public exhibition.</li> </ul>
Draft Development Control Plans	28 Days
Draft Contribution Plans	28 Days

#### Minimum Public Exhibition Period for Development Applications and Other Matters

DOCUMENT TYPE	MINIMUM EXHIBITION PERIOD
Application for Development Consent for Designated Development	28 Days
Application for Development Consent for State Significant Development	28 Days
Application for Development Consent (other than Complying Development Certificate, for Designated Development or for State Significant Development)	14 Days* *Specific Local Requirements are provided in the section below.
Application for Modification of Development Consent that is Required to be Publicly Exhibited by the Regulations	14 Days*. *Specific Local Requirements are provided in the section below.
Environmental Impact Statement Obtained Under Division 5.1	28 Days
Environmental Impact Statement for State Significant Infrastructure Under Division 5.2	28 Days
Re-exhibition of any Amended Application or Matter Referred to Above Required by or Under this Schedule	The period (if any) determined by the person or body responsible for publicly exhibiting the application or matter*.  *Specific Local Requirements are provided in the section below.

## Local Requirements

As per the table above, the minimum exhibition period for an application for development consent (other than Complying Development Certificate, for Designated Development or for State Significant Development) is 14 Days, unless a different period is specified under this CPP.

A variation to the minimum 14 Days public exhibition requirement is provided by Council for the types of development detailed below.

### No Public Exhibition Required

Development that does not require public exhibition includes:

- Single storey dwelling;
- Single storey additions to a house;
- Minor dwelling additions such as carports, pergola and verandahs;
- Private swimming pools;
- Detached garage or shed associated with a dwelling to be used in conjunction with the dwelling (ie. not for commercial/industrial use);
- 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 exclusions, following a site inspection and consideration of relevant factors such as the character of the existing development, slope of the site and local amenity, Council may determine that notification should occur.

### Advertising Required

As part of the 14 Days public exhibition period, some types of development requires advertising in the local newspaper. This includes:

- Demolition of a building identified as a heritage item in Schedule 5 of the Mid-Western Regional Local Environmental Plan 2012;
- Major Council projects (not including utility service infrastructure) with a value exceeding \$1.0 million or likely to be of significant community interest;
- Non-residential uses in or adjacent to the R1 General Residential and R2 Low Density Residential zones;
- Subdivision creating 20 or more allotments;
- Sex services premises;
- Within the R1 General Residential, R2 Low Density Residential or RU5 Village Land 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), caravan parks, exhibition villages and child care centres.

Despite the above, Council may determine that a development should be advertised in the public interest.

For development that requires advertising, the period of exhibition comprises a minimum of 14 Days from the date the notice is published in the local newspaper.

### Modification of Development Consent

If an application for modification of a development consent is received, the requirement for public exhibition will depend upon the type of modification requested as outlined below.

<b>MODIFICATION TYPE</b>	<b>MINIMUM EXHIBITION PERIOD</b>
Minor Error, Misdescription or Miscalculation (Section 4.55(1))	Public exhibition is not required
Minimal Environmental Impact (Section 4.55(1A))	Public exhibition is not required, where Council is satisfied that the development will have the same or lesser impact on the amenity of adjoining property owners as the original application
All Other Modifications	Public exhibition will be required in the same manner as the original development application

### Amended Applications

Where an application is amended prior to final determination, the application will be notified in the same manner as the original development unless Council is satisfied that the amended, substitute or later application differs only in minor respects from the original application, or the changes are made to address objections received, or the changes will have the same or lesser impact on adjoining property owners.

The EP&A Regulations may specify the circumstances in which a plan or other matter is required or not required to be re-exhibited.

Further explanation of the public exhibition and notification process is provided below.



## PUBLIC EXHIBITION AND NOTIFICATION

### Exhibition Process

Public exhibition plays an important role in enabling the community to participate in the planning process. It provides the opportunity for those potentially impacted by development to provide feedback on the possible impacts.

Where a planning matter needs to be placed on public exhibition, Council may do any, or all of the following:

- Determine the relevant exhibition period
- Make documents publicly available
- Give notice to adjoining property owners
- Advertise the exhibition notice and advise how submissions can be made

Publicly exhibited plans, applications and other matters cannot be made, determined or finalised until after the minimum public exhibition period. If a plan, application or other matter is placed on public exhibition for a specified longer period, the plan or application is not to be made, determined or finalised until after that specified longer period.

Further details regarding the public exhibition process including mandatory provisions under the EP&A Act (Schedule 1 Division 3) are provided below.

### Exhibition Timeframes

Council will always exhibit a planning matter for the mandatory minimum timeframes set under the EP&A Act, the EP&A Regulations and Council's Local Requirements as outlined above. In some circumstances, Council may consider an extended public exhibition timeframe based on the scale and nature of the proposal.

Public exhibition timeframes are in calendar days and include weekends. If the public exhibition period is due to close on a weekend or a public holiday, Council will extend this to finish on the next working day.

The period between 20 December and 10 January (inclusive) is excluded from the calculation of the public exhibition period.

If a particular matter has more than one different exhibition or notification periods that apply, the longer period applies.

## Access to Plans and Documents

During the public exhibition period, Council will make the relevant plans, policies and development applications available for public inspection. These documents can be accessed via the following:

- At Council's website ([www.midwestern.nsw.gov.au](http://www.midwestern.nsw.gov.au));
- At Council's main administration centres during normal business hours, at the following locations;
  - 86 Market Street, Mudgee
  - 109 Herbert Street, Gulgong
  - 77 Louee Street, Rylstone
- In advertisements placed in the local newspaper (where applicable).

Council is not required to make available for public inspection any part of an environmental impact statement whose publication would, in the opinion of Council, be contrary to the public interest because of its confidential nature or for any other reason.

## Notice to Adjoining Property Owners

When a development application is required to be placed on public exhibition, a direct written notice will be sent to adjoining property owners. Direct notification provides an opportunity for potentially affected people to raise any concerns, provide support, make a comment or provide useful information before a planning decision is made.

The written notice will include as a minimum:

- A brief description of the proposal;
- The site address and name of the applicant;
- Where and when the relevant plans and documentation can be viewed;
- The public exhibition period; and
- Details for making a written submission.

For the purposes of notification to adjoining property owners, this will include all property owners with a shared boundary and directly opposite the proposed development site.

When a development application is lodged, written notification will normally occur within a few days of lodgement. If more information is required from the applicant, notification will be delayed until this information is received.

If notice is to be provided to adjoining property owners, the applicant will be charged a fee in accordance with Council's adopted fees and charges.

## Advertising During Public Exhibition

When a planning matter or development application is required to be advertised as part of the public exhibition process, Council will place an exhibition notice in the local newspaper. The exhibition notice will normally be included in Council's weekly column or under the public notices section of the local newspaper.

The exhibition notice will include:

- A brief description of the planning matter or proposal;
- The site address and name of the applicant (for a development application);
- Where and when the relevant plans and documentation can be viewed;
- The public exhibition period; and
- Details for making a written submission.

If advertising is required, the applicant will be charged a fee in accordance with Council's adopted fees and charges.

## Submissions

Anyone with an interest in a planning matter is welcome to make a written submission which must be lodged with Council by 4.30pm on the final day of the exhibition period.

Submissions by the community with respect to a plan, application or other matter may be made during the minimum period of its public exhibition. If the plan, application or other matter is placed on public exhibition for a specified longer period, submissions may be made during that specified longer period.

The EP&A Regulations outline the method of public exhibition under the EP&A Act, how people can make submissions, how people can obtain further information and the requirements for something to be considered a submission for the purposes of the EP&A Act.

## Submission Requirements

A submission must meet the following requirements:

- Be addressed to the General Manager;
- Be received in writing (either by email or letter);
- Be submitted within the nominated public exhibition period;
- Be based on planning grounds (whether in support or objection);
- Include reference to the application, policy or plan being exhibited; and
- Include the name, address and telephone contact details of the author.

Whether a submission is made in support or objection of a matter, it is important that clear reasons are provided in the submission to identify the impacts on a person or property that is potentially affected.

## Lodgement of Submissions

Any of the following methods of lodgement will be accepted:

- In person, at Council's main administration centres during normal business hours, at the following locations;
  - 86 Market Street, Mudgee
  - 109 Herbert Street, Gulgong
  - 77 Louee Street, Rylstone
- By mail, to PO Box 156, Mudgee NSW 2850;
- By email, to [council@midwestern.nsw.gov.au](mailto:council@midwestern.nsw.gov.au);
- By online submission, via Council's website.

If a submission is not received by any of the above methods, the submission is not considered a formal written submission for the purposes of the EP&A Act. Comments on social media, written and verbal discussions with Councillors or staff will not be treated as a submission.

## Late Submissions

Whilst community feedback is strongly encouraged as part of the planning process, Council also has to balance this with a requirement to process plans, policies and development applications in a timely manner.

This means that Council cannot guarantee that it will consider submissions received after the exhibition period unless an extension of time has been explicitly granted and only in exceptional circumstances.

## Acknowledgement of Submissions

At the end of the public exhibition period, a letter of acknowledgement will be sent to the author of each submission. This letter will not respond to any questions or issues raised in a submission, or express an opinion on the planning matter or subject proposal.

All submissions received during the exhibition period will be considered as part of the assessment report.

## Political Donations or Gifts

When making a submission to Council, the author of the written submission is required to disclose any reportable political donations or gifts. It is an offence not to disclose relevant information or to make a false disclosure statement under the EP&A Act.

Please read and complete a Political Donations Disclosure Statement which is available on Council's website, if this may be applicable.

## Privacy

Submissions are considered as public documents, and other people may be able to review them on request, so it is important to read Council's privacy statement which is available on Council's website.

## Notification of Decisions

Council is required to publicly notify certain decisions and reasons for decisions under the EP&A Act. This includes:

- The determination by Council of an application for development consent;
- The determination by Council of an application for the modification of a development consent (being an application that was publicly exhibited);
- The granting of an approval, or the decision to carry out development, where an environmental impact statement was publicly exhibited under Division 5.1.

Council publishes these decisions on its website and places notification of a monthly summary of decisions in a local newspaper.

The mandatory public notification requirement for these decisions is:

- The decision;
- The date of the decision;
- The reasons for the decision (having regard to any statutory requirements applying to the decision); and
- How community views were taken into account in making the decision.

The requirement to provide reasons for the decision may be satisfied by reference to any document that contains the reasons for decision.



# LONG TERM FINANCIAL PLAN 2019/29

MID-WESTERN REGIONAL COUNCIL



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## MID-WESTERN REGIONAL COUNCIL

ADDRESS	86 Market Street, Mudgee NSW 2850
EMAIL	<a href="mailto:council@midwestern.nsw.gov.au">council@midwestern.nsw.gov.au</a>
TELEPHONE	02 6378 2850
FAX	02 6378 2815
MAYOR	Cr Des Kennedy
GENERAL MANAGER	Brad Cam
CFO	Leonie Johnson





# INTRODUCTION

The purpose of the Long Term Financial Plan for Mid-Western Regional Council (Council) is to provide a framework to assist future decision making that will secure the economic sustainability of the organisation and ensure adequate funds are generated into the future to achieve desirable outcomes for the community.

The Integrated Planning and Reporting (IPR) Framework has been developed as part of the NSW Local Government Reform Program to support a strong and sustainable Local Government system. The structure requires at least a 10 year strategic business planning framework relative to the Local Government Area and the activities of the Council.

The Long Term Financial Plan (the plan) forms part of Mid-Western Regional Council's Resourcing Strategy. The Resourcing Strategy underpins Council's Community Strategic Plan and consists of three components: The Workforce Management Plan; Asset Management Policy, Strategy and Plan; and Long Term Financial Plan. These interrelated documents focus in detail on how Council will utilise its resources to deliver on objectives and strategies in the Towards 2030 Community Plan. The documents both inform and are informed by the four year Delivery Program which has been created to outline the activities and programs to deliver on the Community Plan. Each of these individual documents should be viewed as integral elements of an overall strategy and will be under continuous review and adjustment as annual budgets and operational plans are developed.

The Long Term Financial Plan is a decision making tool and addresses areas that impact on Council's ability to fund services and capital works, while living within its means and ensuring financial sustainability. This plan focuses on Council's long-term goal of financial sustainability and delivering quality services, infrastructure and outcomes for the community. The plan will be dynamic in nature and subject to continual review to ensure changing community expectations are met.



## FINANCIAL SUSTAINABILITY

“

**‘A Council’s long-term financial performance and position is sustainable where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services’ – Australian Local Government Association**”

For councils to meet the service and infrastructure needs of their communities, they need to be financially sustainable. The NSW Treasury Corporation (TCorp) defined a financially sustainable council as one that, over the long term, is able to generate sufficient funds to provide the level and scope of services and infrastructure agreed with its community through the Integrated Planning and Reporting process.

In April 2013, TCorp released the report Financial Sustainability of the New South Wales Local Government Sector. This report reviewed 152 councils and provided a Financial Sustainability Rating (FSR) for each council, and an assessment of their 3 year outlook. Mid-Western Regional Council received a FSR of “Sound” with a “Negative Outlook”. A negative outlook for Mid-Western Regional Council was generally the result of:

- Council’s Infrastructure Backlog has increased from \$34m to \$42m for the past three years. With a change in rating revenue, Council will now have the capacity to reduce this figure, however, further planning is required to decrease this figure over the short or medium term.
- Within Council’s forecast there are projected consecutive gains from the disposal of assets relating to land and property development.

In response to TCorp’s recommendations, Mid-Western Regional Council implemented a plan to improve Asset Management within

Council, to ensure the right Asset Management Plans were in place to contribute to a sustainable Long Term Plan for Council.

It is important that the right asset information is collected, assessed and reported to ensure that the level of infrastructure and services provided is in line with community expectations, through the Towards 2030 Community Plan.

Council regularly updates its Asset Management Plans (AMPs) based on updated asset management data:

- Roads AMP
- Sewer AMP
- Water AMP
- Solid Waste AMP
- Stormwater AMP
- Open Space and Recreation AMP
- Plant and Equipment AMP

## LOCAL GOVERNMENT REFORM

In 2011, local councils from throughout NSW gathered for a summit, Destination 2036, to plan how local government could meet the challenges of the future. Councils agreed that change was needed. Councils wanted to be strong and sustainable and to make a positive difference in their community. The local government sector asked the State to appoint an independent expert panel to carry out a review. The Independent Local Government Review Panel consulted widely in developing its final recommendations. The Panel concluded that for councils to become strong and sustainable, both the NSW Government and the local government sector would have to play a part.

The NSW Government Fit for the Future reforms followed and aimed to improve the strength and effectiveness of local government in providing services and infrastructure that communities need.

In 2015, Mid-Western Regional Council was deemed Not Fit in the initial Independent Pricing and Regulatory Tribunal (IPART) Fit for the Future assessment, on the basis that Council did not satisfy financial criteria set for:

- Sustainability; and
- Infrastructure and service management

This result was in line with Councils previous TCorp results and recommendations.

On receiving these results, Council prepared a renewed Business Improvement Program which directly tackles the challenges of sustainability and infrastructure service management, with an aim to become Fit for the Future by 2021.

The result of Council's renewed Business Improvement Program was a Fit for the Future proposal that met forecast performance benchmarks.







# FIT FOR THE FUTURE

The Long Term Financial Plan currently has the below forecast performance. Council is a Group 4 Council.

## SUSTAINABILITY

Measure/ benchmark	Actual 2018/19 performance	Achieves FFTF benchmark?	Forecast performance	
			2020/21 (Group 1-7 Councils)	2024/25 (Group 8-11 Councils)
<b>Operating Performance Ratio</b> (Greater than or equal to break-even – actual/forecast year only)	6.79%	[Yes]	14.03%	[Yes]
<b>Own Source Revenue Ratio</b> (Greater than 60% – actual/forecast year only)	53%	[No]	68.75%	[Yes]
<b>Building and Infrastructure Asset Renewal Ratio</b> (Greater than 100% – actual/forecast year only)	227%	[Yes]	95.63%	[No]

## INFRASTRUCTURE AND SERVICE MANAGEMENT

Measure/ benchmark	Actual 2018/19 performance	Achieves FFTF benchmark?	Forecast performance	
			2020/21 (Group 1-7 Councils)	2024/25 (Group 8-11 Councils)
<b>Infrastructure Backlog Ratio</b> (Less than 2% – actual/forecast year only)	5.02%	[No]	5%	[No]
<b>Asset Maintenance Ratio</b> (Greater than 100% – actual/forecast year only)	106%	[Yes]	94%	[No]
<b>Debt Service Ratio</b> (Greater than 0% and less than or equal to 10% – actual/forecast year only)	3.48%	[Yes]	2.05%	[Yes]

## GENERAL FUND RESULTS

The Long Term Financial Plan highlights Council's improved sustainability through the financial indicators. In order to become Fit for the Future, Council needs to invest more into infrastructure renewals. This will be addressed in the 2020/21 budget process given Council's increased revenue.

Fit for the Future councils are:

- Smarter
- Strategic
- Right services | Right people | Right place
- Efficient
- Sustainable
- Community assets well planned and maintained
- Focussed
- Community leaders



# KEY PERFORMANCE INDICATORS

## SUSTAINABILITY

That Council can generate sufficient funds over the long term to provide the agreed level and scope of services and infrastructure for communities as identified through the Integrated Planning and Reporting Process.

<p style="text-align: center;"><b>OPERATING PERFORMANCE RATIO</b></p> <ul style="list-style-type: none"> <li>▪ Measures Council's achievement in containing operating expenditure within operating revenue</li> <li>▪ Benchmark: &gt; or equal to break-even (0%)</li> </ul> <div style="text-align: center;"></div>	<p style="text-align: center;"><b>OWN SOURCE OPERATING REVENUE RATIO</b></p> <ul style="list-style-type: none"> <li>▪ Measures fiscal flexibility and the degree of reliance on external funding sources such as grants and contributions</li> <li>▪ Benchmark: &gt;60%</li> </ul> <div style="text-align: center;"></div>	<p style="text-align: center;"><b>BUILDING AND INFRASTRUCTURE ASSET RENEWAL RATIO</b></p> <ul style="list-style-type: none"> <li>▪ Assesses the rate at which these assets are being renewed against the rate at which they are depreciating</li> <li>▪ Benchmark: &gt;100%</li> </ul> <div style="text-align: center;"></div>
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## EFFECTIVE INFRASTRUCTURE AND SERVICE MANAGEMENT

That Council can maximise the return on resources and minimise unnecessary burden on the community and business, while working strategically to leverage economies of scale and meet the needs of communities as identified in the Integrated Planning and Reporting process.

<p style="text-align: center;"><b>INFRASTRUCTURE BACKLOG RATIO</b></p> <ul style="list-style-type: none"> <li>▪ Indicated the proportion of backlog against the total value of Council's Infrastructure assets</li> <li>▪ Benchmark: &lt;2%</li> </ul> <div style="text-align: center;"></div>	<p style="text-align: center;"><b>ASSET MAINTENANCE RATIO</b></p> <ul style="list-style-type: none"> <li>▪ Reflects the actual asset maintenance expenditure relative to the required asset maintenance</li> <li>▪ Benchmark: &gt;100%</li> </ul> <div style="text-align: center;"></div>	<p style="text-align: center;"><b>DEBT SERVICE RATIO</b></p> <ul style="list-style-type: none"> <li>▪ Assesses the impact of loan principal and interest repayments on discretionary revenue</li> <li>▪ Benchmark: &gt; 0% and less than or equal to 10%</li> </ul> <div style="text-align: center;"></div>
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# KEY PERFORMANCE INDICATORS

## LIQUIDITY

Liquidity is a key factor in the viability of any organisation, regardless of whether it is in the commercial or government sectors. The ability to meet short term funding requirements and obligations is equally relevant to a Council as it is to any business.


**UNRESTRICTED CURRENT RATIO**

- Reflects Council's ability to meet debt payments as they fall due
- Benchmark: >than 1.5



**RATES AND ANNUAL CHARGES OUTSTANDING**

- Assesses the impact of uncollected rates and annual charges on liquidity and the adequacy of recovery efforts
- Benchmark: <5%



Council monitors the short term funding requirements weekly and monitors cashflow levels through the Quarterly Budget Review. This monitoring and forecasting informs Council's investment strategies and decisions to ensure that adequate liquidity is maintained. Council will also, as part of the reserves strategy, continue to provide for adequate levels of reserves to fund less predictable outlays, such as major employee leave entitlement payments.





## LEVELS OF SERVICE

Council has previously undertaken a process of engagement with the relevant stakeholders to inform the Community Strategic Plan and the Delivery Program. This in turn has driven the direction that has been taken in the Asset Management Policy, Strategy and Plan.

It is important to note that the community engagement conducted, confirmed that Council currently provides the services and functions that the community wants.

The plan assumes the levels of service and operations remain stable. Council will maintain, subject to available funding, its operational and capital high priority programs, as well as basic service provision, while seeking efficiency improvements in-line with appropriate benchmarks.

Non high priority programs should be considered in terms of:



The Delivery Program provides a comprehensive overview of Council's services, functions, programs and activities.



## OUR CURRENT POSITION

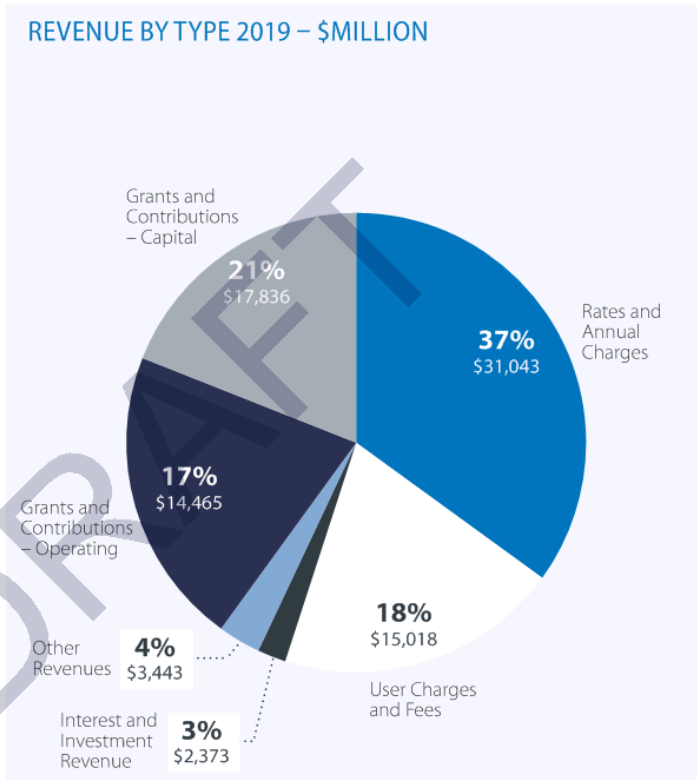
Council has historically maintained a sound financial position evidenced by acceptable key financial performance indicators.

We maintain a cash and investments portfolio in the vicinity of \$70 million; with sufficient levels of unrestricted cash to service obligations as and when they fall due. Council's Unrestricted Current Ratio at 30 June 2019 was 4.3:1.

Our total borrowings as at 30 June 2019 were \$12.98 million, with a debt service cover ratio of 8.42%.

Council typically relies on Rates & Annual Charges for 37% of its annual revenue. We have a strong track record of attracting substantial grant funding to provide services and facilities to our community. Total revenue in 2019 was \$84.1 million.

REVENUE BY TYPE 2019 – \$MILLION

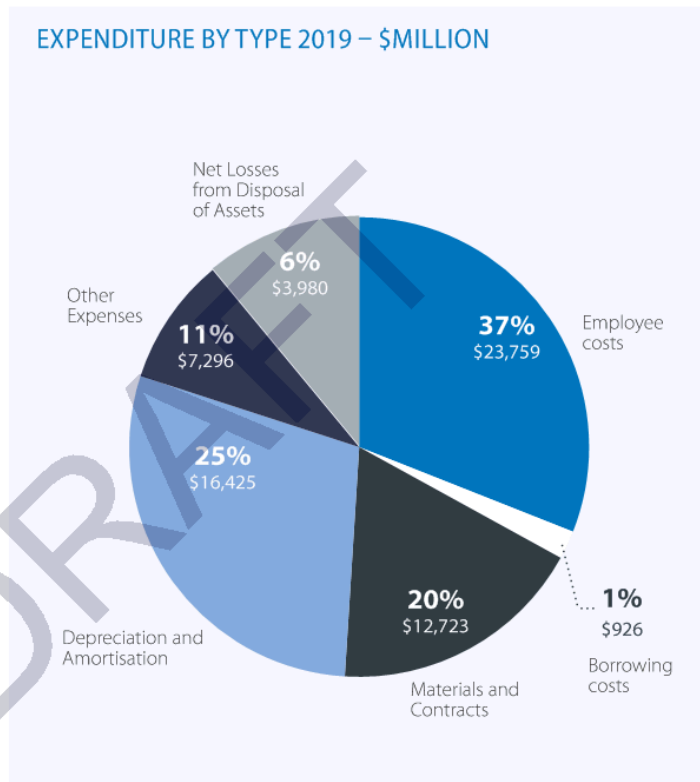




# OUR CURRENT POSITION

In a continuing cycle, Council has undertaken a program of revaluation of all classes of Infrastructure, Property, Plant & Equipment (IPPE) in accordance with Office of Local Government requirements.

As a result, depreciation expense is now based upon the written down current replacement cost of our IPPE, and has increased from \$7.9 million in 2006 to more than \$16 million in 2019. The impact of these ongoing revaluations on our Operating Results has been unmistakable, and is a primary contributing factor to the net results before capital grants and contributions in the first few years of the Long Term Financial Plan.



Our total operational expenditure in 2019 was \$65.1 million. Our biggest expenditure items are typically employee costs, and depreciation.

## PLANNING ASSUMPTIONS

Council's base scenario model assumes current service levels continuing across future years. This includes both operational and capital expenditure programs.

As further work is undertaken on long term strategic asset management planning over the next few years, we will have a better estimate of key asset replacement points, and minimum maintenance expenditure levels, and their impact on our long term financial sustainability.

### RATES

An outcome of the extensive community consultation undertaken as part of the 2017-2021 Community Plan and Delivery Program, was that the community was open to the idea of increasing rates to support a higher level of service delivery. Additional consultation and service delivery considerations will need to be completed, if any rate increase is going to be introduced. In keeping with that, the forecasted budgets do not include any additional general rate increases beyond rate pegging as determined by the NSW Independent Pricing & Regulatory Tribunal.

It should be noted that Rates income has increased by about \$8.6million in 2019/20 due to a material increase in mining land values. This income is reflected in Council's cash levels and Council is currently undergoing a review on future spending priorities.

The rate cap set for 2019/20 is 2.7%. Mid-Western Regional Council's budget is based on the full 2.7% increase. Estimated rate pegging amounts used in future years of the LTFP are set at 2.5%, however, a 0.75% additional increase in the Urban and Rural Residential categories for years 2020/21-2022/23 have been built in to account for development growth in these categories.

Rates do represent a high proportion of Council's annual income, and our annual planning processes will continue to assess the community's capacity and willingness to pay rates, and whether there is a potential for increased rates yield. However, we will continue to seek alternative revenue streams in a bid to ensure we are Fit for the Future.

### FEES AND CHARGES

Many of the facilities and services provided by Council are offered on a full or partial user pays basis. In planning future years budgets, we have assumed that these full or partial user pays arrangements will continue, with annual increases typically limited to inflation estimated at a flat rate of 2.5%.

A number of fees and charges imposed by Council are prescribed by other levels of government. Changes in the amount of those fees and charges are determined by other bodies. We have assumed increases of less than CPI.



## PLANNING ASSUMPTIONS

### GRANTS AND SUBSIDIES

Each year, Council receives a Financial Assistance Grant allocation from the Federal Government. In addition, a number of services provided by Council to the community are only possible because of specific grant funding from State and Federal Government. In preparing future year financial plans, we have assumed that Council will continue to receive such grants. Should the level of grants and subsidies be reduced, Council's ability to provide the related services will be impacted.

### INTEREST INCOME

Investment return has been modelled based on an average rate of 2.4%. The average return on Council's investment portfolio over the 2018/19 financial year was 2.98%. It is forecast that average return will decline due to lowering interest rates. Interest income has also been modelled dependant on levels of cash holdings, including restricted and unrestricted funds.

Council's Investment Policy sets out Council's investment strategy, approved investments and policy limits. A copy can be found on Council's website.

### BORROWINGS

Council plans to borrow money to fund some major projects over the next ten years. A summary of planned borrowings are included in the Financial Reporting. Council will continue to review the need for borrowings for major infrastructure projects, to allow the cost of these projects to be spread over a number of years in order to create a greater degree of inter-generational equity. Borrowings are restricted to long-lived assets, and are useful in smoothing long-term expenditure peaks and troughs.

Interest rates on borrowing are assumed to be between 3.5%-4%.

Council's current level of borrowings is within acceptable debt service ratio parameters across the life of the LTFP, with capacity for additional borrowings. Council has a Borrowings Policy to guide decision making. A copy of the policy is available on our website.

### CASH RESERVES

An alternative to borrowing for funding of major projects is to build up cash reserves for planned works in future years. Council maintains a number of internally restricted cash reserves, such as the Plant Replacement, Asset Replacement and Capital Program Reserves. The purpose and guiding financial parameters for these Reserves is set out in Council's Financial Reserves Policy, available on Council's website.

### EXPENDITURE FORECASTS

In preparing expenditure forecasts, we have considered not only new expenditure items, but also Council's ongoing commitments. This includes costs for capital and recurrent expenditure programs, and the input mix required to achieve the objectives of each of these programs, such as materials and contracts, employee costs, and other expenses.

Council's ongoing financial sustainability is strongly linked to constraining annual increases in expenditure items to the corresponding amount of increases in its revenue streams. For example, annual increases in expenditure is set at the same rate as rates revenue increase, 2.5%.

Service levels have been largely maintained throughout the LTFP.

## PLANNING ASSUMPTIONS

### SENSITIVITY ANALYSIS

Although the assumptions set out above are our current informed estimates, long term financial plans are inherently uncertain. They contain a wide range of assumptions, including assumptions about interest rates and the potential effect of inflation on revenues and expenditures which are largely outside of Council's control.

Some of these assumptions will have a relatively limited impact if they are wrong. Others however, may have a material impact on future plans. As such, the development process for the LTFP has included financial modelling taking into account different scenarios, to assess the likely impact of variations to our base assumptions.

Set out in Appendix 6 of the LTFP is a likely scenario involving reduced revenue and increased investment in asset renewal. The scenario is based upon:

- A Financial Assistance Grant revenue reduction of \$500,000 per annum plus CPI;
- Investment revenue returns declining from 2.4% to 1.8%; and
- An increase of \$8,000,000 in asset renewal expenditure from 2020/21 per annum plus CPI.

The result of this scenario is that Council is forecast to meet 5 out of the 6 Fit for the Future performance benchmarks by 2025/26.

### SUSTAINABILITY

Measure/ benchmark	Forecast performance 2025/26	Achieves FFTF benchmark?
<b>Operating Performance Ratio</b> (Greater than or equal to break-even – actual/forecast year only)	15.40%	[Yes]
<b>Own Source Revenue Ratio</b> (Greater than 60% – actual/forecast year only)	72.21%	[Yes]
<b>Building and Infrastructure Asset Renewal Ratio</b> (Greater than 100% – actual/forecast year only)	95.54%	[No]

### INFRASTRUCTURE AND SERVICE MANAGEMENT

Measure/ benchmark	Forecast performance 2025/26	Achieves FFTF benchmark?
<b>Infrastructure Backlog Ratio</b> (Less than 2% – actual/forecast year only)	0%	[Yes]
<b>Asset Maintenance Ratio</b> (Greater than 100% – actual/forecast year only)	1%	[Yes]
<b>Debt Service Ratio</b> (Greater than 0% and less than or equal to 10% – actual/forecast year only)	.037%	[Yes]

## PERFORMANCE MONITORING

We will monitor our performance against the LTFP using the key financial performance indicators as set out in the Division of Local Government's current Accounting Code and the Fit for the Future KPI's featured from page 2.

As part of our annual preparation of the Operational Plan, we will undertake a review of the LTFP. This will include an assessment of the previous year's performance in terms of the accuracy of projections made in the LTFP compared to the actual results. The assumptions used may need to be adjusted to improve the accuracy of the LTFP over the longer term. Material variations between actual and estimated results are documented and discussed in Council's audited annual financial reports.

Council will also assess the impact of any major financial decisions made during the course of the year on the LTFP, as part of the Quarterly Budget Review process.







## FINANCIAL REPORTS

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On the following pages you will find the information for the period 2019/20 to 2026/27, which includes a consolidated:

- Income Statement;
- Balance Sheet;
- Cash Flow Statement;
- Equity Statement; and
- Key Performance Indicators Statement

In addition, a series of financial reports are provided for each of the individual funds of General Fund; Water Fund; Sewer Fund; and Waste Fund.

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## APPENDICES

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APPENDIX  
**ONE**

CONSOLIDATED BASE  
CASE



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 INCOME STATEMENT - CONSOLIDATED Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	2023/24	2024/25	2025/26	2026/27	2027/28	\$
<b>Income from Continuing Operations</b>												
<b>Revenue:</b>												
Rates & Annual Charges	28,807,000	30,635,893	40,484,883	41,816,784	43,216,497	44,596,051	45,801,476	47,040,510	48,314,129	49,579,762	50,878,974	52,212,668
User Charges & Fees	18,629,000	15,324,284	12,078,369	12,580,196	13,148,582	13,722,149	14,197,575	14,690,843	15,202,667	15,682,734	15,972,302	16,371,610
Interest & Investment Revenue	1,693,000	1,896,862	2,016,813	1,958,622	1,983,482	1,977,573	2,201,822	2,673,375	3,125,219	3,527,106	4,082,824	4,416,002
Other Revenues	2,737,000	2,789,898	3,250,692	3,312,454	3,377,968	3,443,752	3,529,846	3,618,092	3,708,544	3,801,258	3,896,289	3,993,697
Grants & Contributions provided for Operating Purposes	15,884,000	10,768,377	12,253,364	12,407,742	12,529,591	12,742,841	13,042,634	13,368,700	13,702,917	14,045,490	14,396,628	14,756,543
Grants & Contributions provided for Capital Purposes	14,194,000	19,913,676	32,852,391	8,979,221	11,575,923	3,773,133	4,617,461	3,964,148	4,063,252	4,164,833	4,268,954	4,375,678
<b>Other Income:</b>												
Net gains from the disposal of assets	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>81,944,000</b>	<b>81,328,990</b>	<b>102,936,512</b>	<b>81,055,019</b>	<b>85,832,043</b>	<b>80,255,499</b>	<b>83,390,814</b>	<b>85,355,667</b>	<b>88,116,729</b>	<b>90,801,183</b>	<b>93,495,971</b>	<b>96,126,197</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	22,521,000	23,724,496	25,342,506	25,926,722	26,709,530	27,515,210	28,203,091	28,908,168	29,630,872	30,371,644	31,130,935	31,909,209
Borrowing Costs	1,064,000	938,879	854,589	832,226	834,063	873,183	1,025,726	1,065,413	1,056,977	1,045,501	1,010,214	967,424
Materials & Contracts	14,181,000	10,479,147	6,957,435	6,445,856	6,270,936	6,399,441	6,567,674	6,740,156	6,916,998	7,107,955	7,303,686	7,504,311
Depreciation & Amortisation	15,842,000	15,012,713	15,358,744	15,874,367	15,994,567	16,309,355	16,339,788	16,448,089	17,046,192	17,220,311	17,485,197	17,611,829
Impairment	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	6,224,000	13,199,462	13,210,815	13,512,314	13,847,039	14,190,509	14,545,272	14,908,904	15,281,627	15,663,667	16,055,259	16,456,640
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	5,747,000	1,652,020	2,859,131	3,920,609	3,183,563	3,298,239	3,298,239	3,298,239	3,298,239	3,298,239	3,298,239	3,298,239
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>65,579,000</b>	<b>65,006,717</b>	<b>64,583,219</b>	<b>66,512,114</b>	<b>66,839,698</b>	<b>68,585,936</b>	<b>69,979,790</b>	<b>71,368,970</b>	<b>73,230,905</b>	<b>74,707,317</b>	<b>76,283,530</b>	<b>77,747,651</b>
<b>Operating Result from Continuing Operations</b>	<b>16,365,000</b>	<b>16,322,272</b>	<b>38,353,293</b>	<b>14,542,905</b>	<b>18,992,345</b>	<b>11,669,563</b>	<b>13,411,024</b>	<b>13,986,698</b>	<b>14,885,824</b>	<b>16,093,866</b>	<b>17,212,440</b>	<b>18,378,546</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>16,365,000</b>	<b>16,322,272</b>	<b>38,353,293</b>	<b>14,542,905</b>	<b>18,992,345</b>	<b>11,669,563</b>	<b>13,411,024</b>	<b>13,986,698</b>	<b>14,885,824</b>	<b>16,093,866</b>	<b>17,212,440</b>	<b>18,378,546</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>2,171,000</b>	<b>(3,591,404)</b>	<b>5,500,902</b>	<b>5,563,684</b>	<b>7,416,422</b>	<b>7,896,430</b>	<b>8,793,563</b>	<b>10,022,550</b>	<b>10,822,572</b>	<b>11,929,033</b>	<b>12,943,486</b>	<b>14,002,869</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 BALANCE SHEET - CONSOLIDATED Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					
	\$	\$	\$	\$	\$	\$	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	6,481,000	6,841,202	6,330,322	6,749,789	8,065,467	8,797,060	10,175,528	11,827,813	13,535,895	15,672,314	18,256,242	18,714,294
Investments	55,824,000	59,232,348	54,809,061	58,440,877	67,215,138	76,186,502	87,732,578	101,519,778	115,701,878	130,027,662	139,036,900	152,053,228
Receivables	6,435,000	7,830,137	8,242,624	7,014,288	7,610,793	7,410,177	7,787,255	8,158,211	8,563,836	8,934,607	9,275,756	9,618,527
Inventories	1,197,000	2,183,649	1,830,509	1,805,522	1,818,427	1,862,390	1,909,200	1,957,180	2,006,359	2,056,766	2,108,438	2,161,399
Other	-	39,389	34,409	34,299	34,689	35,532	36,421	37,331	38,265	39,221	40,202	41,207
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Assets</b>	<b>69,937,000</b>	<b>76,126,725</b>	<b>71,246,925</b>	<b>74,044,776</b>	<b>84,744,514</b>	<b>94,271,662</b>	<b>107,640,982</b>	<b>123,500,314</b>	<b>139,846,234</b>	<b>156,730,573</b>	<b>168,717,537</b>	<b>182,588,654</b>
<b>Non-Current Assets</b>												
Investments	10,000,000	2,338,474	2,163,842	2,307,228	2,653,628	3,007,041	3,463,664	4,007,983	4,567,893	5,133,475	5,489,140	6,003,023
Receivables	181,000	309,996	154,082	368,711	301,713	137,084	112,548	150,135	94,468	97,512	190,043	68,474
Inventories	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure, Property, Plant & Equipment	931,099,000	952,670,508	1,026,658,024	1,043,570,551	1,065,362,703	1,077,429,000	1,082,112,373	1,109,971,647	1,115,759,551	1,124,745,078	1,136,084,339	1,138,793,144
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	346,000	280,936	239,998	211,989	143,254	75,665	97,559	119,453	141,347	163,241	185,135	207,029
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Assets</b>	<b>941,626,000</b>	<b>955,599,913</b>	<b>1,029,215,946</b>	<b>1,046,458,479</b>	<b>1,068,461,299</b>	<b>1,080,648,791</b>	<b>1,085,786,143</b>	<b>1,114,249,217</b>	<b>1,120,563,259</b>	<b>1,130,139,306</b>	<b>1,141,948,657</b>	<b>1,145,071,670</b>
<b>TOTAL ASSETS</b>	<b>1,011,563,000</b>	<b>1,031,726,638</b>	<b>1,100,462,871</b>	<b>1,120,503,254</b>	<b>1,153,205,812</b>	<b>1,174,920,453</b>	<b>1,193,427,125</b>	<b>1,237,749,531</b>	<b>1,260,409,493</b>	<b>1,286,869,880</b>	<b>1,310,666,193</b>	<b>1,327,660,324</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Payables	5,267,000	8,653,279	9,543,286	7,566,234	7,344,424	6,965,114	6,958,660	6,953,755	7,084,649	7,242,800	7,822,957	7,825,081
Income received in advance	950,000	1,856,173	1,618,041	1,656,077	1,704,104	1,751,577	1,796,351	1,842,288	1,889,420	1,936,656	1,985,072	2,034,699
Borrowings	1,693,000	2,010,728	1,534,122	1,742,717	1,465,300	1,435,907	1,438,553	1,430,056	1,600,867	1,676,154	1,625,167	1,852,322
Provisions	6,501,000	7,148,475	7,405,390	7,668,727	7,938,642	8,215,314	8,498,787	8,789,233	9,086,624	9,391,741	9,704,166	10,024,287
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>14,411,000</b>	<b>19,668,655</b>	<b>20,100,810</b>	<b>18,633,754</b>	<b>18,452,469</b>	<b>18,367,912</b>	<b>18,692,351</b>	<b>19,015,332</b>	<b>19,661,761</b>	<b>20,247,351</b>	<b>21,337,363</b>	<b>21,736,370</b>
<b>Non-Current Liabilities</b>												
Payables	-	-	-	-	-	-	-	-	-	-	-	-
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	12,976,000	10,968,568	11,073,654	13,213,680	12,928,513	16,901,550	21,339,061	19,909,005	21,258,470	19,582,317	19,724,038	17,871,715
Provisions	2,899,000	2,542,393	2,576,836	2,612,141	2,648,327	2,685,418	2,722,977	2,761,014	2,799,542	2,838,574	2,878,120	2,918,195
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Liabilities</b>	<b>15,875,000</b>	<b>13,510,961</b>	<b>13,650,490</b>	<b>15,825,821</b>	<b>15,576,840</b>	<b>19,586,968</b>	<b>24,062,038</b>	<b>22,670,019</b>	<b>24,058,013</b>	<b>22,420,890</b>	<b>22,602,158</b>	<b>20,789,910</b>
<b>TOTAL LIABILITIES</b>	<b>30,286,000</b>	<b>33,179,616</b>	<b>33,751,300</b>	<b>34,459,575</b>	<b>34,029,310</b>	<b>37,954,880</b>	<b>42,754,390</b>	<b>41,685,352</b>	<b>43,719,774</b>	<b>42,668,241</b>	<b>43,939,521</b>	<b>42,526,280</b>
<b>Net Assets</b>	<b>981,277,000</b>	<b>998,547,022</b>	<b>1,066,711,571</b>	<b>1,086,043,679</b>	<b>1,119,176,503</b>	<b>1,136,965,573</b>	<b>1,150,672,736</b>	<b>1,196,064,179</b>	<b>1,216,689,719</b>	<b>1,244,201,639</b>	<b>1,266,726,673</b>	<b>1,285,134,044</b>
<b>EQUITY</b>												
Retained Earnings	405,443,000	421,765,272	460,118,565	474,661,470	493,653,815	505,323,378	518,734,402	532,721,100	547,606,923	563,700,789	580,913,229	599,291,775
Revaluation Reserves	575,834,000	576,781,750	606,593,006	611,382,209	625,522,687	631,642,195	631,938,334	663,343,079	669,082,796	680,500,849	685,813,444	685,842,269
Council Equity Interest	981,277,000	998,547,022	1,066,711,571	1,086,043,679	1,119,176,503	1,136,965,573	1,150,672,736	1,196,064,179	1,216,689,719	1,244,201,639	1,266,726,673	1,285,134,044
Minority Equity Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>981,277,000</b>	<b>998,547,022</b>	<b>1,066,711,571</b>	<b>1,086,043,679</b>	<b>1,119,176,503</b>	<b>1,136,965,573</b>	<b>1,150,672,736</b>	<b>1,196,064,179</b>	<b>1,216,689,719</b>	<b>1,244,201,639</b>	<b>1,266,726,673</b>	<b>1,285,134,044</b>

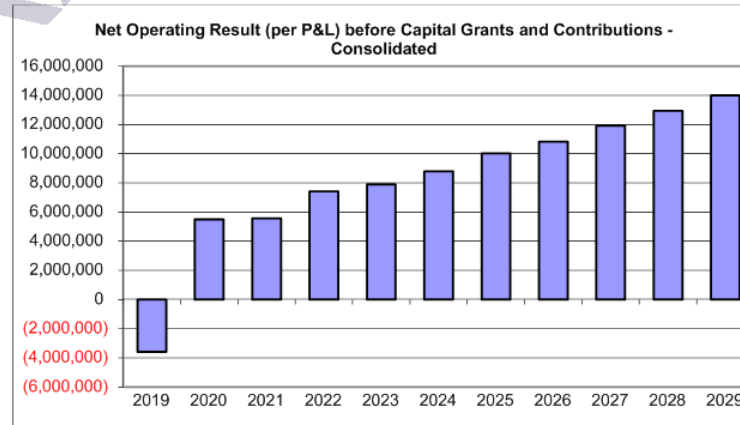
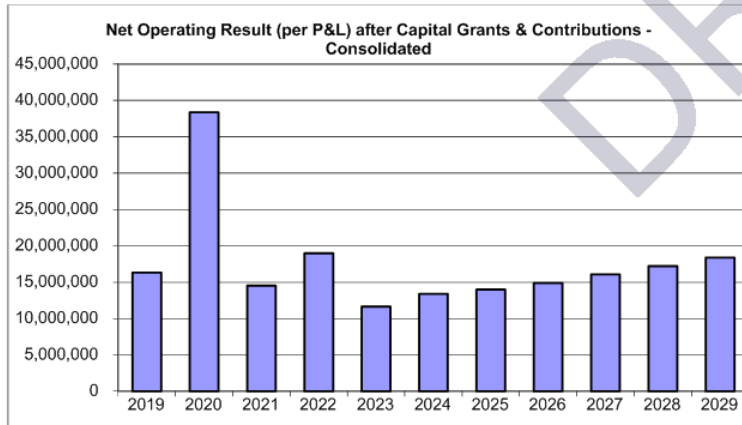
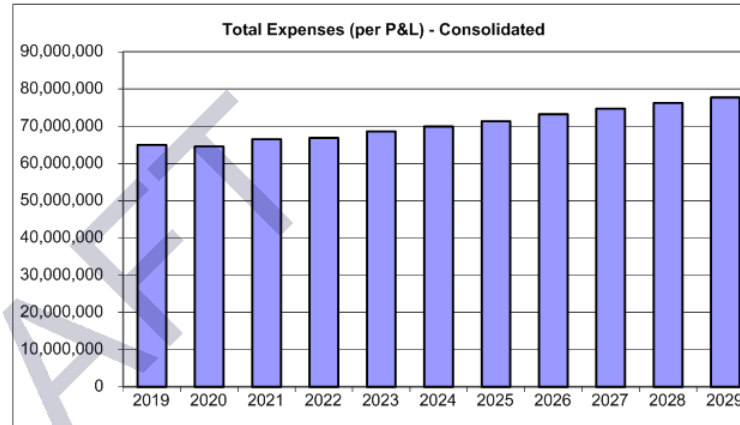
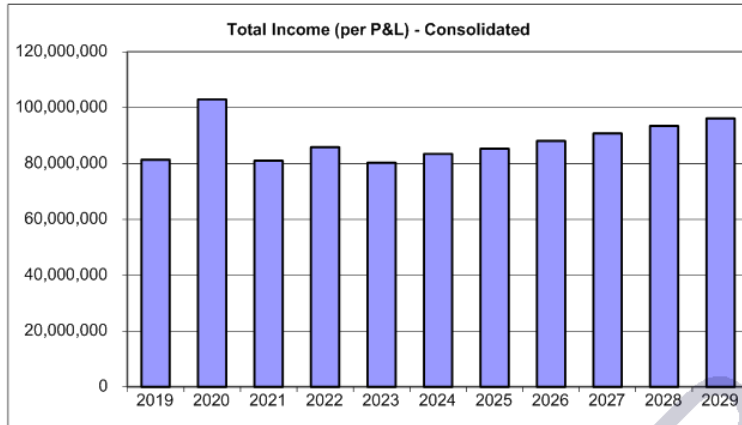


Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 CASH FLOW STATEMENT - CONSOLIDATED Scenario: Base Case	Actuals 2017/18 \$	Current Year 2018/19 \$	2019/20 \$	2020/21 \$	2021/22 \$	2022/23 \$	Projected Years					
							2023/24 \$	2024/25 \$	2025/26 \$	2026/27 \$	2027/28 \$	2028/29 \$
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	29,773,000	30,391,939	40,131,497	41,766,351	43,165,481	44,545,897	45,757,713	46,995,521	48,267,878	49,533,411	50,831,369	52,163,777
User Charges & Fees	18,301,000	15,323,337	13,000,804	12,466,026	13,019,684	13,593,339	14,093,545	14,582,956	15,090,772	15,496,504	15,885,966	16,283,116
Interest & Investment Revenue Received	1,491,000	1,970,647	1,880,077	1,856,153	1,766,302	1,807,972	1,975,345	2,459,777	2,881,943	3,390,927	3,863,551	4,215,620
Grants & Contributions	32,566,000	29,833,500	44,345,364	22,651,398	23,915,514	16,969,516	17,638,514	17,309,609	17,742,349	18,185,908	18,640,556	19,106,570
Bonds & Deposits Received	279,000	-	-	-	-	-	-	-	-	-	-	-
Other	7,239,000	3,328,896	2,901,278	3,549,145	3,385,745	3,556,113	3,561,023	3,649,911	3,741,205	3,833,660	3,929,501	4,027,739
<b>Payments:</b>												
Employee Benefits & On-Costs	(22,540,000)	(23,311,964)	(25,061,353)	(25,646,587)	(26,421,170)	(27,219,613)	(27,900,894)	(28,598,416)	(29,313,376)	(30,046,211)	(30,797,366)	(31,567,300)
Materials & Contracts	(18,326,000)	(9,724,538)	(7,070,524)	(6,415,215)	(6,222,541)	(6,339,294)	(6,505,331)	(6,676,255)	(6,851,499)	(7,040,819)	(7,234,872)	(7,433,776)
Borrowing Costs	(1,033,000)	(958,058)	(823,851)	(845,339)	(843,642)	(867,434)	(1,009,073)	(1,048,984)	(1,040,780)	(1,029,544)	(994,506)	(951,973)
Bonds & Deposits Refunded	(247,000)	-	-	-	-	-	-	-	-	-	-	-
Other	(7,176,000)	(13,163,435)	(13,184,296)	(13,485,133)	(13,819,179)	(14,161,952)	(14,516,001)	(14,878,901)	(15,250,874)	(15,632,146)	(16,022,949)	(16,423,523)
<b>Net Cash provided (or used in) Operating Activities</b>	<b>40,329,000</b>	<b>33,690,324</b>	<b>56,118,996</b>	<b>35,900,799</b>	<b>37,946,194</b>	<b>31,884,545</b>	<b>33,094,842</b>	<b>33,795,217</b>	<b>35,267,617</b>	<b>36,693,690</b>	<b>38,101,251</b>	<b>39,420,249</b>
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	74,000,000	4,570,301	8,879,920	3,232,441	2,390,538	2,506,872	786,018	51,455	1,274,349	41,117	4,032,876	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	1,810,000	2,028,600	562,910	3,034,911	2,621,965	817,183	521,716	1,088,129	644,991	784,959	1,825,577	480,814
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors Receipts	-	13,084	13,477	13,881	14,297	14,726	15,168	15,623	16,092	16,575	16,560	-
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Purchase of Investment Securities	(77,100,000)	(317,123)	(4,282,001)	(7,007,643)	(11,511,199)	(11,811,650)	(12,808,717)	(14,382,974)	(16,016,359)	(14,932,483)	(13,397,779)	(13,530,211)
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	(33,985,000)	(37,887,352)	(61,359,118)	(37,017,068)	(29,537,785)	(26,576,833)	(24,623,823)	(17,429,718)	(20,951,990)	(18,819,677)	(28,238,399)	(24,040,738)
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Intangible Assets	-	(47,828)	(73,545)	(86,474)	(45,748)	(46,894)	(46,894)	(46,894)	(46,894)	(46,894)	(46,894)	(46,894)
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash provided (or used in) Investing Activities</b>	<b>(35,275,000)</b>	<b>(31,640,416)</b>	<b>(56,258,056)</b>	<b>(37,829,963)</b>	<b>(36,067,932)</b>	<b>(35,096,596)</b>	<b>(36,156,532)</b>	<b>(30,704,379)</b>	<b>(35,079,811)</b>	<b>(32,956,404)</b>	<b>(35,808,058)</b>	<b>(37,137,029)</b>
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	1,681,399	4,000,000	1,200,000	5,500,000	6,000,000	-	3,000,000	-	2,000,000	-
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	(1,589,000)	(1,689,704)	(2,052,919)	(1,651,379)	(1,762,583)	(1,556,356)	(1,559,842)	(1,438,553)	(1,479,723)	(1,600,867)	(1,709,265)	(1,825,167)
Repayment of Finance Lease Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Distributions to Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow provided (used in) Financing Activities</b>	<b>(1,589,000)</b>	<b>(1,689,704)</b>	<b>(371,520)</b>	<b>2,348,621</b>	<b>(562,583)</b>	<b>3,943,644</b>	<b>4,440,158</b>	<b>(1,438,553)</b>	<b>1,520,277</b>	<b>(1,600,867)</b>	<b>290,735</b>	<b>(1,825,167)</b>
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	<b>3,465,000</b>	<b>360,202</b>	<b>(510,880)</b>	<b>419,467</b>	<b>1,315,678</b>	<b>731,593</b>	<b>1,378,468</b>	<b>1,652,285</b>	<b>1,708,082</b>	<b>2,136,419</b>	<b>2,583,928</b>	<b>458,052</b>
<b>plus: Cash, Cash Equivalents &amp; Investments - beginning of year</b>	<b>3,016,000</b>	<b>6,481,000</b>	<b>6,841,202</b>	<b>6,330,322</b>	<b>6,749,789</b>	<b>8,065,467</b>	<b>8,797,060</b>	<b>10,175,528</b>	<b>11,827,813</b>	<b>13,535,895</b>	<b>15,672,314</b>	<b>18,256,242</b>
<b>Cash &amp; Cash Equivalents - end of the year</b>	<b>6,481,000</b>	<b>6,841,202</b>	<b>6,330,322</b>	<b>6,749,789</b>	<b>8,065,467</b>	<b>8,797,060</b>	<b>10,175,528</b>	<b>11,827,813</b>	<b>13,535,895</b>	<b>15,672,314</b>	<b>18,256,242</b>	<b>18,714,294</b>
Cash & Cash Equivalents - end of the year	6,481,000	6,841,202	6,330,322	6,749,789	8,065,467	8,797,060	10,175,528	11,827,813	13,535,895	15,672,314	18,256,242	18,714,294
Investments - end of the year	65,824,000	61,570,822	56,972,902	60,748,105	69,868,766	78,173,543	91,196,242	105,527,761	120,269,771	135,161,137	144,526,040	158,056,251
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>72,305,000</b>	<b>68,412,024</b>	<b>63,303,225</b>	<b>67,497,894</b>	<b>77,934,233</b>	<b>87,970,604</b>	<b>101,371,770</b>	<b>117,355,574</b>	<b>133,805,666</b>	<b>150,833,452</b>	<b>162,782,281</b>	<b>176,770,545</b>
<b>Representing:</b>												
- External Restrictions	42,174,155	37,245,368	28,883,518	25,302,553	24,158,407	26,114,122	26,931,675	30,114,739	31,592,285	35,152,430	33,845,820	35,745,426
- Internal Restrictions	18,701,000	17,812,409	14,371,019	14,250,363	17,282,837	15,851,056	17,633,102	18,759,403	21,417,391	21,636,208	21,059,158	20,099,115
- Unrestricted	11,429,845	13,354,247	20,048,688	27,944,978	36,492,989	46,005,425	56,806,994	68,481,432	80,735,990	94,044,813	107,877,304	120,926,004
	<b>72,305,000</b>	<b>68,412,024</b>	<b>63,303,225</b>	<b>67,497,894</b>	<b>77,934,233</b>	<b>87,970,604</b>	<b>101,371,770</b>	<b>117,355,574</b>	<b>133,805,666</b>	<b>150,833,452</b>	<b>162,782,281</b>	<b>176,770,545</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 EQUITY STATEMENT - CONSOLIDATED Scenario: Base Case	Actuals	Current Year	Projected Years									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Opening Balance</b>	928,990,000	981,277,000	998,547,022	1,066,711,571	1,086,043,679	1,119,176,503	1,136,965,573	1,150,672,736	1,196,064,179	1,216,689,719	1,244,201,639	1,266,726,673
a. Current Year Income & Expenses Recognised direct to Equity												
- Transfers to/(from) Asset Revaluation Reserve	34,940,000	947,750	29,811,256	4,789,203	14,140,478	6,119,508	296,139	31,404,746	5,739,716	11,418,054	5,312,594	28,825
- Transfers to/(from) Other Reserves	209,000	-	-	-	-	-	-	-	-	-	-	-
- Other Income/Expenses recognised	-	-	-	-	-	-	-	-	-	-	-	-
- Other Adjustments	773,000	-	-	-	-	-	-	-	-	-	-	-
<b>Net Income Recognised Directly in Equity</b>	35,922,000	947,750	29,811,256	4,789,203	14,140,478	6,119,508	296,139	31,404,746	5,739,716	11,418,054	5,312,594	28,825
b. Net Operating Result for the Year	16,365,000	16,322,272	38,353,293	14,542,905	18,992,345	11,669,563	13,411,024	13,986,698	14,885,824	16,093,866	17,212,440	18,378,546
<b>Total Recognised Income &amp; Expenses (c&amp;d)</b>	52,287,000	17,270,022	68,164,549	19,332,108	33,132,823	17,789,070	13,707,163	45,391,443	20,625,540	27,511,919	22,525,034	18,407,372
c. Distributions to/(Contributions from) Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
d. Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>981,277,000</b>	<b>998,547,022</b>	<b>1,066,711,571</b>	<b>1,086,043,679</b>	<b>1,119,176,503</b>	<b>1,136,965,573</b>	<b>1,150,672,736</b>	<b>1,196,064,179</b>	<b>1,216,689,719</b>	<b>1,244,201,639</b>	<b>1,266,726,673</b>	<b>1,285,134,044</b>

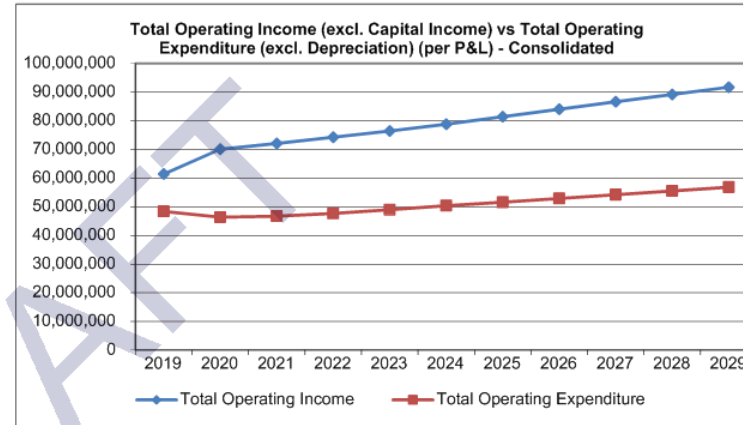
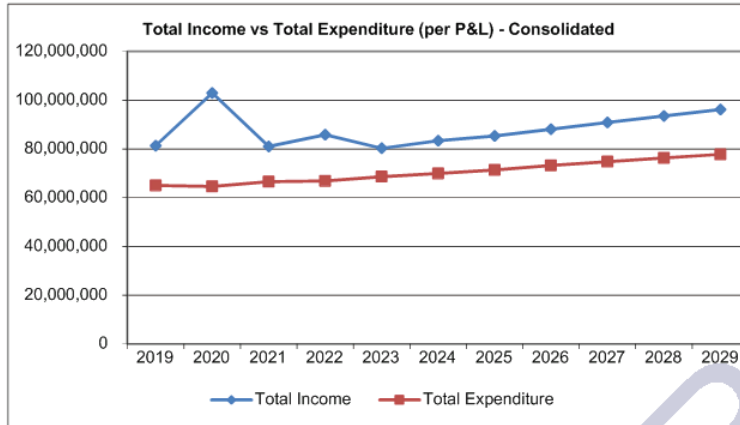
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

Income Statement Charts



**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

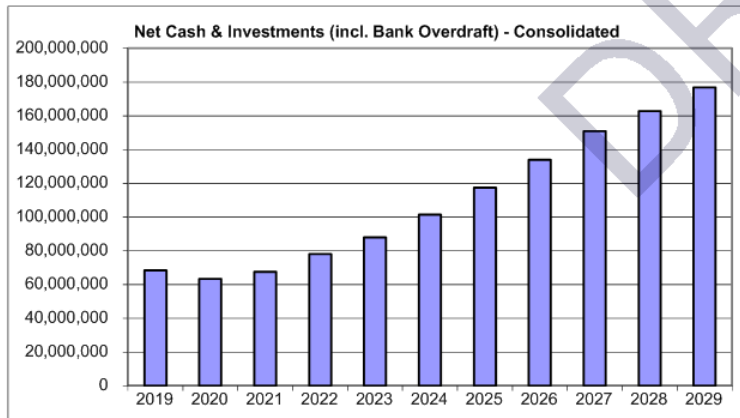
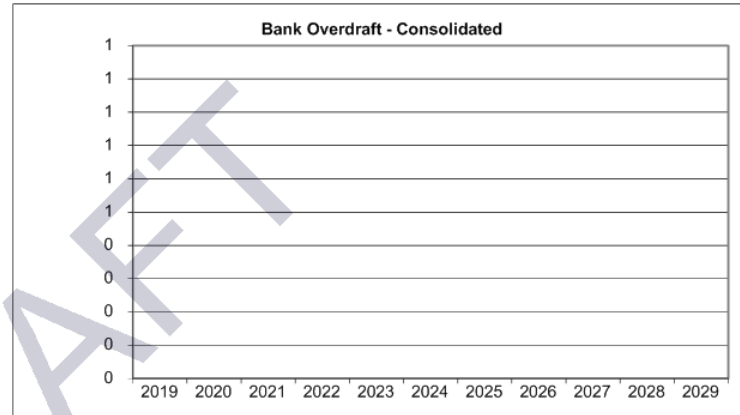
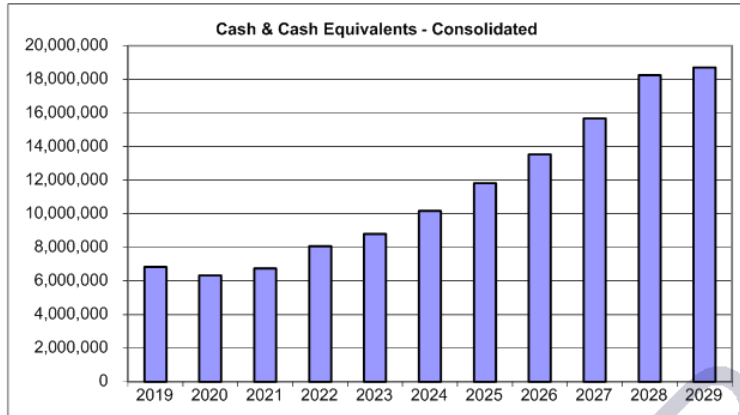
Income Statement Charts



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**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

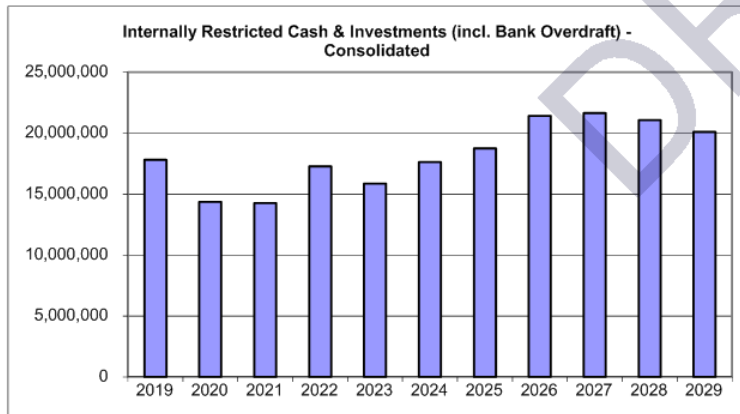
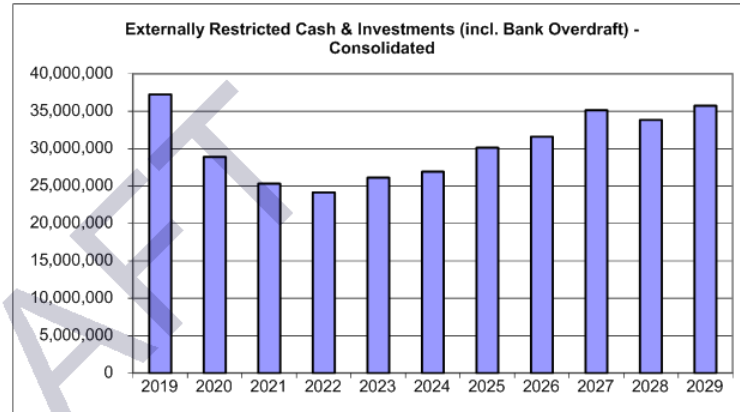
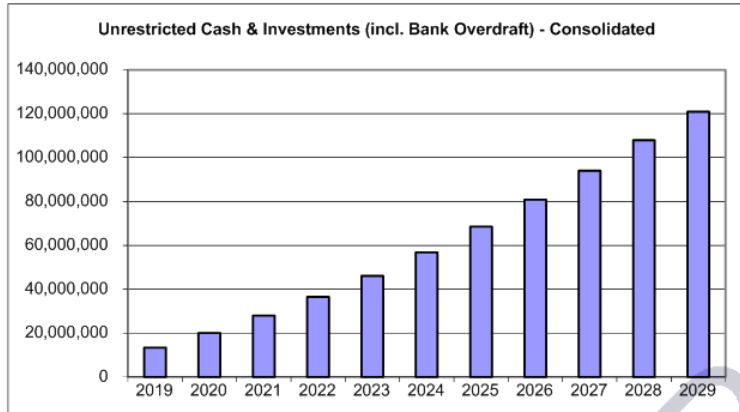
Cash, Investment & Bank Overdraft Charts





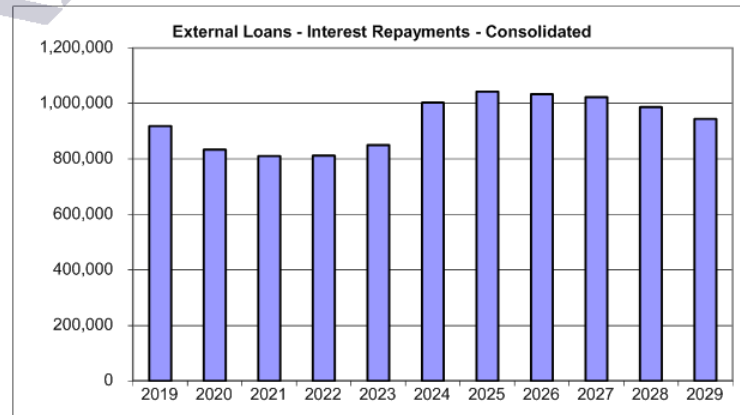
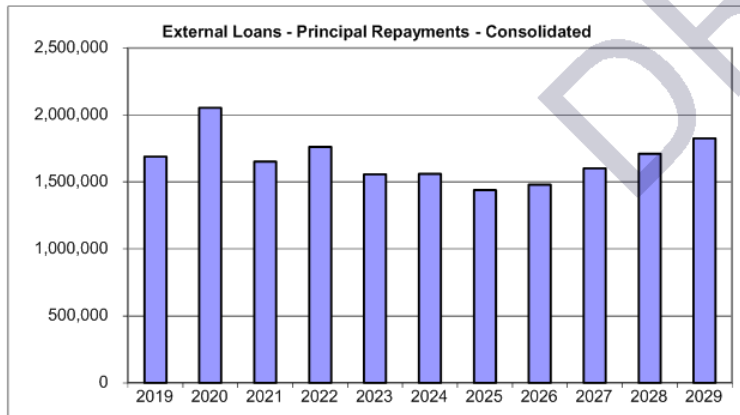
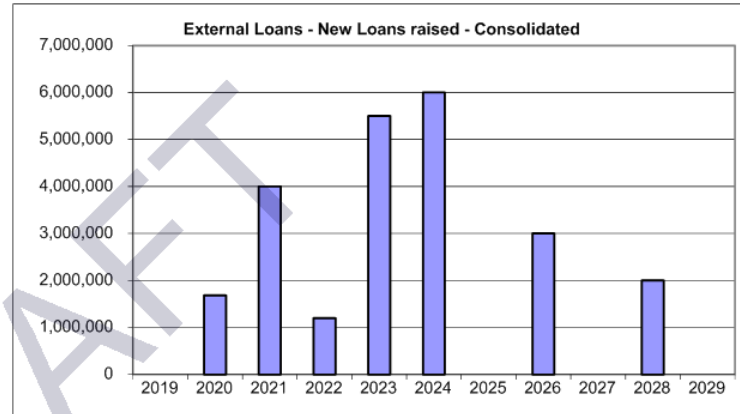
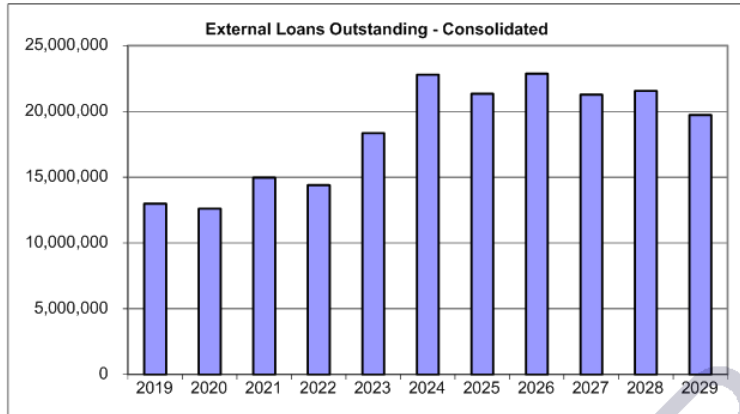
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

Cash Restrictions Charts



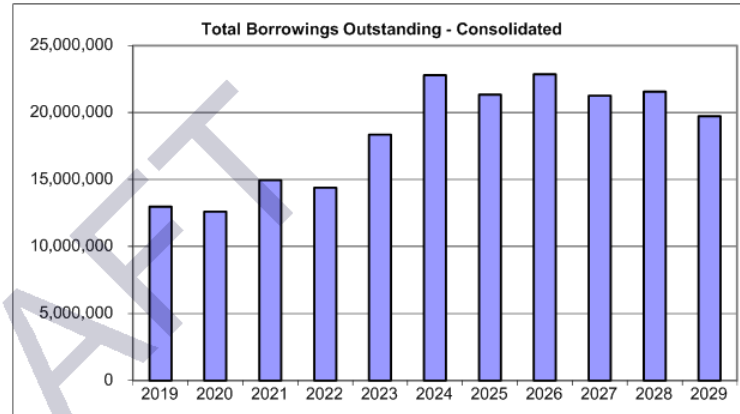
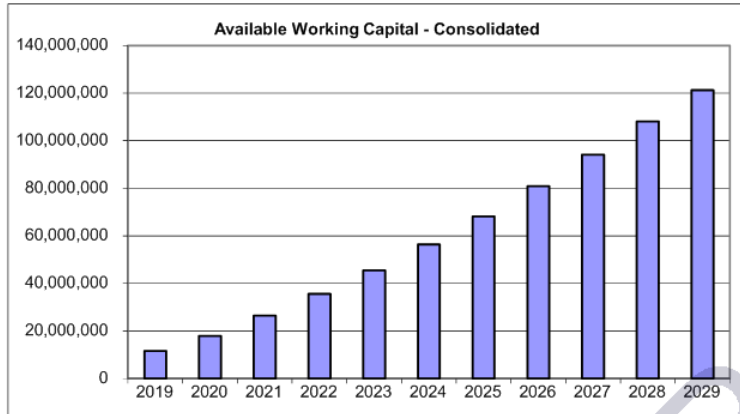
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

External Loans Charts



**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

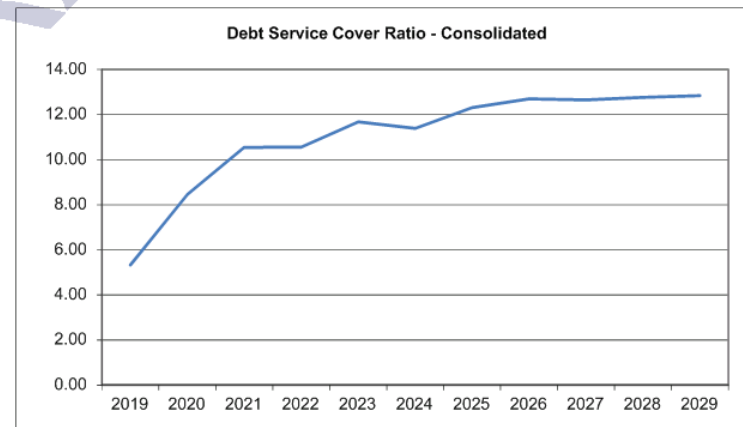
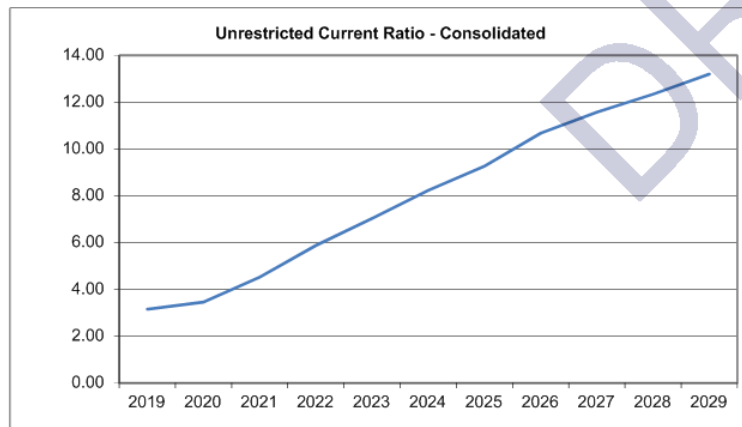
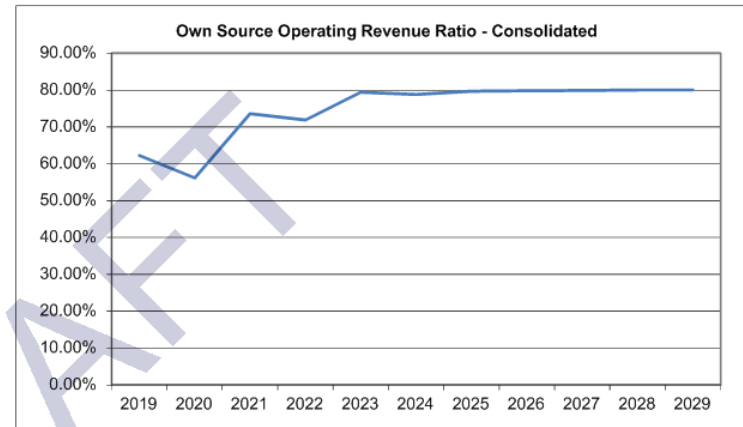
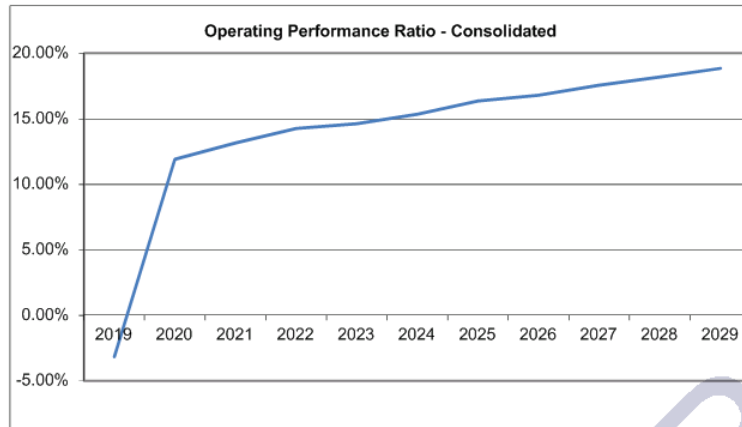
Other Charts



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**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

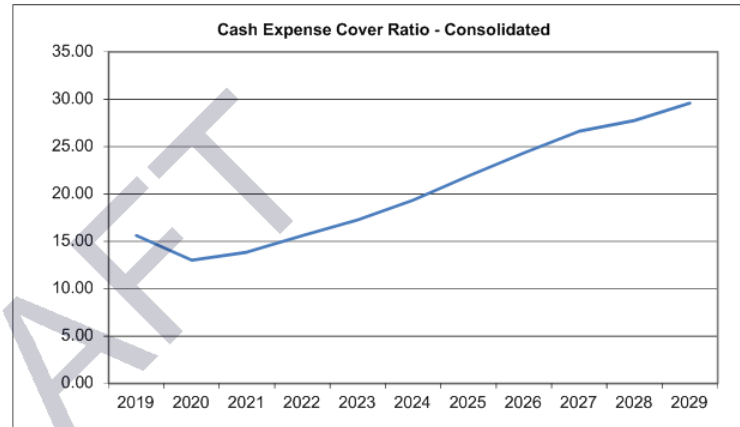
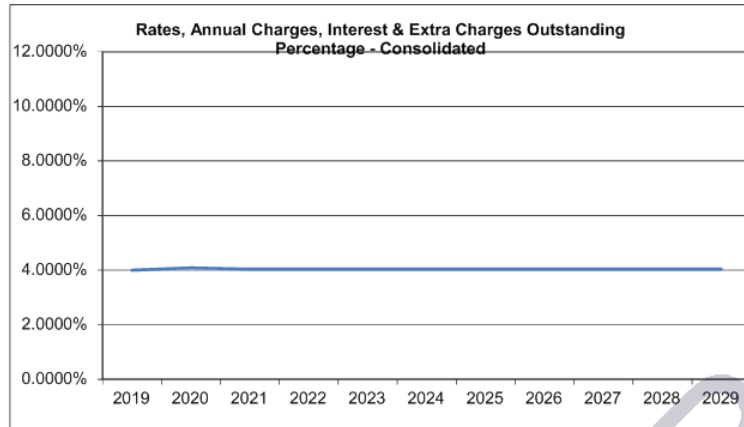
New Note 13 Ratios Charts



Minimum Amber
  Minimum Green
  Maximum Green
  Maximum Amber

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

New Note 13 Ratios Charts (continued)



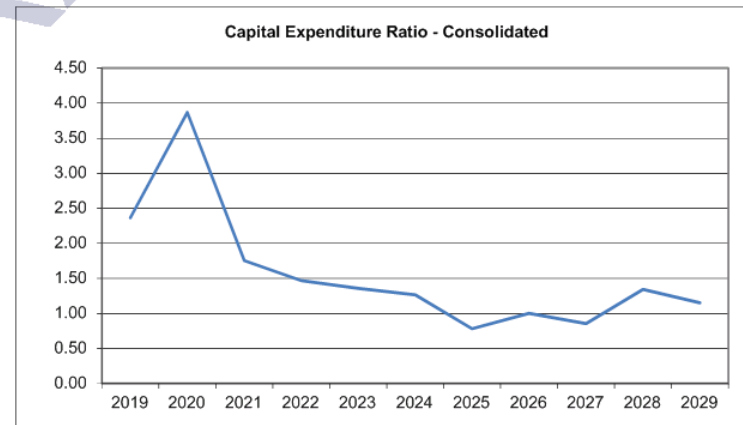
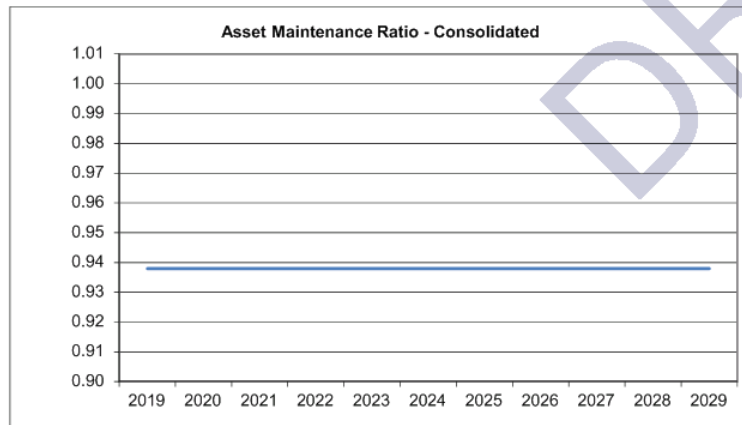
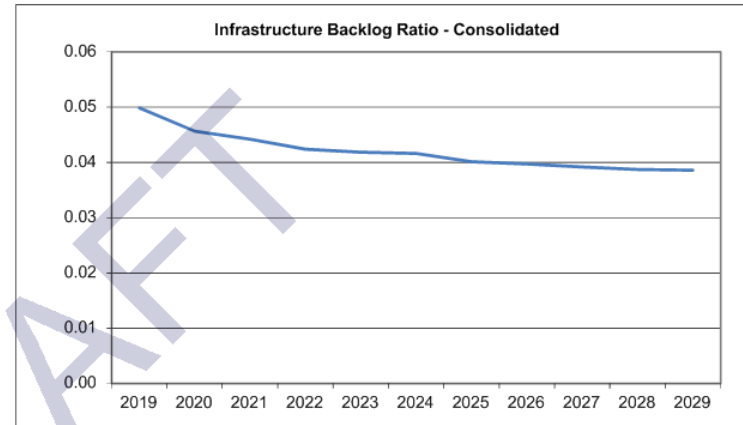
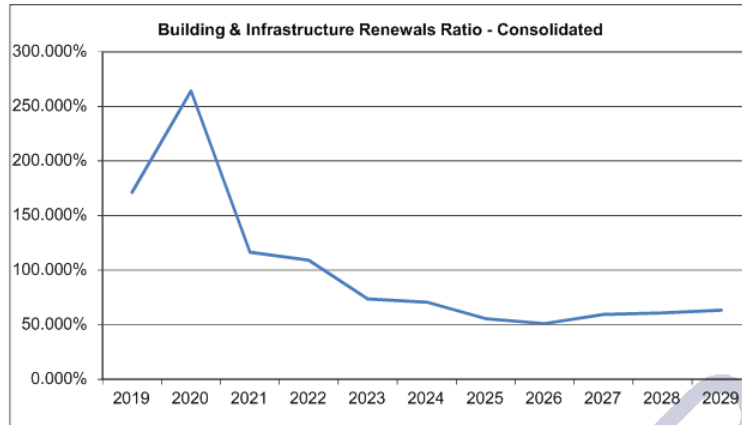
Minimum Amber
  Minimum Green
  Maximum Green
  Maximum Amber

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**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

New Special Schedule 7 Ratios Charts



Minimum Amber
  Minimum Green
  Maximum Green
  Maximum Amber

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**KEY PERFORMANCE INDICATORS - CONSOLIDATED**  
**Scenario: Base Case**

		Current Year	Projected Years									
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
<b>Council's Target Benchmarks</b>												
<b>New Note 13 Ratios</b>												
Operating Performance Ratio 1)	Snapshot											
	Actual Ratio	-3.16%	11.93%	13.16%	14.27%	14.64%	15.35%	16.37%	16.80%	17.58%	18.20%	18.86%
Own Source Operating Revenue Ratio 1)	Snapshot											
	Actual Ratio	62.27%	56.18%	73.61%	71.92%	79.42%	78.82%	79.69%	79.84%	79.94%	80.04%	80.10%
Unrestricted Current Ratio	Snapshot											
	Actual Ratio	3.16	3.46	4.53	5.89	7.03	8.23	9.28	10.68	11.58	12.35	13.21
Debt Service Cover Ratio 1)	Snapshot											
	Actual Ratio	5.93	8.45	10.55	10.56	11.68	11.39	12.31	12.70	12.66	12.77	12.85
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	Snapshot											
	Actual Ratio	4.00%	4.09%	4.04%	4.04%	4.04%	4.04%	4.04%	4.04%	4.04%	4.04%	4.04%
Cash Expense Cover Ratio 1)	Snapshot											
	Actual Ratio	15.63	13.01	13.86	15.59	17.27	19.36	21.90	24.32	26.63	27.76	29.60
<b>1) different Calculation to TCorp's calculation for same ratio</b>												
<b>New Special Schedule 7 Ratios</b>												
Building & Infrastructure Renewals Ratio	Snapshot											
	Actual Ratio	171.18%	264.21%	116.59%	109.32%	73.71%	70.77%	55.64%	51.15%	59.56%	60.94%	63.51%
Infrastructure Backlog Ratio	Snapshot											
	Actual Ratio	0.05	0.05	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
Asset Maintenance Ratio	Snapshot											
	Actual Ratio	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Capital Expenditure Ratio	Snapshot											
	Actual Ratio	2.37	3.87	1.76	1.47	1.36	1.27	0.78	1.00	0.86	1.34	1.15

APPENDIX  
**TWO**

GENERAL FUND BASE CASE



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 INCOME STATEMENT - GENERAL FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	2023/24	2024/25	2025/26	2026/27	2027/28	\$
<b>Income from Continuing Operations</b>												
<b>Revenue:</b>												
Rates & Annual Charges	17,574,000	18,010,051	27,251,940	27,933,238	28,631,572	29,347,355	30,081,039	30,833,065	31,603,891	32,393,969	33,203,838	34,033,934
User Charges & Fees	10,215,000	8,176,072	4,511,890	4,668,900	4,870,387	5,057,225	5,183,656	5,313,247	5,446,078	5,582,230	5,721,786	5,864,831
Interest & Investment Revenue	851,000	1,097,014	1,312,222	1,344,517	1,377,586	1,411,562	1,832,301	2,239,519	2,677,432	3,135,586	3,658,595	3,971,790
Other Revenues	2,282,000	2,297,631	2,802,566	2,648,125	2,697,047	2,745,785	2,814,430	2,884,790	2,956,910	3,030,833	3,106,604	3,184,269
Grants & Contributions provided for Operating Purposes	15,476,000	10,162,997	11,729,574	11,873,749	11,985,158	12,187,692	12,473,606	12,785,447	13,105,083	13,432,710	13,768,528	14,112,741
Grants & Contributions provided for Capital Purposes	13,667,000	17,979,310	29,184,139	7,802,721	10,882,527	3,062,379	3,138,939	3,217,412	3,297,847	3,380,293	3,464,801	3,551,421
<b>Other Income:</b>												
Net gains from the disposal of assets	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>60,045,000</b>	<b>57,723,075</b>	<b>76,592,331</b>	<b>56,271,250</b>	<b>60,444,277</b>	<b>53,811,998</b>	<b>55,523,970</b>	<b>57,273,480</b>	<b>59,087,242</b>	<b>60,955,641</b>	<b>62,834,152</b>	<b>64,718,986</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	17,487,000	18,067,614	19,135,593	19,535,165	20,127,830	20,737,842	21,256,288	21,787,696	22,332,388	22,890,698	23,462,965	24,049,539
Borrowing Costs	278,000	222,893	198,385	140,826	92,725	53,508	40,254	34,588	28,722	22,649	16,362	9,852
Materials & Contracts	8,908,000	4,758,778	1,372,627	843,347	539,549	536,423	549,834	563,580	577,670	592,111	606,914	622,807
Depreciation & Amortisation	12,281,000	11,551,994	11,800,795	12,315,768	12,417,114	12,417,114	12,443,905	12,554,311	13,153,050	13,277,915	13,277,915	13,404,547
Impairment	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	1,321,000	8,176,105	8,128,520	8,302,969	8,507,490	8,717,420	8,935,356	9,158,740	9,387,708	9,622,401	9,862,961	10,109,535
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	5,313,000	1,524,054	2,643,644	3,699,735	2,957,172	3,066,181	3,066,181	3,066,181	3,066,181	3,066,181	3,066,181	3,066,181
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>45,588,000</b>	<b>44,301,438</b>	<b>43,279,564</b>	<b>44,837,810</b>	<b>44,641,880</b>	<b>45,528,488</b>	<b>46,291,818</b>	<b>47,165,096</b>	<b>48,545,719</b>	<b>49,471,955</b>	<b>50,293,298</b>	<b>51,261,742</b>
<b>Operating Result from Continuing Operations</b>	<b>14,457,000</b>	<b>13,421,637</b>	<b>33,312,767</b>	<b>11,433,440</b>	<b>15,802,397</b>	<b>8,283,510</b>	<b>9,232,152</b>	<b>10,108,384</b>	<b>10,541,523</b>	<b>11,483,686</b>	<b>12,540,853</b>	<b>13,457,243</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>14,457,000</b>	<b>13,421,637</b>	<b>33,312,767</b>	<b>11,433,440</b>	<b>15,802,397</b>	<b>8,283,510</b>	<b>9,232,152</b>	<b>10,108,384</b>	<b>10,541,523</b>	<b>11,483,686</b>	<b>12,540,853</b>	<b>13,457,243</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>790,000</b>	<b>(4,557,673)</b>	<b>4,128,628</b>	<b>3,630,719</b>	<b>4,919,870</b>	<b>5,221,131</b>	<b>6,093,213</b>	<b>6,890,972</b>	<b>7,243,676</b>	<b>8,103,392</b>	<b>9,076,052</b>	<b>9,905,823</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 BALANCE SHEET - GENERAL FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					
	\$	\$	\$	\$	\$	\$	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	3,769,000	4,093,282	4,569,059	5,347,686	6,626,709	7,823,930	9,244,283	10,643,770	12,255,602	13,806,286	15,240,059	16,572,725
Investments	32,467,000	35,440,358	39,559,726	46,301,217	57,375,217	67,740,971	80,038,641	92,155,650	106,111,178	119,537,270	131,951,133	143,489,595
Receivables	4,406,000	6,002,827	6,312,707	4,991,704	5,489,033	5,186,820	5,477,586	5,758,685	6,070,756	6,377,154	6,652,226	6,927,171
Inventories	975,000	1,898,828	1,557,245	1,532,021	1,538,452	1,575,766	1,615,410	1,656,046	1,697,697	1,740,389	1,784,149	1,829,003
Other	-	39,389	34,409	34,299	34,689	35,532	36,421	37,331	38,265	39,221	40,202	41,207
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Assets</b>	<b>41,617,000</b>	<b>47,474,683</b>	<b>52,033,147</b>	<b>58,206,928</b>	<b>71,064,101</b>	<b>82,363,020</b>	<b>96,412,342</b>	<b>110,251,481</b>	<b>126,173,498</b>	<b>141,500,320</b>	<b>155,667,769</b>	<b>168,859,701</b>
<b>Non-Current Assets</b>												
Investments	5,816,000	1,399,177	1,561,808	1,827,961	2,265,160	2,674,397	3,159,906	3,638,283	4,189,244	4,719,302	5,209,399	5,664,934
Receivables	181,000	309,996	154,082	368,711	301,713	137,084	112,548	150,135	94,468	97,512	190,043	68,474
Inventories	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure, Property, Plant & Equipment	756,830,000	773,932,183	833,334,086	839,793,599	841,918,159	843,639,572	838,694,199	866,213,987	864,814,552	860,951,741	864,587,342	864,855,487
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	343,000	277,936	236,998	208,989	140,254	72,665	94,559	116,453	138,347	160,241	182,135	204,029
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Assets</b>	<b>763,170,000</b>	<b>775,919,292</b>	<b>835,286,975</b>	<b>842,199,259</b>	<b>844,625,286</b>	<b>846,423,719</b>	<b>842,061,212</b>	<b>870,118,857</b>	<b>869,236,611</b>	<b>865,928,797</b>	<b>870,168,918</b>	<b>870,792,925</b>
<b>TOTAL ASSETS</b>	<b>804,787,000</b>	<b>823,393,974</b>	<b>887,320,123</b>	<b>906,406,188</b>	<b>915,689,387</b>	<b>928,786,738</b>	<b>938,473,554</b>	<b>980,370,338</b>	<b>995,410,109</b>	<b>1,007,429,117</b>	<b>1,025,836,687</b>	<b>1,039,652,626</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Payables	3,951,000	7,594,722	8,176,721	6,333,550	6,214,290	5,679,284	5,658,397	5,908,427	5,850,690	6,113,069	6,475,629	6,611,047
Income received in advance	765,000	1,816,036	1,575,117	1,610,993	1,656,702	1,701,691	1,744,233	1,787,839	1,832,535	1,878,348	1,925,307	1,973,439
Borrowings	711,000	1,402,033	885,088	809,558	436,183	180,476	186,142	172,008	178,080	184,368	190,877	137,925
Provisions	6,501,000	6,692,005	6,944,657	7,203,625	7,469,061	7,741,141	8,020,024	8,305,878	8,598,879	8,899,205	9,207,039	9,522,569
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>11,928,000</b>	<b>17,504,796</b>	<b>17,583,582</b>	<b>15,957,226</b>	<b>15,776,236</b>	<b>15,282,591</b>	<b>15,588,795</b>	<b>16,174,152</b>	<b>16,460,184</b>	<b>17,074,990</b>	<b>17,798,852</b>	<b>18,244,981</b>
<b>Non-Current Liabilities</b>												
Payables	-	-	-	-	-	-	-	-	-	-	-	-
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	3,082,000	1,681,497	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925	-
Provisions	633,000	711,995	729,343	747,125	765,351	784,034	803,183	822,812	842,931	863,553	884,690	906,356
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Liabilities</b>	<b>3,715,000</b>	<b>2,393,492</b>	<b>3,164,960</b>	<b>2,373,184</b>	<b>1,955,227</b>	<b>1,813,433</b>	<b>1,666,441</b>	<b>1,514,062</b>	<b>1,356,101</b>	<b>1,192,355</b>	<b>1,022,615</b>	<b>906,356</b>
<b>TOTAL LIABILITIES</b>	<b>15,643,000</b>	<b>19,898,287</b>	<b>20,748,542</b>	<b>18,330,910</b>	<b>17,731,463</b>	<b>17,096,025</b>	<b>17,255,236</b>	<b>17,688,214</b>	<b>17,816,285</b>	<b>18,267,345</b>	<b>18,821,467</b>	<b>19,151,337</b>
<b>Net Assets</b>	<b>789,144,000</b>	<b>803,495,687</b>	<b>866,571,580</b>	<b>882,075,277</b>	<b>897,957,924</b>	<b>911,690,713</b>	<b>921,218,318</b>	<b>962,682,124</b>	<b>977,593,824</b>	<b>989,161,773</b>	<b>1,007,015,220</b>	<b>1,020,501,289</b>
<b>EQUITY</b>												
Retained Earnings	291,657,000	305,078,637	338,391,404	349,824,844	365,627,240	373,910,750	383,142,902	393,251,286	403,792,809	415,276,495	427,817,348	441,274,592
Revaluation Reserves	497,487,000	498,417,050	528,180,176	532,250,434	532,330,684	537,779,964	538,075,416	569,430,838	573,801,015	573,885,278	579,197,872	579,226,697
Council Equity Interest	789,144,000	803,495,687	866,571,580	882,075,277	897,957,924	911,690,713	921,218,318	962,682,124	977,593,824	989,161,773	1,007,015,220	1,020,501,289
Minority Equity Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>789,144,000</b>	<b>803,495,687</b>	<b>866,571,580</b>	<b>882,075,277</b>	<b>897,957,924</b>	<b>911,690,713</b>	<b>921,218,318</b>	<b>962,682,124</b>	<b>977,593,824</b>	<b>989,161,773</b>	<b>1,007,015,220</b>	<b>1,020,501,289</b>



Mid-Western Regional Council  
10 Year Financial Plan for the Years ending 30 June 2029  
CASH FLOW STATEMENT - GENERAL FUND  
Scenario: Base Case

	Actuals 2017/18 \$	Current Year 2018/19 \$	2019/20 \$	2020/21 \$	2021/22 \$	2022/23 \$	Projected Years					2028/29 \$
							2023/24 \$	2024/25 \$	2025/26 \$	2026/27 \$	2027/28 \$	
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	17,781,730	26,920,792	27,908,826	28,606,550	29,321,708	30,054,750	30,806,119	31,576,272	32,365,679	33,174,821	34,004,191
User Charges & Fees	-	7,958,309	5,515,212	4,625,908	4,815,216	5,006,065	5,149,037	5,277,763	5,409,707	5,544,949	5,683,573	5,825,662
Interest & Investment Revenue Received	-	1,170,799	1,175,486	1,242,048	1,160,406	1,241,961	1,605,824	2,025,921	2,434,156	2,899,407	3,349,322	3,771,408
Grants & Contributions	-	27,293,754	40,153,322	20,940,905	22,677,685	15,703,613	15,590,964	15,979,620	16,379,110	16,788,588	17,208,303	17,638,510
Bonds & Deposits Received	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	2,981,492	2,250,365	2,882,856	2,702,506	2,855,662	2,843,375	2,914,277	2,987,134	3,061,813	3,136,358	3,216,817
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(17,655,081)	(18,854,440)	(19,255,030)	(19,839,470)	(20,442,245)	(20,954,091)	(21,477,944)	(22,014,892)	(22,565,265)	(23,129,396)	(23,707,631)
Materials & Contracts	-	(3,442,696)	(1,495,135)	(824,536)	(505,201)	(490,691)	(502,048)	(514,599)	(527,464)	(540,651)	(554,167)	(568,021)
Borrowing Costs	-	(262,940)	(189,005)	(175,831)	(124,743)	(70,759)	(46,600)	(41,159)	(35,525)	(29,692)	(23,653)	(17,402)
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	(8,140,585)	(8,102,520)	(8,276,320)	(8,480,175)	(8,689,422)	(8,906,656)	(9,129,324)	(9,357,557)	(9,591,496)	(9,831,284)	(10,077,066)
<b>Net Cash provided (or used in) Operating Activities</b>	-	27,684,782	47,374,078	29,068,627	31,012,773	24,435,891	24,834,553	25,840,674	26,850,940	27,933,332	29,015,876	30,086,469
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	1,443,466	-	-	-	-	-	-	-	-	-	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	-	2,028,600	562,910	3,034,911	2,621,965	817,183	521,716	1,088,129	644,991	784,959	1,825,577	480,814
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors Receipts	-	13,084	13,477	13,881	14,297	14,726	15,168	15,623	16,092	16,575	16,560	-
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Purchase of Investment Securities	-	-	(4,282,001)	(7,007,643)	(11,511,199)	(10,774,991)	(12,783,179)	(12,595,385)	(14,506,490)	(13,956,151)	(12,903,960)	(11,993,998)
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-	(30,088,252)	(43,356,317)	(23,359,596)	(20,003,508)	(12,812,511)	(10,960,535)	(12,736,518)	(11,174,800)	(13,003,057)	(16,289,019)	(17,002,848)
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Intangible Assets	-	(47,828)	(73,545)	(86,474)	(45,748)	(46,894)	(46,894)	(46,894)	(46,894)	(46,894)	(46,894)	(46,894)
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash provided (or used in) Investing Activities</b>	-	(26,651,030)	(47,135,475)	(27,404,912)	(28,924,193)	(22,802,487)	(23,253,724)	(24,275,045)	(25,067,100)	(26,204,568)	(27,397,735)	(28,562,925)
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	1,681,399	-	-	-	-	-	-	-	-	-
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	(709,470)	(1,444,224)	(885,088)	(809,558)	(436,183)	(160,476)	(166,142)	(172,008)	(178,080)	(184,368)	(190,877)
Repayment of Finance Lease Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Distributions to Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	(709,470)	237,175	(885,088)	(809,558)	(436,183)	(160,476)	(166,142)	(172,008)	(178,080)	(184,368)	(190,877)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	324,282	475,778	778,627	1,279,022	1,197,221	1,420,353	1,399,487	1,611,832	1,550,683	1,433,773	1,332,666
<b>plus: Cash, Cash Equivalents &amp; Investments - beginning of year</b>	-	3,769,000	4,093,282	4,569,059	5,347,686	6,626,709	7,823,930	9,244,283	10,643,770	12,255,602	13,806,286	15,240,059
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	<b>4,093,282</b>	<b>4,569,059</b>	<b>5,347,686</b>	<b>6,626,709</b>	<b>7,823,930</b>	<b>9,244,283</b>	<b>10,643,770</b>	<b>12,255,602</b>	<b>13,806,286</b>	<b>15,240,059</b>	<b>16,572,725</b>
Cash & Cash Equivalents - end of the year	3,769,000	4,093,282	4,569,059	5,347,686	6,626,709	7,823,930	9,244,283	10,643,770	12,255,602	13,806,286	15,240,059	16,572,725
Investments - end of the year	38,283,000	36,839,534	41,121,535	48,129,178	59,640,377	70,415,368	83,198,547	95,793,932	110,300,422	124,256,572	137,180,532	149,154,529
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>42,052,000</b>	<b>40,932,816</b>	<b>45,690,594</b>	<b>53,476,865</b>	<b>66,267,086</b>	<b>78,239,298</b>	<b>92,442,830</b>	<b>106,437,702</b>	<b>122,556,024</b>	<b>138,062,858</b>	<b>152,400,591</b>	<b>165,727,255</b>
<b>Representing:</b>												
- External Restrictions	16,727,000	13,775,677	14,572,173	14,276,289	15,045,676	16,695,340	18,386,246	20,119,424	21,895,932	23,716,852	25,583,296	27,496,400
- Internal Restrictions	14,816,000	15,739,535	12,111,125	11,926,344	14,873,589	15,179,500	16,978,546	17,665,847	19,999,835	20,705,652	19,448,602	18,062,559
- Unrestricted	10,509,000	11,417,604	19,007,296	27,274,232	36,347,821	46,384,458	57,078,039	68,652,431	80,660,258	93,640,354	107,368,693	120,168,296
	<b>42,052,000</b>	<b>40,932,816</b>	<b>45,690,594</b>	<b>53,476,865</b>	<b>66,267,086</b>	<b>78,239,298</b>	<b>92,442,830</b>	<b>106,437,702</b>	<b>122,556,024</b>	<b>138,062,858</b>	<b>152,400,591</b>	<b>165,727,255</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 EQUITY STATEMENT - GENERAL FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	2023/24	2024/25	2025/26	2026/27	2027/28	\$
<b>Opening Balance</b>	745,463,000	789,144,000	803,495,687	866,571,580	882,075,277	897,957,924	911,690,713	921,218,318	962,682,124	977,593,824	989,161,773	1,007,015,220
a. Current Year Income & Expenses Recognised direct to Equity												
- Transfers to/(from) Asset Revaluation Reserve	28,583,000	930,050	29,763,126	4,070,257	80,250	5,449,280	295,452	31,355,423	4,370,177	84,263	5,312,594	28,825
- Transfers to/(from) Other Reserves	209,000	-	-	-	-	-	-	-	-	-	-	-
- Other Income/Expenses recognised	-	-	-	-	-	-	-	-	-	-	-	-
- Other Adjustments	432,000	-	-	-	-	-	-	-	-	-	-	-
<b>Net Income Recognised Directly in Equity</b>	<b>29,224,000</b>	<b>930,050</b>	<b>29,763,126</b>	<b>4,070,257</b>	<b>80,250</b>	<b>5,449,280</b>	<b>295,452</b>	<b>31,355,423</b>	<b>4,370,177</b>	<b>84,263</b>	<b>5,312,594</b>	<b>28,825</b>
b. Net Operating Result for the Year	14,457,000	13,421,637	33,312,767	11,433,440	15,802,397	8,283,510	9,232,152	10,108,384	10,541,523	11,483,686	12,540,853	13,457,243
<b>Total Recognised Income &amp; Expenses (c&amp;d)</b>	<b>43,681,000</b>	<b>14,351,687</b>	<b>63,075,893</b>	<b>15,503,697</b>	<b>15,882,647</b>	<b>13,732,790</b>	<b>9,527,604</b>	<b>41,463,807</b>	<b>14,911,700</b>	<b>11,567,948</b>	<b>17,853,447</b>	<b>13,486,069</b>
c. Distributions to/(Contributions from) Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
d. Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>789,144,000</b>	<b>803,495,687</b>	<b>866,571,580</b>	<b>882,075,277</b>	<b>897,957,924</b>	<b>911,690,713</b>	<b>921,218,318</b>	<b>962,682,124</b>	<b>977,593,824</b>	<b>989,161,773</b>	<b>1,007,015,220</b>	<b>1,020,501,289</b>

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APPENDIX  
**THREE**

WATER FUND BASE CASE



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 INCOME STATEMENT - WATER FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Income from Continuing Operations</b>												
Revenue:												
Rates & Annual Charges	1,355,000	1,402,873	1,522,247	1,603,050	1,694,812	1,788,111	1,871,001	1,957,682	2,048,326	2,099,534	2,152,022	2,205,823
User Charges & Fees	6,217,000	5,785,827	6,166,437	6,474,792	6,805,756	7,180,350	7,469,458	7,792,205	8,129,199	8,320,369	8,516,319	8,717,168
Interest & Investment Revenue	379,000	287,569	242,217	248,272	254,473	260,844	86,031	146,019	105,628	113,391	115,115	135,937
Other Revenues	2,000	1,136	2,000	2,050	2,101	2,154	2,208	2,263	2,320	2,378	2,437	2,498
Grants & Contributions provided for Operating Purposes	63,000	175,459	165,214	166,453	167,713	168,999	173,224	177,555	181,993	186,543	191,207	195,987
Grants & Contributions provided for Capital Purposes	335,000	1,281,309	2,581,309	961,250	472,770	484,605	496,720	509,138	521,867	534,913	548,286	561,993
<b>Other Income:</b>												
Net gains from the disposal of assets	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>8,351,000</b>	<b>8,934,173</b>	<b>10,679,424</b>	<b>9,455,867</b>	<b>9,397,625</b>	<b>9,865,063</b>	<b>10,098,642</b>	<b>10,584,861</b>	<b>10,989,332</b>	<b>11,257,128</b>	<b>11,525,386</b>	<b>11,819,406</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	1,533,000	1,726,048	1,931,488	1,988,927	2,048,084	2,108,953	2,161,677	2,215,719	2,271,112	2,327,890	2,386,087	2,445,739
Borrowing Costs	160,000	135,529	108,151	88,602	92,053	202,933	382,602	448,641	488,780	528,545	546,478	561,521
Materials & Contracts	1,410,000	1,666,042	1,618,798	1,607,124	1,645,138	1,684,186	1,726,291	1,769,448	1,813,684	1,859,026	1,905,502	1,953,139
Depreciation & Amortisation	1,762,000	1,780,193	1,821,419	1,821,419	1,821,419	1,925,293	1,925,377	1,925,377	1,925,377	1,925,377	2,061,777	2,061,777
Impairment	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	2,007,000	2,252,958	2,254,852	2,311,221	2,368,981	2,428,237	2,488,943	2,551,167	2,614,946	2,680,319	2,747,327	2,816,011
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	157,000	63,983	65,487	67,124	68,801	70,523	70,523	70,523	70,523	70,523	70,523	70,523
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>7,029,000</b>	<b>7,624,753</b>	<b>7,800,195</b>	<b>7,884,417</b>	<b>8,044,476</b>	<b>8,420,125</b>	<b>8,755,413</b>	<b>8,980,874</b>	<b>9,184,422</b>	<b>9,391,680</b>	<b>9,717,694</b>	<b>9,908,710</b>
<b>Operating Result from Continuing Operations</b>	<b>1,322,000</b>	<b>1,309,420</b>	<b>2,879,229</b>	<b>1,571,450</b>	<b>1,353,149</b>	<b>1,444,938</b>	<b>1,343,229</b>	<b>1,603,987</b>	<b>1,804,910</b>	<b>1,865,448</b>	<b>1,807,692</b>	<b>1,910,696</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>1,322,000</b>	<b>1,309,420</b>	<b>2,879,229</b>	<b>1,571,450</b>	<b>1,353,149</b>	<b>1,444,938</b>	<b>1,343,229</b>	<b>1,603,987</b>	<b>1,804,910</b>	<b>1,865,448</b>	<b>1,807,692</b>	<b>1,910,696</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>987,000</b>	<b>28,111</b>	<b>297,920</b>	<b>610,200</b>	<b>880,379</b>	<b>960,333</b>	<b>846,509</b>	<b>1,094,849</b>	<b>1,283,043</b>	<b>1,330,535</b>	<b>1,259,406</b>	<b>1,348,703</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 BALANCE SHEET - WATER FUND Scenario: Base Case												
	Actuals	Current Year	Projected Years									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	1,257,000	1,166,511	710,229	481,702	783,973	427,350	425,055	419,338	277,743	932,153	2,240,073	1,119,758
Investments	10,825,000	10,099,884	6,149,306	4,170,672	4,170,672	3,700,081	3,680,209	3,630,708	2,404,756	2,404,756	2,404,756	2,404,756
Receivables	1,436,000	1,185,184	1,286,734	1,329,614	1,397,276	1,469,672	1,534,603	1,602,460	1,673,375	1,714,453	1,756,557	1,799,715
Inventories	202,000	264,518	251,814	252,283	258,227	264,332	270,940	277,714	284,656	291,773	299,087	306,544
Other	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Assets</b>	<b>13,720,000</b>	<b>12,716,098</b>	<b>8,378,083</b>	<b>6,234,272</b>	<b>6,610,148</b>	<b>5,861,435</b>	<b>5,910,807</b>	<b>5,930,219</b>	<b>4,640,530</b>	<b>5,343,135</b>	<b>6,700,454</b>	<b>5,630,773</b>
<b>Non-Current Assets</b>												
Investments	1,939,000	398,715	242,757	164,646	164,646	146,069	145,284	143,330	94,933	94,933	94,933	94,933
Receivables	-	-	-	-	-	-	-	-	-	-	-	-
Inventories	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure, Property, Plant & Equipment	76,328,000	79,665,163	86,860,734	90,305,899	96,585,662	104,455,065	110,011,165	110,986,265	116,808,364	123,190,993	125,096,693	127,440,393
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Assets</b>	<b>78,270,000</b>	<b>80,066,878</b>	<b>87,106,491</b>	<b>90,473,545</b>	<b>96,753,308</b>	<b>104,604,134</b>	<b>110,159,449</b>	<b>111,132,595</b>	<b>116,906,297</b>	<b>123,288,926</b>	<b>125,194,626</b>	<b>127,538,326</b>
<b>TOTAL ASSETS</b>	<b>91,990,000</b>	<b>92,782,976</b>	<b>95,484,574</b>	<b>96,707,817</b>	<b>103,363,456</b>	<b>110,465,568</b>	<b>116,070,256</b>	<b>117,062,813</b>	<b>121,546,828</b>	<b>128,632,060</b>	<b>131,895,080</b>	<b>133,169,099</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Payables	323,000	429,322	543,223	431,625	390,802	569,457	521,177	391,113	544,072	391,101	446,342	467,612
Income received in advance	185,000	40,137	42,924	45,084	47,402	49,886	52,118	54,450	56,886	58,308	59,766	61,260
Borrowings	477,000	294,319	313,869	334,418	397,272	609,715	483,697	426,624	546,194	568,261	659,441	686,083
Provisions	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>985,000</b>	<b>763,778</b>	<b>900,016</b>	<b>811,127</b>	<b>835,476</b>	<b>1,229,058</b>	<b>1,056,992</b>	<b>872,187</b>	<b>1,147,152</b>	<b>1,017,669</b>	<b>1,165,549</b>	<b>1,214,955</b>
<b>Non-Current Liabilities</b>												
Payables	-	-	-	-	-	-	-	-	-	-	-	-
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	1,753,000	1,457,778	1,143,909	809,491	1,592,352	6,391,581	10,825,106	10,398,481	12,802,620	12,234,359	13,541,806	12,855,724
Provisions	-	-	-	-	-	-	-	-	-	-	-	-
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Liabilities</b>	<b>1,753,000</b>	<b>1,457,778</b>	<b>1,143,909</b>	<b>809,491</b>	<b>1,592,352</b>	<b>6,391,581</b>	<b>10,825,106</b>	<b>10,398,481</b>	<b>12,802,620</b>	<b>12,234,359</b>	<b>13,541,806</b>	<b>12,855,724</b>
<b>TOTAL LIABILITIES</b>	<b>2,738,000</b>	<b>2,221,556</b>	<b>2,043,925</b>	<b>1,620,618</b>	<b>2,427,828</b>	<b>7,620,639</b>	<b>11,882,098</b>	<b>11,270,668</b>	<b>13,949,772</b>	<b>13,252,028</b>	<b>14,707,355</b>	<b>14,070,679</b>
<b>Net Assets</b>	<b>89,252,000</b>	<b>90,561,420</b>	<b>93,440,649</b>	<b>95,087,199</b>	<b>100,935,628</b>	<b>102,844,929</b>	<b>104,188,158</b>	<b>105,792,146</b>	<b>107,597,055</b>	<b>115,380,032</b>	<b>117,187,724</b>	<b>119,098,420</b>
<b>EQUITY</b>												
Retained Earnings	57,137,000	58,446,420	61,325,649	62,897,099	64,250,248	65,695,186	67,038,415	68,642,402	70,447,312	72,312,760	74,120,452	76,031,148
Revaluation Reserves	32,115,000	32,115,000	32,115,000	32,190,100	36,685,380	37,149,743	37,149,743	37,149,743	37,149,743	43,067,272	43,067,272	43,067,272
Council Equity Interest	89,252,000	90,561,420	93,440,649	95,087,199	100,935,628	102,844,929	104,188,158	105,792,146	107,597,055	115,380,032	117,187,724	119,098,420
Minority Equity Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>89,252,000</b>	<b>90,561,420</b>	<b>93,440,649</b>	<b>95,087,199</b>	<b>100,935,628</b>	<b>102,844,929</b>	<b>104,188,158</b>	<b>105,792,146</b>	<b>107,597,055</b>	<b>115,380,032</b>	<b>117,187,724</b>	<b>119,098,420</b>



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 CASH FLOW STATEMENT - WATER FUND Scenario: Base Case												
	Actuals 2017/18 \$	Current Year 2018/19 \$	2019/20 \$	2020/21 \$	2021/22 \$	2022/23 \$	Projected Years					2028/29 \$
							2023/24 \$	2024/25 \$	2025/26 \$	2026/27 \$	2027/28 \$	
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	1,403,283	1,518,963	1,600,827	1,692,288	1,785,545	1,868,721	1,955,298	2,045,832	2,098,125	2,150,578	2,204,343
User Charges & Fees	-	6,035,726	6,087,652	6,413,602	6,740,074	7,089,962	7,406,234	7,726,145	8,060,175	8,280,083	8,475,026	8,674,642
Interest & Investment Revenue Received	-	287,569	242,217	248,272	254,473	260,844	86,031	146,019	105,628	113,391	115,115	135,937
Grants & Contributions	-	1,456,768	2,746,523	1,127,703	640,483	653,604	669,944	686,693	703,860	721,457	739,493	757,980
Bonds & Deposits Received	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	(143,727)	4,787	4,210	4,419	4,638	4,439	4,595	4,756	3,800	3,895	3,992
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(1,726,048)	(1,931,488)	(1,988,927)	(2,048,084)	(2,108,953)	(2,161,677)	(2,215,719)	(2,271,112)	(2,327,890)	(2,386,087)	(2,445,739)
Materials & Contracts	-	(1,777,679)	(1,609,226)	(1,604,475)	(1,644,388)	(1,683,421)	(1,725,713)	(1,768,856)	(1,813,077)	(1,858,404)	(1,904,865)	(1,952,486)
Borrowing Costs	-	(135,529)	(108,151)	(88,602)	(92,053)	(202,933)	(382,602)	(488,641)	(488,780)	(528,545)	(546,478)	(561,521)
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	(2,252,451)	(2,254,333)	(2,310,689)	(2,368,436)	(2,427,678)	(2,488,370)	(2,550,579)	(2,614,344)	(2,679,702)	(2,746,695)	(2,815,362)
<b>Net Cash provided (or used in) Operating Activities</b>	-	3,147,912	4,696,944	3,401,921	3,178,776	3,371,608	3,277,007	3,534,954	3,732,938	3,822,314	3,899,982	4,001,986
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	2,265,401	4,106,636	2,056,745	-	489,169	20,857	51,455	1,274,349	-	-	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Purchase of Investment Securities	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-	(5,025,899)	(8,965,443)	(5,373,324)	(3,722,220)	(8,229,071)	(7,607,466)	(3,108,430)	(7,672,590)	(2,621,710)	(3,990,690)	(4,462,860)
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash provided (or used in) Investing Activities</b>	-	(2,760,498)	(4,858,807)	(3,316,579)	(3,722,220)	(8,739,903)	(7,586,809)	(3,056,975)	(6,398,241)	(2,621,710)	(3,990,690)	(4,462,860)
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	-	-	1,200,000	5,500,000	5,000,000	-	3,000,000	-	2,000,000	-
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	(477,903)	(294,319)	(313,869)	(354,285)	(488,328)	(692,493)	(483,697)	(476,292)	(546,194)	(601,372)	(659,441)
Repayment of Finance Lease Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Distributions to Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	(477,903)	(294,319)	(313,869)	845,715	5,011,672	4,307,507	(483,697)	2,523,708	(546,194)	1,398,628	(659,441)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	(90,489)	(456,282)	(228,527)	302,271	(356,623)	(2,295)	(5,717)	(141,594)	654,410	1,307,920	(1,120,315)
plus: Cash, Cash Equivalents & Investments - beginning of year	-	1,257,000	1,166,511	710,229	481,702	783,973	427,350	425,055	419,338	277,743	932,153	2,240,073
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	<b>1,166,511</b>	<b>710,229</b>	<b>481,702</b>	<b>783,973</b>	<b>427,350</b>	<b>425,055</b>	<b>419,338</b>	<b>277,743</b>	<b>932,153</b>	<b>2,240,073</b>	<b>1,119,758</b>
Cash & Cash Equivalents - end of the year	1,257,000	1,166,511	710,229	481,702	783,973	427,350	425,055	419,338	277,743	932,153	2,240,073	1,119,758
Investments - end of the year	12,764,000	10,498,599	6,392,063	4,335,319	4,335,319	3,846,150	3,825,493	3,774,038	2,499,689	2,499,689	2,499,689	2,499,689
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>14,021,000</b>	<b>11,665,110</b>	<b>7,102,293</b>	<b>4,817,021</b>	<b>5,119,292</b>	<b>4,273,500</b>	<b>4,250,548</b>	<b>4,193,375</b>	<b>2,777,432</b>	<b>3,431,842</b>	<b>4,739,762</b>	<b>3,619,447</b>
<b>Representing:</b>												
- External Restrictions	5,743,000	4,655,503	2,860,503	2,053,753	2,610,571	803,328	355,085	925,842	146,599	77,356	648,113	219,870
- Internal Restrictions	6,641,465	5,598,979	2,838,380	1,407,380	1,012,380	1,171,380	1,423,380	838,380	257,380	1,124,380	2,174,380	1,787,380
- Unrestricted	1,636,535	1,420,628	1,403,410	1,355,888	1,496,341	2,298,792	2,472,083	2,429,153	2,373,653	2,230,106	1,917,269	1,613,197
	<b>14,021,000</b>	<b>11,665,110</b>	<b>7,102,293</b>	<b>4,817,021</b>	<b>5,119,292</b>	<b>4,273,500</b>	<b>4,250,548</b>	<b>4,193,375</b>	<b>2,777,432</b>	<b>3,431,842</b>	<b>4,739,762</b>	<b>3,619,447</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 EQUITY STATEMENT - WATER FUND Scenario: Base Case												
	Actuals	Current Year	Projected Years									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Opening Balance</b>	83,216,000	89,252,000	90,561,420	93,440,649	95,087,199	100,935,628	102,844,929	104,188,158	105,792,146	107,597,055	115,380,032	117,187,724
a. Current Year Income & Expenses Recognised direct to Equity												
- Transfers to/(from) Asset Revaluation Reserve	4,645,000	-	-	75,100	4,495,280	464,363	-	-	-	5,917,529	-	-
- Transfers to/(from) Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
- Other Income/Expenses recognised	-	-	-	-	-	-	-	-	-	-	-	-
- Other Adjustments	69,000	-	-	-	-	-	-	-	-	-	-	-
<b>Net Income Recognised Directly in Equity</b>	4,714,000	-	-	75,100	4,495,280	464,363	-	-	-	5,917,529	-	-
b. Net Operating Result for the Year	1,322,000	1,309,420	2,879,229	1,571,450	1,353,149	1,444,938	1,343,229	1,603,987	1,804,910	1,865,448	1,807,692	1,910,696
<b>Total Recognised Income &amp; Expenses (c&amp;d)</b>	6,036,000	1,309,420	2,879,229	1,646,550	5,848,429	1,909,301	1,343,229	1,603,987	1,804,910	7,782,977	1,807,692	1,910,696
c. Distributions to/(Contributions from) Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
d. Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>89,252,000</b>	<b>90,561,420</b>	<b>93,440,649</b>	<b>95,087,199</b>	<b>100,935,628</b>	<b>102,844,929</b>	<b>104,188,158</b>	<b>105,792,146</b>	<b>107,597,055</b>	<b>115,380,032</b>	<b>117,187,724</b>	<b>119,098,420</b>

APPENDIX  
**FOUR**

SEWER FUND BASE CASE



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 INCOME STATEMENT - SEWER FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Income from Continuing Operations</b>												
Revenue:												
Rates & Annual Charges	5,857,000	6,140,915	6,373,189	6,661,608	6,962,866	7,245,892	7,426,998	7,612,632	7,802,907	7,997,938	8,197,846	8,402,751
User Charges & Fees	813,000	888,331	896,742	928,694	960,872	989,917	1,014,665	1,040,032	1,066,032	1,092,683	1,120,000	1,148,000
Interest & Investment Revenue	316,000	350,939	297,243	196,574	177,937	127,337	172,319	156,305	195,659	228,266	241,103	131,191
Other Revenues	56,000	15,756	16,126	18,529	16,942	17,366	17,800	18,245	18,701	19,169	19,648	20,139
Grants & Contributions provided for Operating Purposes	56,000	60,000	61,410	62,945	64,517	66,132	67,785	69,480	71,217	72,997	74,822	76,693
Grants & Contributions provided for Capital Purposes	192,000	653,057	1,086,943	215,250	220,626	226,149	981,803	237,598	243,538	249,626	255,867	262,264
<b>Other Income:</b>												
Net gains from the disposal of assets	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>7,294,000</b>	<b>8,108,998</b>	<b>8,731,653</b>	<b>8,081,600</b>	<b>8,403,760</b>	<b>8,672,793</b>	<b>9,681,370</b>	<b>9,134,291</b>	<b>9,398,054</b>	<b>9,660,680</b>	<b>9,909,286</b>	<b>10,041,038</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	1,213,000	1,445,027	1,640,836	1,689,406	1,739,413	1,790,876	1,835,648	1,881,539	1,928,578	1,976,792	2,026,212	2,076,867
Borrowing Costs	572,000	554,333	526,695	540,906	551,818	525,565	498,822	468,039	436,472	402,896	368,024	329,248
Materials & Contracts	1,036,000	1,233,893	1,225,099	1,221,418	1,251,930	1,283,272	1,315,354	1,348,238	1,381,944	1,416,492	1,451,905	1,488,202
Depreciation & Amortisation	1,480,000	1,485,360	1,536,700	1,536,700	1,536,700	1,747,614	1,747,614	1,747,614	1,747,614	1,747,614	1,876,100	1,876,100
Impairment	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	2,031,000	1,881,806	1,900,523	1,948,032	1,996,724	2,046,658	2,097,824	2,150,270	2,204,027	2,259,127	2,315,606	2,373,496
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	270,000	63,983	150,000	153,750	157,590	161,535	161,535	161,535	161,535	161,535	161,535	161,535
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>6,604,000</b>	<b>6,664,402</b>	<b>6,979,853</b>	<b>7,090,212</b>	<b>7,234,175</b>	<b>7,555,520</b>	<b>7,656,797</b>	<b>7,757,235</b>	<b>7,860,169</b>	<b>7,964,457</b>	<b>8,199,381</b>	<b>8,305,448</b>
<b>Operating Result from Continuing Operations</b>	<b>690,000</b>	<b>1,444,596</b>	<b>1,751,800</b>	<b>991,388</b>	<b>1,169,585</b>	<b>1,117,273</b>	<b>2,024,573</b>	<b>1,377,056</b>	<b>1,537,885</b>	<b>1,696,223</b>	<b>1,709,905</b>	<b>1,735,590</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>690,000</b>	<b>1,444,596</b>	<b>1,751,800</b>	<b>991,388</b>	<b>1,169,585</b>	<b>1,117,273</b>	<b>2,024,573</b>	<b>1,377,056</b>	<b>1,537,885</b>	<b>1,696,223</b>	<b>1,709,905</b>	<b>1,735,590</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>498,000</b>	<b>791,539</b>	<b>664,857</b>	<b>776,138</b>	<b>948,959</b>	<b>891,124</b>	<b>1,042,770</b>	<b>1,139,458</b>	<b>1,294,347</b>	<b>1,446,597</b>	<b>1,454,039</b>	<b>1,473,326</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 BALANCE SHEET - SEWER FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	2023/24	2024/25	2025/26	2026/27	2027/28	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	1,015,000	1,180,458	720,905	620,924	399,344	514,528	429,488	580,194	691,892	800,374	352,276	462,958
Investments	8,741,000	10,220,577	6,241,702	5,376,053	3,457,578	4,454,860	3,718,570	5,023,403	5,990,503	6,929,750	3,050,058	4,008,357
Receivables	366,000	395,532	404,196	420,331	436,886	452,142	463,445	475,031	486,907	499,080	511,557	524,346
Inventories	20,000	20,303	21,450	21,218	21,748	22,292	22,849	23,421	24,006	24,606	25,222	25,852
Other	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Assets</b>	<b>10,142,000</b>	<b>11,816,870</b>	<b>7,388,253</b>	<b>6,438,526</b>	<b>4,315,555</b>	<b>5,443,822</b>	<b>4,634,353</b>	<b>6,102,049</b>	<b>7,193,308</b>	<b>8,253,810</b>	<b>3,939,113</b>	<b>5,021,512</b>
<b>Non-Current Assets</b>												
Investments	1,566,000	403,546	246,445	212,266	136,518	175,894	146,823	198,342	236,527	273,612	120,427	158,264
Receivables	-	-	-	-	-	-	-	-	-	-	-	-
Inventories	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure, Property, Plant & Equipment	89,161,000	89,758,501	95,955,243	99,573,271	112,065,662	111,466,920	113,946,771	113,201,623	113,091,474	118,539,587	124,286,952	124,079,317
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Assets</b>	<b>90,727,000</b>	<b>90,162,047</b>	<b>96,201,689</b>	<b>99,785,536</b>	<b>112,202,180</b>	<b>111,642,815</b>	<b>114,093,594</b>	<b>113,399,965</b>	<b>113,328,000</b>	<b>118,813,199</b>	<b>124,407,380</b>	<b>124,237,582</b>
<b>TOTAL ASSETS</b>	<b>100,869,000</b>	<b>101,978,916</b>	<b>103,589,942</b>	<b>106,224,063</b>	<b>116,517,735</b>	<b>117,086,637</b>	<b>118,727,947</b>	<b>119,502,014</b>	<b>120,521,309</b>	<b>127,067,009</b>	<b>128,346,492</b>	<b>129,259,094</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Payables	247,000	307,651	481,253	404,696	392,976	299,999	398,874	308,804	334,701	345,979	528,493	357,216
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	398,000	314,376	335,165	429,142	455,394	482,137	512,920	544,487	578,063	612,936	651,711	692,122
Provisions	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>645,000</b>	<b>622,027</b>	<b>816,418</b>	<b>833,837</b>	<b>848,370</b>	<b>782,136</b>	<b>911,794</b>	<b>853,291</b>	<b>912,764</b>	<b>958,915</b>	<b>1,180,204</b>	<b>1,049,339</b>
<b>Non-Current Liabilities</b>												
Payables	-	-	-	-	-	-	-	-	-	-	-	-
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	8,141,000	7,829,293	7,494,128	9,030,042	8,574,648	8,092,511	7,579,591	7,035,103	6,457,040	5,844,104	5,192,393	4,500,271
Provisions	-	-	-	-	-	-	-	-	-	-	-	-
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Liabilities</b>	<b>8,141,000</b>	<b>7,829,293</b>	<b>7,494,128</b>	<b>9,030,042</b>	<b>8,574,648</b>	<b>8,092,511</b>	<b>7,579,591</b>	<b>7,035,103</b>	<b>6,457,040</b>	<b>5,844,104</b>	<b>5,192,393</b>	<b>4,500,271</b>
<b>TOTAL LIABILITIES</b>	<b>8,786,000</b>	<b>8,451,320</b>	<b>8,310,546</b>	<b>9,863,879</b>	<b>9,423,018</b>	<b>8,874,647</b>	<b>8,491,384</b>	<b>7,888,394</b>	<b>7,369,804</b>	<b>6,803,019</b>	<b>6,372,597</b>	<b>5,549,609</b>
<b>Net Assets</b>	<b>92,083,000</b>	<b>93,527,596</b>	<b>95,279,396</b>	<b>96,360,184</b>	<b>107,094,717</b>	<b>108,211,990</b>	<b>110,236,563</b>	<b>111,613,620</b>	<b>113,151,505</b>	<b>120,263,990</b>	<b>121,973,895</b>	<b>123,709,485</b>
<b>EQUITY</b>												
Retained Earnings	49,029,000	50,473,596	52,225,396	53,216,784	54,386,369	55,503,642	57,528,215	58,905,272	60,443,157	62,139,380	63,849,285	65,584,875
Revaluation Reserves	43,054,000	43,054,000	43,054,000	43,143,400	52,708,348	52,708,348	52,708,348	52,708,348	52,708,348	58,124,610	58,124,610	58,124,610
Council Equity Interest	92,083,000	93,527,596	95,279,396	96,360,184	107,094,717	108,211,990	110,236,563	111,613,620	113,151,505	120,263,990	121,973,895	123,709,485
Minority Equity Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>92,083,000</b>	<b>93,527,596</b>	<b>95,279,396</b>	<b>96,360,184</b>	<b>107,094,717</b>	<b>108,211,990</b>	<b>110,236,563</b>	<b>111,613,620</b>	<b>113,151,505</b>	<b>120,263,990</b>	<b>121,973,895</b>	<b>123,709,485</b>



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 CASH FLOW STATEMENT - SEWER FUND Scenario: Base Case												
	Actuals 2017/18 \$	Current Year 2018/19 \$	2019/20 \$	2020/21 \$	2021/22 \$	2022/23 \$	Projected Years					2028/29 \$
							2023/24 \$	2024/25 \$	2025/26 \$	2026/27 \$	2027/28 \$	
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	6,144,466	6,366,628	6,653,461	6,954,356	7,237,897	7,421,862	7,607,388	7,797,531	7,992,428	8,192,198	8,396,962
User Charges & Fees	-	855,246	894,639	920,706	952,828	982,656	1,008,478	1,033,690	1,059,532	1,086,020	1,113,171	1,141,000
Interest & Investment Revenue Received	-	350,939	297,243	196,574	177,937	127,337	172,319	156,305	195,659	228,266	241,103	131,191
Grants & Contributions	-	713,057	1,148,353	278,195	285,143	292,281	1,049,588	307,078	314,755	322,624	330,689	338,956
Bonds & Deposits Received	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	15,756	16,126	16,529	16,942	17,366	17,800	18,245	18,701	19,169	19,648	20,139
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(1,445,027)	(1,640,836)	(1,689,406)	(1,739,413)	(1,790,876)	(1,835,648)	(1,881,539)	(1,928,578)	(1,976,792)	(2,026,212)	(2,076,867)
Materials & Contracts	-	(1,224,743)	(1,217,812)	(1,246,260)	(1,277,454)	(1,309,394)	(1,342,129)	(1,375,682)	(1,410,074)	(1,445,326)	(1,481,459)	(1,518,459)
Borrowing Costs	-	(554,333)	(526,895)	(540,906)	(551,818)	(525,565)	(498,822)	(468,039)	(436,472)	(402,896)	(368,024)	(329,248)
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	(1,881,806)	(1,900,523)	(1,948,032)	(1,996,724)	(2,046,656)	(2,097,824)	(2,150,270)	(2,204,027)	(2,259,127)	(2,315,606)	(2,373,496)
<b>Net Cash provided (or used in) Operating Activities</b>	-	2,960,350	3,430,193	2,669,308	2,852,991	3,016,984	3,928,378	3,280,728	3,441,420	3,599,617	3,741,642	3,767,179
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	-	4,135,975	899,829	1,994,223	-	765,361	-	-	-	4,032,876	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Purchase of Investment Securities	-	(317,123)	-	-	-	(1,036,658)	-	(1,356,352)	(1,005,284)	(976,333)	-	(996,135)
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-	(2,082,439)	(7,711,345)	(5,299,098)	(4,639,653)	(1,409,747)	(4,296,642)	(1,260,750)	(1,779,950)	(1,936,740)	(7,609,680)	(2,008,650)
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash provided (or used in) Investing Activities</b>	-	(2,399,561)	(3,575,369)	(4,399,180)	(2,645,430)	(2,446,406)	(3,531,281)	(2,617,102)	(2,785,234)	(2,913,073)	(3,576,804)	(3,004,785)
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	-	2,000,000	-	-	-	-	-	-	-	-
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	(395,331)	(314,376)	(370,109)	(429,142)	(455,394)	(482,137)	(512,920)	(544,487)	(578,063)	(612,936)	(651,711)
Repayment of Finance Lease Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Distributions to Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	(395,331)	(314,376)	1,629,891	(429,142)	(455,394)	(482,137)	(512,920)	(544,487)	(578,063)	(612,936)	(651,711)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	165,458	(459,553)	(99,981)	(221,580)	115,184	(85,040)	150,706	111,698	108,481	(448,097)	110,682
plus: Cash, Cash Equivalents & Investments - beginning of year	-	1,015,000	1,180,458	720,905	620,924	399,344	514,528	429,488	580,194	691,892	800,374	352,276
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	<b>1,180,458</b>	<b>720,905</b>	<b>620,924</b>	<b>399,344</b>	<b>514,528</b>	<b>429,488</b>	<b>580,194</b>	<b>691,892</b>	<b>800,374</b>	<b>352,276</b>	<b>462,958</b>
Cash & Cash Equivalents - end of the year	1,015,000	1,180,458	720,905	620,924	399,344	514,528	429,488	580,194	691,892	800,374	352,276	462,958
Investments - end of the year	10,307,000	10,624,123	6,488,147	5,568,319	3,594,095	4,630,754	3,865,393	5,221,745	6,227,029	7,203,362	3,170,486	4,166,621
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>11,322,000</b>	<b>11,804,581</b>	<b>7,209,053</b>	<b>6,209,243</b>	<b>3,993,439</b>	<b>5,145,282</b>	<b>4,294,881</b>	<b>5,801,939</b>	<b>6,918,922</b>	<b>8,003,736</b>	<b>3,522,762</b>	<b>4,629,579</b>
<b>Representing:</b>												
- External Restrictions	2,803,000	2,871,000	2,421,000	2,527,250	289,900	359,125	628,350	897,575	1,166,800	1,436,025	705,250	974,475
- Internal Restrictions	7,448,855	8,256,912	2,152,855	1,316,855	2,118,855	3,532,855	2,417,855	3,878,855	4,905,855	5,790,855	1,932,855	2,731,855
- Unrestricted	1,070,145	676,669	7,625,198	2,365,138	1,594,684	1,253,502	1,248,676	1,025,509	846,267	776,855	884,657	923,249
<b>11,322,000</b>	<b>11,804,581</b>	<b>7,209,053</b>	<b>6,209,243</b>	<b>3,993,439</b>	<b>5,145,282</b>	<b>4,294,881</b>	<b>5,801,939</b>	<b>6,918,922</b>	<b>8,003,736</b>	<b>3,522,762</b>	<b>4,629,579</b>	

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 EQUITY STATEMENT - SEWER FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Opening Balance</b>	89,617,000	92,083,000	93,527,596	95,279,396	96,360,184	107,094,717	108,211,990	110,236,563	111,613,620	113,151,505	120,263,990	121,973,895
a. Current Year Income & Expenses Recognised direct to Equity												
- Transfers to/(from) Asset Revaluation Reserve	1,504,000	-	-	89,400	9,564,948	-	-	-	-	5,416,262	-	-
- Transfers to/(from) Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
- Other Income/Expenses recognised	-	-	-	-	-	-	-	-	-	-	-	-
- Other Adjustments	272,000	-	-	-	-	-	-	-	-	-	-	-
<b>Net Income Recognised Directly in Equity</b>	1,776,000	-	-	89,400	9,564,948	-	-	-	-	5,416,262	-	-
b. Net Operating Result for the Year	690,000	1,444,596	1,751,800	991,388	1,169,585	1,117,273	2,024,573	1,377,056	1,537,885	1,696,223	1,709,905	1,735,590
<b>Total Recognised Income &amp; Expenses (c&amp;d)</b>	2,466,000	1,444,596	1,751,800	1,080,788	10,734,533	1,117,273	2,024,573	1,377,056	1,537,885	7,112,485	1,709,905	1,735,590
c. Distributions to/(Contributions from) Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
d. Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>92,083,000</b>	<b>93,527,596</b>	<b>95,279,396</b>	<b>96,360,184</b>	<b>107,094,717</b>	<b>108,211,990</b>	<b>110,236,563</b>	<b>111,613,620</b>	<b>113,151,505</b>	<b>120,263,990</b>	<b>121,973,895</b>	<b>123,709,485</b>

DRAFT

APPENDIX  
**FIVE**

WASTE FUND BASE CASE



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 INCOME STATEMENT - WASTE FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Income from Continuing Operations</b>												
<b>Revenue:</b>												
Rates & Annual Charges	4,021,000	5,083,546	5,339,034	5,620,453	5,928,851	6,216,337	6,424,082	6,638,775	6,860,649	7,089,945	7,326,911	7,571,804
User Charges & Fees	1,384,000	1,060,331	1,120,327	1,148,335	1,177,016	1,206,480	1,230,710	1,255,546	1,281,003	1,307,097	1,333,842	1,361,256
Interest & Investment Revenue	147,000	161,340	165,131	169,259	173,486	177,830	111,171	131,532	146,500	149,863	158,011	177,084
Other Revenues	415,000	475,375	630,000	645,750	661,878	678,447	695,408	712,793	730,613	748,879	767,601	786,791
Grants & Contributions provided for Operating Purposes	287,000	369,921	297,166	304,595	312,203	320,018	328,018	336,219	344,624	353,240	362,071	371,123
Grants & Contributions provided for Capital Purposes	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other Income:</b>												
Net gains from the disposal of assets	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>6,254,000</b>	<b>7,150,513</b>	<b>7,551,658</b>	<b>7,888,392</b>	<b>8,253,434</b>	<b>8,599,112</b>	<b>8,789,390</b>	<b>9,074,866</b>	<b>9,363,390</b>	<b>9,649,023</b>	<b>9,948,436</b>	<b>10,268,058</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	2,288,000	2,485,808	2,634,589	2,713,224	2,794,203	2,877,539	2,949,478	3,023,214	3,098,795	3,176,265	3,255,671	3,337,063
Borrowing Costs	54,000	26,124	21,358	61,892	97,467	91,176	104,048	114,145	103,003	91,411	79,350	66,803
Materials & Contracts	2,825,000	3,408,203	3,359,465	3,416,057	3,501,372	3,589,027	3,678,753	3,770,722	3,864,990	3,961,614	4,060,655	4,162,171
Depreciation & Amortisation	319,000	195,166	199,629	200,500	219,333	219,333	222,892	220,787	220,151	269,405	269,405	269,405
Impairment	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	865,000	888,593	926,920	950,092	973,844	998,194	1,023,149	1,048,728	1,074,946	1,101,819	1,129,385	1,157,599
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	7,000	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>6,358,000</b>	<b>7,003,893</b>	<b>7,142,162</b>	<b>7,341,765</b>	<b>7,586,220</b>	<b>7,775,270</b>	<b>7,978,319</b>	<b>8,177,596</b>	<b>8,361,885</b>	<b>8,600,514</b>	<b>8,794,446</b>	<b>8,993,041</b>
<b>Operating Result from Continuing Operations</b>	<b>(104,000)</b>	<b>146,620</b>	<b>409,496</b>	<b>546,627</b>	<b>667,214</b>	<b>823,842</b>	<b>811,070</b>	<b>897,269</b>	<b>1,001,505</b>	<b>1,048,509</b>	<b>1,153,990</b>	<b>1,275,017</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>(104,000)</b>	<b>146,620</b>	<b>409,496</b>	<b>546,627</b>	<b>667,214</b>	<b>823,842</b>	<b>811,070</b>	<b>897,269</b>	<b>1,001,505</b>	<b>1,048,509</b>	<b>1,153,990</b>	<b>1,275,017</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>(104,000)</b>	<b>146,620</b>	<b>409,496</b>	<b>546,627</b>	<b>667,214</b>	<b>823,842</b>	<b>811,070</b>	<b>897,269</b>	<b>1,001,505</b>	<b>1,048,509</b>	<b>1,153,990</b>	<b>1,275,017</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 BALANCE SHEET - WASTE FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	2023/24	2024/25	2025/26	2026/27	2027/28	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	440,000	400,952	330,129	299,477	255,442	31,252	76,702	184,511	310,658	133,502	423,833	558,853
Investments	3,791,000	3,471,529	2,858,326	2,592,935	2,211,670	270,589	295,157	710,018	1,195,441	1,155,886	1,630,952	2,150,520
Receivables	227,000	246,594	258,987	272,638	287,598	301,544	311,621	322,035	332,798	343,921	355,416	367,295
Inventories	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Assets</b>	<b>4,458,000</b>	<b>4,119,075</b>	<b>3,447,442</b>	<b>3,165,050</b>	<b>2,754,710</b>	<b>603,385</b>	<b>683,480</b>	<b>1,216,565</b>	<b>1,838,897</b>	<b>1,633,308</b>	<b>2,410,201</b>	<b>3,076,668</b>
<b>Non-Current Assets</b>												
Investments	679,000	137,037	112,831	102,355	87,304	10,681	11,651	28,028	47,189	45,628	64,381	84,891
Receivables	-	-	-	-	-	-	-	-	-	-	-	-
Inventories	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure, Property, Plant & Equipment	8,780,000	9,314,660	10,507,961	13,897,782	14,793,220	17,967,443	19,460,237	19,569,773	21,045,162	22,062,757	22,113,352	22,417,947
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Assets</b>	<b>9,459,000</b>	<b>9,451,697</b>	<b>10,620,792</b>	<b>14,000,137</b>	<b>14,880,524</b>	<b>17,978,124</b>	<b>19,471,888</b>	<b>19,597,801</b>	<b>21,092,351</b>	<b>22,108,385</b>	<b>22,177,733</b>	<b>22,502,838</b>
<b>TOTAL ASSETS</b>	<b>13,917,000</b>	<b>13,570,772</b>	<b>14,068,233</b>	<b>17,165,186</b>	<b>17,635,234</b>	<b>18,581,509</b>	<b>20,155,369</b>	<b>20,814,365</b>	<b>22,931,248</b>	<b>23,741,693</b>	<b>24,587,934</b>	<b>25,579,506</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Payables	746,000	321,584	340,061	396,363	346,356	416,375	380,213	345,412	355,186	392,652	372,493	389,185
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	107,000	-	-	169,599	176,450	183,579	275,795	286,937	298,529	310,590	323,138	336,192
Provisions	-	456,470	460,733	465,103	469,582	474,172	478,763	483,354	487,945	492,536	497,127	501,718
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>853,000</b>	<b>778,054</b>	<b>800,794</b>	<b>1,031,064</b>	<b>992,388</b>	<b>1,074,126</b>	<b>1,134,771</b>	<b>1,115,703</b>	<b>1,141,661</b>	<b>1,195,777</b>	<b>1,192,757</b>	<b>1,227,095</b>
<b>Non-Current Liabilities</b>												
Payables	-	-	-	-	-	-	-	-	-	-	-	-
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	-	-	-	1,748,088	1,571,638	1,388,059	2,071,107	1,784,170	1,485,641	1,175,051	851,913	515,721
Provisions	2,266,000	1,830,398	1,847,493	1,865,015	1,882,975	1,901,385	1,919,794	1,938,203	1,956,612	1,975,021	1,993,430	2,011,839
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Liabilities</b>	<b>2,266,000</b>	<b>1,830,398</b>	<b>1,847,493</b>	<b>3,613,103</b>	<b>3,454,613</b>	<b>3,289,443</b>	<b>3,990,901</b>	<b>3,722,373</b>	<b>3,442,253</b>	<b>3,150,072</b>	<b>2,845,343</b>	<b>2,527,560</b>
<b>TOTAL LIABILITIES</b>	<b>3,119,000</b>	<b>2,608,452</b>	<b>2,648,287</b>	<b>4,644,167</b>	<b>4,447,001</b>	<b>4,363,570</b>	<b>5,125,672</b>	<b>4,838,076</b>	<b>4,583,913</b>	<b>4,345,849</b>	<b>4,038,101</b>	<b>3,754,655</b>
<b>Net Assets</b>	<b>10,798,000</b>	<b>10,962,320</b>	<b>11,419,946</b>	<b>12,521,019</b>	<b>13,188,233</b>	<b>14,217,940</b>	<b>15,029,697</b>	<b>15,976,289</b>	<b>18,347,335</b>	<b>19,395,844</b>	<b>20,549,833</b>	<b>21,824,851</b>
<b>EQUITY</b>												
Retained Earnings	7,620,000	7,766,620	8,176,116	8,722,743	9,389,958	10,213,800	11,024,870	11,922,140	12,923,645	13,972,154	15,126,143	16,401,161
Revaluation Reserves	3,178,000	3,195,700	3,243,830	3,798,276	3,798,276	4,004,140	4,004,827	4,054,150	5,423,690	5,423,690	5,423,690	5,423,690
Council Equity Interest	10,798,000	10,962,320	11,419,946	12,521,019	13,188,233	14,217,940	15,029,697	15,976,289	18,347,335	19,395,844	20,549,833	21,824,851
Minority Equity Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>10,798,000</b>	<b>10,962,320</b>	<b>11,419,946</b>	<b>12,521,019</b>	<b>13,188,233</b>	<b>14,217,940</b>	<b>15,029,697</b>	<b>15,976,289</b>	<b>18,347,335</b>	<b>19,395,844</b>	<b>20,549,833</b>	<b>21,824,851</b>

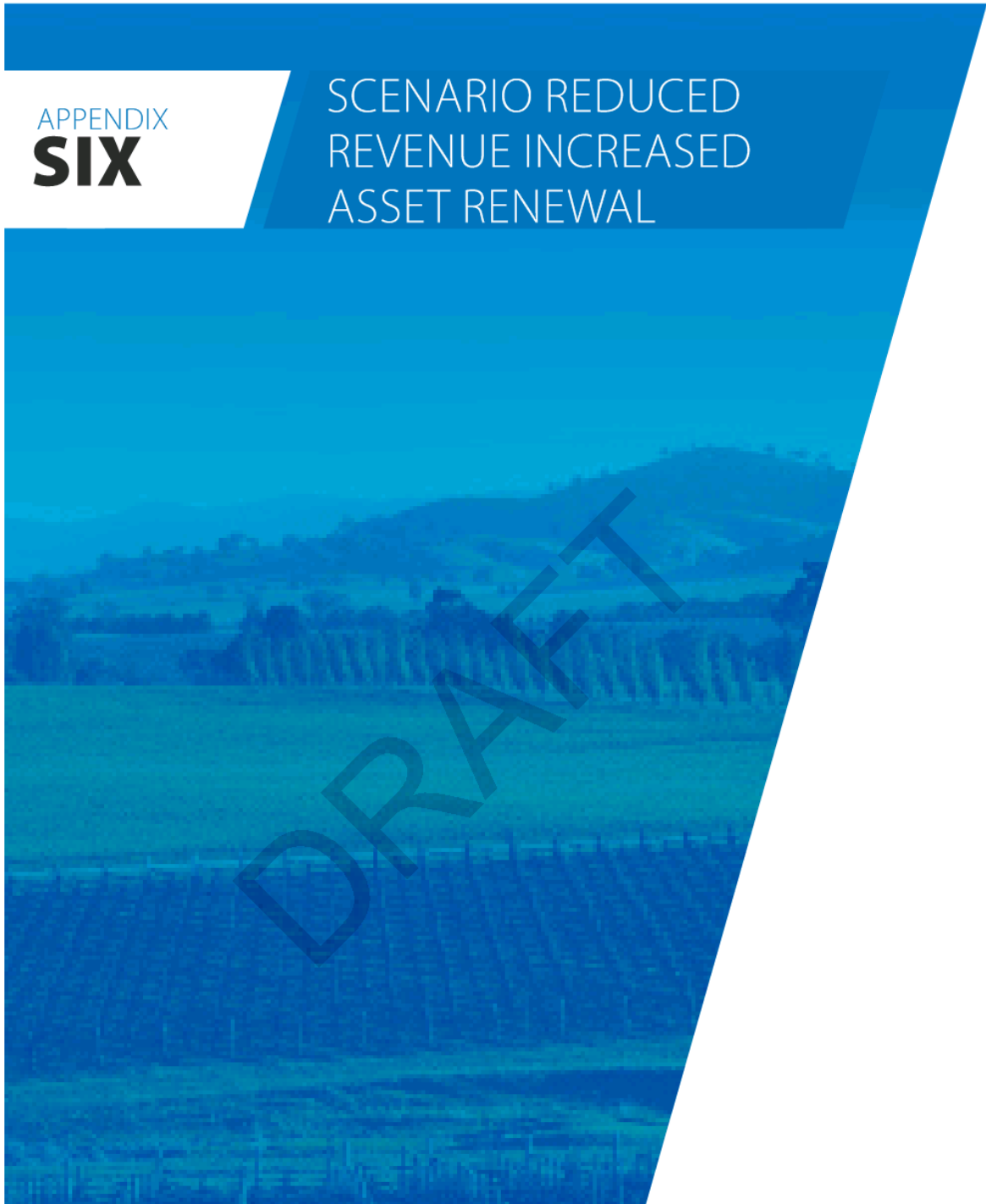


Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 CASH FLOW STATEMENT - WASTE FUND Scenario: Base Case												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	5,063,952	5,326,641	5,606,802	5,913,891	6,202,392	6,414,004	6,628,361	6,849,887	7,078,822	7,315,416	7,559,925
User Charges & Fees	-	1,060,331	1,120,327	1,148,335	1,177,016	1,206,480	1,230,710	1,255,546	1,281,003	1,307,097	1,333,842	1,361,256
Interest & Investment Revenue Received	-	161,340	165,131	169,259	173,486	177,830	111,171	131,532	146,500	149,863	158,011	177,084
Grants & Contributions	-	369,921	297,166	304,695	312,203	320,018	328,018	336,219	344,624	353,240	362,071	371,123
Bonds & Deposits Received	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	475,375	630,000	645,750	661,878	678,447	695,408	712,793	730,613	748,879	767,601	786,791
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(2,485,808)	(2,634,689)	(2,713,224)	(2,794,203)	(2,877,539)	(2,949,478)	(3,023,214)	(3,098,795)	(3,176,265)	(3,255,671)	(3,337,063)
Materials & Contracts	-	(3,853,982)	(3,359,974)	(3,410,482)	(3,493,746)	(3,581,195)	(3,670,734)	(3,762,502)	(3,856,565)	(3,952,979)	(4,051,804)	(4,153,099)
Borrowing Costs	-	(5,256)	-	(40,000)	(75,028)	(68,176)	(81,048)	(91,145)	(80,003)	(68,411)	(56,350)	(43,803)
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	(888,593)	(926,920)	(950,092)	(973,844)	(998,194)	(1,023,149)	(1,048,728)	(1,074,946)	(1,101,819)	(1,129,365)	(1,157,599)
<b>Net Cash provided (or used in) Operating Activities</b>	-	(102,720)	617,781	760,943	901,653	1,060,062	1,054,904	1,138,861	1,242,318	1,338,426	1,443,751	1,564,615
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	861,434	637,409	275,867	396,315	2,017,704	-	-	-	41,117	-	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Purchase of Investment Securities	-	-	-	-	-	-	(25,538)	(431,237)	(504,685)	-	(493,819)	(540,078)
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-	(690,762)	(1,326,014)	(2,985,149)	(1,172,404)	(3,125,504)	(1,759,181)	(324,020)	(324,650)	(1,258,170)	(349,010)	(566,380)
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash provided (or used in) Investing Activities</b>	-	170,672	(688,605)	(2,709,281)	(776,089)	(1,107,801)	(1,784,718)	(755,257)	(829,235)	(1,217,053)	(842,829)	(1,106,458)
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	-	2,000,000	-	-	1,000,000	-	-	-	-	-
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	(107,000)	-	(82,313)	(169,599)	(176,450)	(224,736)	(275,795)	(286,937)	(298,529)	(310,590)	(323,138)
Repayment of Finance Lease Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Distributions to Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	(107,000)	-	1,917,687	(169,599)	(176,450)	775,264	(275,795)	(286,937)	(298,529)	(310,590)	(323,138)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	(39,048)	(70,823)	(30,652)	(44,035)	(224,189)	45,450	107,809	126,146	(177,156)	290,332	135,020
plus: Cash, Cash Equivalents & Investments - beginning of year	-	440,000	400,952	330,129	299,477	255,442	31,252	76,702	184,511	310,658	133,502	423,833
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	<b>400,952</b>	<b>330,129</b>	<b>299,477</b>	<b>255,442</b>	<b>31,252</b>	<b>76,702</b>	<b>184,511</b>	<b>310,658</b>	<b>133,502</b>	<b>423,833</b>	<b>558,853</b>
Cash & Cash Equivalents - end of the year	440,000	400,952	330,129	299,477	255,442	31,252	76,702	184,511	310,658	133,502	423,833	558,853
Investments - end of the year	4,470,000	3,608,566	2,971,157	2,695,289	2,298,975	281,271	306,809	738,046	1,242,631	1,201,514	1,695,333	2,235,411
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>4,910,000</b>	<b>4,009,518</b>	<b>3,301,285</b>	<b>2,994,766</b>	<b>2,554,416</b>	<b>312,523</b>	<b>383,511</b>	<b>922,557</b>	<b>1,553,288</b>	<b>1,335,015</b>	<b>2,119,166</b>	<b>2,794,264</b>
<b>Representing:</b>												
- External Restrictions	104,155	-	-	-	-	-	-	-	-	-	-	-
- Internal Restrictions	3,885,000	3,272,874	2,927,874	2,591,999	2,277,228	139,536	122,536	561,536	885,536	396,536	1,076,536	1,504,536
- Unrestricted	920,845	736,644	373,411	402,767	277,188	172,987	290,975	361,021	667,752	936,479	1,040,630	1,289,728
	<b>4,910,000</b>	<b>4,009,518</b>	<b>3,301,285</b>	<b>2,994,766</b>	<b>2,554,416</b>	<b>312,523</b>	<b>383,511</b>	<b>922,557</b>	<b>1,553,288</b>	<b>1,335,015</b>	<b>2,119,166</b>	<b>2,794,264</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 EQUITY STATEMENT - WASTE FUND Scenario: Base Case												
	Actuals	Current Year	Projected Years									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Opening Balance</b>	10,694,000	10,798,000	10,962,320	11,419,946	12,521,019	13,188,233	14,217,940	15,029,697	15,976,289	18,347,335	19,395,844	20,549,833
a. Current Year Income & Expenses Recognised direct to Equity												
- Transfers to/(from) Asset Revaluation Reserve	208,000	17,700	48,130	554,446	-	205,865	687	49,323	1,369,540	-	-	-
- Transfers to/(from) Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
- Other Income/Expenses recognised	-	-	-	-	-	-	-	-	-	-	-	-
- Other Adjustments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Income Recognised Directly in Equity</b>	208,000	17,700	48,130	554,446	-	205,865	687	49,323	1,369,540	-	-	-
b. Net Operating Result for the Year	(104,000)	146,620	409,496	546,627	667,214	823,842	811,070	897,269	1,001,505	1,048,509	1,153,990	1,275,017
<b>Total Recognised Income &amp; Expenses (c&amp;d)</b>	104,000	164,320	457,626	1,101,073	667,214	1,029,707	811,757	946,593	2,371,045	1,048,509	1,153,990	1,275,017
c. Distributions to/(Contributions from) Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
d. Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>10,798,000</b>	<b>10,962,320</b>	<b>11,419,946</b>	<b>12,521,019</b>	<b>13,188,233</b>	<b>14,217,940</b>	<b>15,029,697</b>	<b>15,976,289</b>	<b>18,347,335</b>	<b>19,395,844</b>	<b>20,549,833</b>	<b>21,824,851</b>

APPENDIX  
**SIX**

SCENARIO REDUCED  
REVENUE INCREASED  
ASSET RENEWAL



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 INCOME STATEMENT - GENERAL FUND Scenario: Reduced Grants and Increased Asset Renewal												
	Actuals	Current Year	Projected Years									
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Income from Continuing Operations</b>												
Revenue:												
Rates & Annual Charges	17,574,000	18,010,051	27,251,940	27,933,238	28,631,572	29,347,355	30,081,039	30,833,065	31,603,891	32,393,989	33,203,838	34,033,934
User Charges & Fees	10,215,000	8,176,072	4,511,890	4,668,900	4,870,387	5,057,225	5,183,656	5,313,247	5,446,078	5,582,230	5,721,786	5,864,831
Interest & Investment Revenue	851,000	1,097,014	829,154	914,517	918,745	1,001,562	1,058,532	1,146,647	1,224,647	1,324,647	1,399,647	1,444,647
Other Revenues	2,262,000	2,297,631	2,602,566	2,648,125	2,697,047	2,745,785	2,814,430	2,864,790	2,956,910	3,030,833	3,106,604	3,184,269
Grants & Contributions provided for Operating Purposes	15,476,000	10,162,997	11,229,574	11,373,749	11,485,158	11,687,692	11,961,106	12,260,134	12,566,637	12,880,803	13,202,823	13,532,894
Grants & Contributions provided for Capital Purposes	13,667,000	17,979,310	29,184,139	7,802,721	10,862,527	3,062,379	3,138,939	3,217,412	3,297,847	3,380,293	3,464,801	3,551,421
<b>Other Income:</b>												
Net gains from the disposal of assets	-	-	-	-	-	-	-	-	-	-	-	-
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>60,045,000</b>	<b>57,723,075</b>	<b>75,609,263</b>	<b>55,341,250</b>	<b>59,485,436</b>	<b>52,901,998</b>	<b>54,237,701</b>	<b>55,655,295</b>	<b>57,096,012</b>	<b>58,592,796</b>	<b>60,099,500</b>	<b>61,611,996</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	17,487,000	18,067,614	19,135,593	19,535,165	20,127,830	20,737,842	21,256,288	21,787,696	22,332,388	22,890,698	23,462,965	24,049,539
Borrowing Costs	278,000	222,893	198,385	140,826	92,725	53,508	40,254	34,588	28,722	22,649	16,362	9,852
Materials & Contracts	8,908,000	4,758,778	1,372,627	843,347	539,549	536,423	549,834	563,580	577,670	592,111	606,914	622,087
Depreciation & Amortisation	12,281,000	11,551,994	11,800,795	12,315,768	12,417,114	12,417,114	12,443,905	12,554,311	13,186,605	13,311,470	13,311,470	13,438,102
Impairment	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	1,321,000	8,176,105	8,128,520	8,302,969	8,507,490	8,717,420	8,935,356	9,158,740	9,387,708	9,622,401	9,862,961	10,109,535
Interest & Investment Losses	-	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	5,313,000	1,524,054	2,643,644	3,699,735	2,957,172	3,066,181	3,066,181	3,066,181	3,066,181	3,066,181	3,066,181	3,066,181
Joint Ventures & Associated Entities	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>45,588,000</b>	<b>44,301,438</b>	<b>43,279,564</b>	<b>44,837,810</b>	<b>44,641,880</b>	<b>45,528,488</b>	<b>46,291,818</b>	<b>47,165,096</b>	<b>48,579,274</b>	<b>49,505,511</b>	<b>50,326,854</b>	<b>51,295,297</b>
<b>Operating Result from Continuing Operations</b>	<b>14,457,000</b>	<b>13,421,637</b>	<b>32,329,699</b>	<b>10,503,440</b>	<b>14,843,556</b>	<b>7,373,510</b>	<b>7,945,883</b>	<b>8,490,200</b>	<b>8,516,738</b>	<b>9,087,285</b>	<b>9,772,646</b>	<b>10,316,698</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>14,457,000</b>	<b>13,421,637</b>	<b>32,329,699</b>	<b>10,503,440</b>	<b>14,843,556</b>	<b>7,373,510</b>	<b>7,945,883</b>	<b>8,490,200</b>	<b>8,516,738</b>	<b>9,087,285</b>	<b>9,772,646</b>	<b>10,316,698</b>
Net Operating Result before Grants and Contributions provided for Capital Purposes	790,000	(4,557,673)	3,145,560	2,700,719	3,961,029	4,311,131	4,806,944	5,272,788	5,218,890	5,706,992	6,307,845	6,765,278

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 BALANCE SHEET - GENERAL FUND Scenario: Reduced Grants and Increased Asset Renewal												
	Actuals 2017/18	Current Year 2018/19	2019/20	2020/21	2021/22	2022/23	Projected Years					
	\$	\$	\$	\$	\$	\$	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	3,769,000	4,093,282	4,475,659	4,436,700	4,810,077	5,085,779	5,526,830	5,892,988	6,412,881	6,812,608	7,035,830	7,097,725
Investments	32,467,000	35,440,356	38,751,048	38,413,738	41,646,500	44,033,574	47,852,274	51,022,535	55,523,858	58,984,769	60,917,467	61,453,358
Receivables	4,406,000	6,002,827	6,263,878	4,823,730	5,190,060	4,754,698	4,902,967	5,033,823	5,187,125	5,326,203	5,425,323	5,515,591
Inventories	975,000	1,898,828	1,557,245	1,532,021	1,538,452	1,575,766	1,615,410	1,656,046	1,697,697	1,740,389	1,784,149	1,829,003
Other	-	39,389	34,409	34,299	34,689	35,532	36,421	37,331	38,265	39,221	40,202	41,207
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Assets</b>	<b>41,617,000</b>	<b>47,474,683</b>	<b>51,082,240</b>	<b>49,240,489</b>	<b>53,219,779</b>	<b>55,485,350</b>	<b>59,933,932</b>	<b>63,642,724</b>	<b>68,859,825</b>	<b>72,903,191</b>	<b>75,202,971</b>	<b>75,936,883</b>
<b>Non-Current Assets</b>												
Investments	5,816,000	1,399,177	1,529,882	1,516,565	1,644,194	1,738,435	1,889,196	2,014,357	2,192,068	2,328,704	2,405,007	2,426,164
Receivables	181,000	309,996	153,848	366,515	297,360	130,539	103,670	138,797	80,532	80,836	170,484	45,891
Inventories	-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure, Property, Plant & Equipment	756,830,000	773,932,183	833,334,086	847,793,599	858,168,758	868,247,029	872,069,936	910,094,276	917,768,396	923,206,820	936,377,024	946,418,977
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	343,000	277,936	236,998	208,989	140,254	72,665	94,559	116,453	138,347	160,241	182,135	204,029
Non-current assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Assets</b>	<b>763,170,000</b>	<b>775,919,292</b>	<b>835,254,815</b>	<b>849,885,668</b>	<b>860,250,566</b>	<b>870,188,668</b>	<b>874,157,361</b>	<b>912,363,883</b>	<b>920,179,344</b>	<b>925,776,601</b>	<b>939,134,651</b>	<b>949,095,060</b>
<b>TOTAL ASSETS</b>	<b>804,787,000</b>	<b>823,393,974</b>	<b>886,337,055</b>	<b>899,126,157</b>	<b>913,470,345</b>	<b>925,674,017</b>	<b>934,091,293</b>	<b>976,006,607</b>	<b>989,039,169</b>	<b>998,679,793</b>	<b>1,014,337,622</b>	<b>1,025,031,943</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-
Payables	3,951,000	7,594,722	8,178,721	6,966,587	6,867,157	6,348,472	6,344,314	6,611,493	6,571,332	6,851,727	7,232,754	7,387,100
Income received in advance	765,000	1,816,036	1,575,117	1,610,993	1,656,702	1,701,691	1,744,233	1,787,839	1,832,535	1,878,348	1,925,307	1,973,439
Borrowings	711,000	1,402,033	885,088	809,558	436,183	160,476	166,142	172,008	178,080	184,368	190,877	137,925
Provisions	6,501,000	6,692,005	6,944,657	7,203,625	7,469,061	7,741,141	8,020,024	8,305,878	8,598,879	8,899,205	9,207,039	9,522,569
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>11,928,000</b>	<b>17,504,796</b>	<b>17,583,582</b>	<b>16,590,763</b>	<b>16,429,103</b>	<b>15,951,779</b>	<b>16,274,713</b>	<b>16,877,217</b>	<b>17,180,826</b>	<b>17,813,648</b>	<b>18,555,977</b>	<b>19,021,034</b>
<b>Non-Current Liabilities</b>												
Payables	-	-	-	-	-	-	-	-	-	-	-	-
Income received in advance	-	-	-	-	-	-	-	-	-	-	-	-
Borrowings	3,082,000	1,681,497	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925	-
Provisions	633,000	711,995	729,343	747,125	765,351	784,034	803,183	822,812	842,931	863,553	884,690	906,356
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Liabilities</b>	<b>3,715,000</b>	<b>2,393,492</b>	<b>3,164,960</b>	<b>2,373,184</b>	<b>1,955,227</b>	<b>1,813,433</b>	<b>1,666,441</b>	<b>1,514,062</b>	<b>1,356,101</b>	<b>1,192,355</b>	<b>1,022,615</b>	<b>906,356</b>
<b>TOTAL LIABILITIES</b>	<b>15,643,000</b>	<b>19,898,287</b>	<b>20,748,542</b>	<b>18,963,947</b>	<b>18,384,330</b>	<b>17,765,213</b>	<b>17,941,154</b>	<b>18,391,280</b>	<b>18,536,927</b>	<b>19,006,003</b>	<b>19,578,592</b>	<b>19,927,390</b>
<b>Net Assets</b>	<b>789,144,000</b>	<b>803,495,687</b>	<b>865,588,512</b>	<b>880,162,209</b>	<b>895,086,015</b>	<b>907,908,804</b>	<b>916,150,140</b>	<b>957,615,328</b>	<b>970,502,242</b>	<b>979,673,790</b>	<b>994,759,030</b>	<b>1,005,104,553</b>
<b>EQUITY</b>												
Retained Earnings	291,657,000	305,078,637	337,408,336	347,911,776	362,755,331	370,128,841	378,074,724	386,564,924	395,081,661	404,168,947	413,941,592	424,258,291
Revaluation Reserves	497,487,000	498,417,050	528,180,176	532,250,434	532,330,684	537,779,964	538,075,416	571,050,404	575,420,581	575,504,843	580,817,437	580,846,263
Council Equity Interest	789,144,000	803,495,687	865,588,512	880,162,209	895,086,015	907,908,804	916,150,140	957,615,328	970,502,242	979,673,790	994,759,030	1,005,104,553
Minority Equity Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>789,144,000</b>	<b>803,495,687</b>	<b>865,588,512</b>	<b>880,162,209</b>	<b>895,086,015</b>	<b>907,908,804</b>	<b>916,150,140</b>	<b>957,615,328</b>	<b>970,502,242</b>	<b>979,673,790</b>	<b>994,759,030</b>	<b>1,005,104,553</b>



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2029 CASH FLOW STATEMENT - GENERAL FUND Scenario: Reduced Grants and Increased Asset Renewal												
	Actuals 2017/18	Current Year 2018/19	Projected Years									
	\$	\$	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	17,781,730	26,920,702	27,908,826	28,606,550	29,321,708	30,054,750	30,806,119	31,576,272	32,365,679	33,174,821	34,004,191
User Charges & Fees	-	7,958,309	5,515,212	4,825,908	4,815,216	5,006,065	5,149,037	5,277,763	5,409,707	5,544,949	5,683,573	5,825,662
Interest & Investment Revenue Received	-	1,170,799	706,853	933,155	834,721	967,303	975,989	1,084,893	1,141,831	1,257,595	1,358,253	1,430,988
Grants & Contributions	-	27,293,754	39,683,091	20,440,905	22,177,685	15,203,613	15,079,208	15,455,070	15,841,447	16,237,483	16,643,420	17,059,506
Bonds & Deposits Received	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	2,981,492	2,255,224	2,882,656	2,702,506	2,855,662	2,843,497	2,914,402	2,987,262	3,061,943	3,138,492	3,216,954
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(17,655,081)	(18,854,440)	(19,255,030)	(19,839,470)	(20,442,245)	(20,954,091)	(21,477,844)	(22,014,892)	(22,565,265)	(23,129,396)	(23,707,631)
Materials & Contracts	-	(3,442,686)	(1,495,135)	(824,536)	(505,201)	(490,691)	(502,048)	(514,599)	(527,464)	(540,651)	(554,187)	(568,021)
Borrowing Costs	-	(262,940)	(189,005)	(175,831)	(124,743)	(70,759)	(46,600)	(41,159)	(35,525)	(28,692)	(23,653)	(17,402)
Bonds & Deposits Refunded	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	(8,140,585)	(8,102,520)	(8,276,320)	(8,480,175)	(8,689,422)	(8,906,658)	(9,129,324)	(9,357,557)	(9,591,496)	(9,831,284)	(10,077,066)
<b>Net Cash provided (or used in) Operating Activities</b>	-	27,684,782	46,440,073	28,259,734	30,187,088	23,661,234	23,693,083	24,375,220	25,021,080	25,740,546	26,460,058	27,167,181
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	1,443,466	-	350,627	-	-	-	-	-	-	-	-
Sale of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	-	2,028,800	582,910	3,034,911	2,621,965	817,183	521,716	1,088,129	644,991	784,959	1,825,577	480,814
Sale of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Sale of Intangible Assets	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Debtors Receipts	-	13,084	13,477	13,881	14,297	14,726	15,168	15,623	16,092	16,575	16,560	-
Sale of Disposal Groups	-	-	-	-	-	-	-	-	-	-	-	-
Distributions Received from Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Purchase of Investment Securities	-	-	(3,441,396)	(3,360,390)	(2,481,316)	(3,969,461)	(3,295,422)	(4,679,034)	(3,597,547)	(2,009,000)	(557,047)	-
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-	(30,088,252)	(43,356,317)	(30,726,549)	(28,234,277)	(21,253,047)	(19,612,084)	(21,604,356)	(20,264,334)	(22,319,830)	(25,638,711)	(26,791,283)
Purchase of Real Estate Assets	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Intangible Assets	-	(47,928)	(73,545)	(86,474)	(45,748)	(46,894)	(46,894)	(46,894)	(46,894)	(46,894)	(46,894)	(46,894)
Deferred Debtors & Advances Made	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Interests in Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Contributions Paid to Joint Ventures & Associates	-	-	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash provided (or used in) Investing Activities</b>	-	(26,651,030)	(46,294,870)	(27,413,695)	(29,004,153)	(22,949,349)	(23,091,556)	(23,842,921)	(24,329,180)	(25,162,738)	(26,052,468)	(26,914,410)
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	1,681,399	-	-	-	-	-	-	-	-	-
Proceeds from Finance Leases	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Receipts	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	(709,470)	(1,444,224)	(885,088)	(809,558)	(436,183)	(160,476)	(166,142)	(172,008)	(178,080)	(184,368)	(190,877)
Repayment of Finance Lease Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Distributions to Minority Interests	-	-	-	-	-	-	-	-	-	-	-	-
Other Financing Activity Payments	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	(709,470)	237,175	(885,088)	(809,558)	(436,183)	(160,476)	(166,142)	(172,008)	(178,080)	(184,368)	(190,877)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	324,282	382,377	(38,959)	373,377	275,702	441,051	366,158	519,893	399,727	223,222	61,894
<b>plus: Cash, Cash Equivalents &amp; Investments - beginning of year</b>	-	3,769,000	4,093,282	4,475,659	4,436,700	4,810,077	5,085,779	5,526,830	5,892,988	6,412,881	6,812,608	7,035,830
<b>Cash &amp; Cash Equivalents - end of the year</b>	<b>3,769,000</b>	<b>4,093,282</b>	<b>4,475,659</b>	<b>4,436,700</b>	<b>4,810,077</b>	<b>5,085,779</b>	<b>5,526,830</b>	<b>5,892,988</b>	<b>6,412,881</b>	<b>6,812,608</b>	<b>7,035,830</b>	<b>7,097,725</b>
Cash & Cash Equivalents - end of the year	3,769,000	4,093,282	4,475,659	4,436,700	4,810,077	5,085,779	5,526,830	5,892,988	6,412,881	6,812,608	7,035,830	7,097,725
Investments - end of the year	38,283,000	36,839,534	40,280,930	39,930,303	43,290,693	45,772,009	49,741,471	53,036,893	57,715,827	61,313,474	63,322,474	63,879,521
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>42,052,000</b>	<b>40,932,816</b>	<b>44,756,589</b>	<b>44,367,003</b>	<b>48,100,770</b>	<b>50,857,788</b>	<b>55,268,301</b>	<b>58,929,881</b>	<b>64,128,808</b>	<b>68,126,082</b>	<b>70,358,305</b>	<b>70,977,246</b>
<b>Representing:</b>												
- External Restrictions	16,727,000	13,775,677	14,572,173	14,276,289	15,045,676	16,695,340	18,386,246	20,119,424	21,895,932	23,716,852	25,583,296	27,496,400
- Internal Restrictions	14,816,000	15,739,535	12,111,125	11,926,344	14,873,589	15,179,500	16,978,546	17,665,847	19,999,835	20,705,652	19,448,602	18,062,559
- Unrestricted	10,509,000	11,417,604	18,073,291	18,164,370	18,181,505	18,982,948	19,903,509	21,144,610	22,233,041	23,703,578	25,326,407	25,418,287
	<b>42,052,000</b>	<b>40,932,816</b>	<b>44,756,589</b>	<b>44,367,003</b>	<b>48,100,770</b>	<b>50,857,788</b>	<b>55,268,301</b>	<b>58,929,881</b>	<b>64,128,808</b>	<b>68,126,082</b>	<b>70,358,305</b>	<b>70,977,246</b>

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 SCENARIOS - GENERAL FUND  
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Headline Figure / KPI	Scenario	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Rates & Annual Charges Revenue	After	18,010,051	27,251,940	27,251,940	26,631,572	29,347,355	30,081,039	30,833,065	31,603,891	32,393,989	33,203,838	34,033,934
	Before	18,010,051	27,251,940	27,251,940	26,631,572	29,347,355	30,081,039	30,833,065	31,603,891	32,393,989	33,203,838	34,033,934
User Charges & Fees Revenue	After	8,176,072	4,511,890	4,668,900	4,870,387	5,057,225	5,183,656	5,313,247	5,446,078	5,582,230	5,721,786	5,864,831
	Before	8,176,072	4,511,890	4,668,900	4,870,387	5,057,225	5,183,656	5,313,247	5,446,078	5,582,230	5,721,786	5,864,831
Interest & Investment Revenue	After	1,097,014	829,154	914,517	918,745	1,001,562	1,058,532	1,146,847	1,224,647	1,324,647	1,399,647	1,444,647
	Before	1,097,014	1,312,222	1,344,517	1,377,566	1,411,562	1,832,301	2,236,519	2,677,432	3,135,586	3,566,585	3,971,790
Grants Income - Operating & Capital	After	28,142,307	40,413,713	19,176,470	22,367,685	14,750,071	15,100,045	15,477,546	15,864,485	16,261,097	16,667,624	17,084,315
	Before	28,142,307	40,913,713	19,676,470	22,867,685	15,250,071	15,612,545	16,002,859	16,402,930	16,813,003	17,233,328	17,664,162
Other Revenue	After	2,297,631	2,602,566	2,648,125	2,697,047	2,745,785	2,814,430	2,884,790	2,956,910	3,030,833	3,106,604	3,184,269
	Before	2,297,631	2,602,566	2,648,125	2,697,047	2,745,785	2,814,430	2,884,790	2,956,910	3,030,833	3,106,604	3,184,269
Total Income from Continuing Operations	After	57,723,075	75,809,263	55,341,250	59,485,436	52,901,998	54,237,701	55,655,295	57,096,012	58,532,798	60,099,500	61,611,998
	Before	57,723,075	76,592,331	56,271,250	60,444,277	53,811,998	55,523,970	57,273,480	59,087,242	60,955,841	62,834,152	64,716,986
Employee Benefits & On-cost Expenses	After	18,067,614	19,135,593	19,535,165	20,127,830	20,737,842	21,256,288	21,787,696	22,332,388	22,890,698	23,462,965	24,049,539
	Before	18,067,614	19,135,593	19,535,165	20,127,830	20,737,842	21,256,288	21,787,696	22,332,388	22,890,698	23,462,965	24,049,539
Borrowing Costs	After	222,893	198,385	140,826	92,725	53,508	40,254	34,588	28,722	22,649	16,362	9,852
	Before	222,893	198,385	140,826	92,725	53,508	40,254	34,588	28,722	22,649	16,362	9,852
Materials & Contracts Expenses	After	4,758,778	1,372,627	843,347	539,549	536,423	549,834	563,580	577,670	592,111	606,914	622,087
	Before	4,758,778	1,372,627	843,347	539,549	536,423	549,834	563,580	577,670	592,111	606,914	622,087
Other Expenses	After	8,176,105	8,128,520	8,302,969	8,507,490	8,717,420	8,935,356	9,156,740	9,387,708	9,622,401	9,862,961	10,109,535
	Before	8,176,105	8,128,520	8,302,969	8,507,490	8,717,420	8,935,356	9,156,740	9,387,708	9,622,401	9,862,961	10,109,535
Total Expenses from Continuing Operations	After	44,301,438	43,279,564	44,837,810	44,641,880	45,528,488	46,291,818	47,165,096	48,079,274	49,050,511	50,226,854	51,295,297
	Before	44,301,438	43,279,564	44,837,810	44,641,880	45,528,488	46,291,818	47,165,096	48,079,274	49,050,511	50,226,854	51,295,297
Net Operating Surplus/(Deficit)	After	13,421,637	32,329,699	10,503,440	14,843,556	7,373,510	7,945,883	8,490,200	8,516,738	9,087,285	9,772,646	10,316,698
	Before	13,421,637	33,312,787	11,433,440	15,802,397	8,288,610	9,232,152	10,108,384	10,541,523	11,483,686	12,540,853	13,457,243
Net Operating Surplus/ (Deficit) before Capital Grants & Contributions	After	(4,557,673)	3,145,560	2,700,719	3,961,029	4,311,131	4,806,944	5,272,788	5,218,890	5,706,992	6,307,845	6,765,278
	Before	(4,557,673)	4,128,628	3,630,719	4,919,870	5,221,131	6,093,213	6,890,972	7,243,676	8,103,392	9,076,052	9,905,823
Total Operating Income (excl. Capital Income)	After	39,743,765	46,425,124	47,538,529	48,602,909	49,839,619	51,098,763	52,437,863	53,798,164	55,212,502	56,634,699	58,060,575
	Before	39,743,765	47,408,192	46,468,529	49,561,750	50,749,619	52,385,032	54,056,068	55,789,395	57,575,348	59,369,351	61,167,565
Total Operating Expenditure (excl. Depreciation)	After	31,225,390	28,835,125	28,822,307	29,267,584	30,045,193	30,781,732	31,544,604	32,326,488	33,127,859	33,949,202	34,791,014
	Before	31,225,390	28,835,125	28,822,307	29,267,584	30,045,193	30,781,732	31,544,604	32,326,488	33,127,859	33,949,202	34,791,014
Sale Proceeds from I,PP&E	After	2,028,600	562,910	3,034,911	2,621,965	817,183	521,716	1,088,129	644,991	784,959	1,825,577	480,814
	Before	2,028,600	562,910	3,034,911	2,621,965	817,183	521,716	1,088,129	644,991	784,959	1,825,577	480,814
New Loan Borrowings & Advances	After	-	1,681,399	-	-	-	-	-	-	-	-	-
	Before	-	1,681,399	-	-	-	-	-	-	-	-	-
Cash Purchases of I,PP&E	After	30,088,252	43,356,317	30,726,549	28,234,277	21,253,047	19,612,084	21,604,356	20,264,334	22,319,830	25,838,711	26,791,283
	Before	30,088,252	43,356,317	30,726,549	28,234,277	21,253,047	19,612,084	21,604,356	20,264,334	22,319,830	25,838,711	26,791,283
Loan Repayments	After	709,470	1,444,224	885,088	809,558	436,183	160,476	166,142	172,008	178,080	184,368	190,877
	Before	709,470	1,444,224	885,088	809,558	436,183	160,476	166,142	172,008	178,080	184,368	190,877



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Headline Figure / KPI	Scenario	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
External Loans Outstanding - Current	After	1,402,033	885,088	809,558	436,183	160,476	166,142	172,008	178,080	184,368	190,877	137,925
	Before	1,402,033	885,088	809,558	436,183	160,476	166,142	172,008	178,080	184,368	190,877	137,925
External Loans Outstanding - Non-current	After	1,681,497	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925	-
	Before	1,681,497	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925	-
External Loans Outstanding - Total	After	3,083,530	3,320,705	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925
	Before	3,083,530	3,320,705	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925
Internal Loans Outstanding - Current	After	-	-	-	-	-	-	-	-	-	-	-
	Before	-	-	-	-	-	-	-	-	-	-	-
Internal Loans Outstanding - Non-current	After	-	-	-	-	-	-	-	-	-	-	-
	Before	-	-	-	-	-	-	-	-	-	-	-
Internal Loans Outstanding - Total	After	-	-	-	-	-	-	-	-	-	-	-
	Before	-	-	-	-	-	-	-	-	-	-	-
Total Borrowings Outstanding - Current	After	1,402,033	885,088	809,558	436,183	160,476	166,142	172,008	178,080	184,368	190,877	137,925
	Before	1,402,033	885,088	809,558	436,183	160,476	166,142	172,008	178,080	184,368	190,877	137,925
Total Borrowings Outstanding - Non-current	After	1,681,497	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925	-
	Before	1,681,497	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925	-
Total Borrowings Outstanding - Total	After	3,083,530	3,320,705	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925
	Before	3,083,530	3,320,705	2,435,617	1,626,059	1,189,876	1,029,400	863,258	691,250	513,170	328,802	137,925
External Loans Repayments - Interest	After	222,893	198,385	140,826	92,725	53,508	40,254	34,588	28,722	22,649	16,362	9,852
	Before	222,893	198,385	140,826	92,725	53,508	40,254	34,588	28,722	22,649	16,362	9,852
External Loans Repayments - Principal	After	710,963	1,444,224	885,088	809,558	436,183	160,476	166,142	172,008	178,080	184,368	190,877
	Before	710,963	1,444,224	885,088	809,558	436,183	160,476	166,142	172,008	178,080	184,368	190,877
External Loans Repayments - Total	After	933,856	1,642,609	1,025,914	902,284	489,692	200,730	200,730	200,730	200,730	200,730	200,730
	Before	933,856	1,642,609	1,025,914	902,284	489,692	200,730	200,730	200,730	200,730	200,730	200,730
External Loans - New Loans raised	After	-	1,681,399	-	-	-	-	-	-	-	-	-
	Before	-	1,681,399	-	-	-	-	-	-	-	-	-
Total Value of I,PP&E (excl. Land & Earthworks)	After	709,829,805	780,218,021	808,153,085	832,044,300	854,431,012	872,108,415	922,235,258	943,005,028	961,861,570	988,953,756	#####
	Before	709,829,805	780,218,021	808,153,085	815,793,701	829,723,555	838,732,678	878,305,747	889,968,406	899,490,159	917,014,188	932,610,161
Total Accumulated Depreciation	After	(64,102,378)	(53,116,065)	(39,640,514)	(26,124,458)	(13,816,018)	38,479	12,140,983	25,236,631	38,654,750	52,576,732	67,938,115
	Before	(64,102,378)	(53,116,065)	(39,640,514)	(26,124,458)	(13,816,018)	38,479	12,091,761	25,153,855	38,538,418	52,426,846	67,754,674
Indicative Remaining Useful Life (as a % of GBV)	After	109%	-7%	-5%	-3%	-2%	0%	1%	3%	4%	5%	7%
	Before	109%	-7%	-5%	-3%	-2%	0%	1%	3%	4%	6%	7%

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Headline Figure / KPI	Scenario	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
<b>New Note 13 Ratios</b>												
Operating Performance Ratio 1)	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	-7.63%	12.47%	13.46%	14.23%	14.80%	15.41%	15.90%	15.40%	15.89%	16.55%
Own Source Operating Revenue Ratio 1)	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	51.25%	46.55%	65.35%	62.40%	72.12%	72.16%	72.19%	72.21%	72.25%	72.27%
Unrestricted Current Ratio	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	3.00	3.31	3.52	3.99	4.34	4.60	4.66	4.99	5.04	4.87
Debt Service Cover Ratio 1)	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	9.38	10.83	18.38	21.53	40.53	101.42	104.26	107.11	110.13	113.10
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	4.35%	4.37%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%
Cash Expense Cover Ratio 1)	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	14.90	16.36	16.58	17.77	18.56	19.88	20.68	21.96	22.76	22.94
<b>1) different Calculation to TCorp's calculation for same ratio</b>												
<b>New Special Schedule 7 Ratios</b>												
Building & Infrastructure Renewals Ratio	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	172.88%	245.64%	134.61%	155.28%	98.43%	98.13%	98.58%	95.54%	95.40%	95.89%
Infrastructure Backlog Ratio	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	0.05	0.05	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.00
Asset Maintenance Ratio	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	0.94	0.94	0.94	0.94	0.94	0.96	0.99	1.00	1.00	1.00
Capital Expenditure Ratio	Snapshot	After	●	●	●	●	●	●	●	●	●	●
	Before	●	●	●	●	●	●	●	●	●	●	●
	Ratio	After	2.39	3.50	1.83	1.82	1.36	1.28	1.40	1.25	1.40	1.59
	Before	2.39	3.50	1.18	1.16	0.68	0.58	0.69	0.56	0.70	0.87	1.02



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 SCENARIOS - GENERAL FUND  
 Scenario: Reduced Grants and Increased Asset Renewal

New Scenario (After):  
 Old Scenario (Before):  
 Reduced Grants and Increased Asset Renewal  
 Base Case

Headline Figure / KPI	Scenario	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
-----------------------	----------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------

Old Note 13 Ratios (not incl. in new Note 13 or Special Schedule 7)

Debt Service Ratio	Snapshot	After										
	Before											
Ratio	After	2.83%	3.97%	2.42%	2.07%	1.10%	0.44%	0.43%	0.42%	0.41%	0.40%	0.39%
	Before	2.83%	3.87%	2.36%	2.03%	1.07%	0.43%	0.41%	0.40%	0.39%	0.37%	0.36%
Rates & Annual Charges Coverage Ratio	Snapshot	After										
	Before											
Ratio	After	31.20%	36.04%	50.47%	48.13%	55.47%	55.46%	55.40%	55.35%	55.29%	55.25%	55.24%
	Before	31.20%	35.58%	49.64%	47.37%	54.54%	54.18%	53.83%	53.49%	53.14%	52.84%	52.59%
<b>Fit For the Future (FTF) Ratios</b>												
Operating Performance Ratio 1)	Snapshot	After										
	Before											
Ratio	After	-7.83%	12.47%	13.46%	14.23%	14.80%	15.41%	15.90%	15.40%	15.89%	16.55%	16.93%
	Before	-7.83%	14.29%	15.12%	15.89%	16.33%	17.48%	18.42%	18.48%	19.40%	20.45%	21.21%
Own Source Revenue Ratio 1)	Snapshot	After										
	Before											
Ratio	After	51.25%	46.55%	65.35%	62.40%	72.12%	72.16%	72.19%	72.21%	72.25%	72.27%	72.27%
	Before	51.25%	46.58%	65.03%	62.17%	71.66%	71.88%	72.06%	72.24%	72.42%	72.57%	72.71%
Building & Infrastructure Asset Renewal Ratio	Snapshot	After										
	Before											
Ratio	After	172.88%	245.64%	134.61%	155.28%	98.43%	98.13%	98.58%	95.54%	95.40%	95.89%	95.74%
	Before	172.88%	245.64%	81.53%	103.76%	47.34%	47.67%	48.36%	47.35%	47.71%	48.41%	48.76%
Infrastructure Backlog Ratio	Snapshot	After										
	Before											
Ratio	After	0.05	0.05	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00
	Before	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Asset Maintenance Ratio	Snapshot	After										
	Before											
Ratio	After	0.94	0.94	0.94	0.94	0.94	0.96	0.99	1.00	1.00	1.00	1.00
	Before	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Debt Service Ratio	Snapshot	After										
	Before											
Ratio	After	2.35%	3.54%	2.16%	1.86%	0.98%	0.39%	0.38%	0.37%	0.36%	0.35%	0.35%
	Before	2.35%	3.46%	2.12%	1.82%	0.96%	0.38%	0.37%	0.36%	0.35%	0.34%	0.33%
Real Operating Expenditure per Capita Ratio	Snapshot	After										
	Before											
Ratio	After	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Before	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

1) **different** Calculation to TCorp's calculation for same ratio

TCorp Ratios

Operating Performance Ratio 2)	Snapshot	After										
	Before											
Ratio	After	-11.47%	6.78%	5.68%	8.15%	8.65%	9.41%	10.06%	9.70%	10.34%	11.14%	11.65%

Mid-Western Regional Council  
10 Year Financial Plan for the Years ending 30 June 2029  
SCENARIOS - GENERAL FUND  
Scenario: Reduced Grants and Increased Asset Renewal

New Scenario (After):  
Old Scenario (Before):

Reduced Grants and Increased Asset Renewal  
Base Case

Headline Figure / KPI	Scenario	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	Before	-11.47%	8.71%	7.49%	9.93%	10.29%	11.63%	12.75%	12.98%	14.07%	15.29%	16.19%
Own Source Operating Revenue Ratio 2)	Snapshot											
	After											
	Before											
Ratio	After	45.37%	42.01%	58.91%	56.32%	65.03%	65.02%	64.95%	64.89%	64.81%	64.77%	64.76%
	Before	45.37%	41.47%	57.94%	55.43%	63.93%	63.51%	63.11%	62.70%	62.30%	61.95%	61.65%
	Before											
Unrestricted Current Ratio	Snapshot											
	After											
	Before											
Ratio	After	3.00	3.31	3.52	3.99	4.34	4.60	4.66	4.99	5.04	4.87	4.67
	Before	3.00	3.40	4.70	6.25	7.89	9.29	10.35	11.90	12.95	13.68	14.60
	Before											
Debt Service Cover Ratio 2)	Snapshot											
	After											
	Before											
Ratio	After	7.74	9.22	14.77	18.25	34.27	86.14	88.98	91.84	94.86	97.82	100.70
	Before	7.74	9.82	15.68	19.32	36.13	92.55	97.05	101.76	106.63	111.45	116.18
	Before											
Capital Expenditure Ratio	Snapshot											
	After											
	Before											
Ratio	After	2.39	3.50	1.83	1.82	1.36	1.28	1.40	1.25	1.40	1.59	1.74
	Before	2.39	3.50	1.18	1.16	0.68	0.58	0.69	0.56	0.70	0.87	1.02
	Before											
Infrastructure Backlog Ratio	Snapshot											
	After											
	Before											
Ratio	After	0.05	0.05	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00
	Before	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
	Before											
Asset Maintenance Ratio	Snapshot											
	After											
	Before											
Ratio	After	0.94	0.94	0.94	0.94	0.94	0.96	0.99	1.00	1.00	1.00	1.00
	Before	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
	Before											
Building & Infrastructure Renewals Ratio	Snapshot											
	After											
	Before											
Ratio	After	172.88%	245.64%	134.61%	155.28%	98.43%	98.13%	98.58%	95.54%	95.40%	95.89%	95.74%
	Before	172.88%	245.64%	81.63%	103.76%	47.34%	47.67%	46.36%	47.35%	47.71%	48.41%	48.76%
	Before											
Cash Expense Cover Ratio 2)	Snapshot											
	After											
	Before											
Ratio	After	1.51	1.72	1.64	1.80	1.85	1.96	2.05	2.18	2.26	2.28	2.25
	Before	1.51	1.75	1.98	2.47	2.84	3.28	3.69	4.16	4.58	4.94	5.25
	Before											
Interest Cover Ratio	Snapshot											
	After											
	Before											
Ratio	After	32.38	76.34	107.63	177.63	313.63	429.55	516.41	641.81	840.70	1200.10	2051.61
	Before	32.38	81.30	114.24	187.97	330.64	461.51	563.20	711.14	945.03	1367.24	2366.96
	Before											

2) different Calculation to OLG's Note 13 & FFTF calculation for same ratio

Other Ratios

Operating Surplus/(Deficit) Ratio - on total	Snapshot	After



Mid-Western Regional Council  
 10 Year Financial Plan for the Years ending 30 June 2029  
 SCENARIOS - GENERAL FUND  
 Scenario: Reduced Grants and Increased Asset Renewal

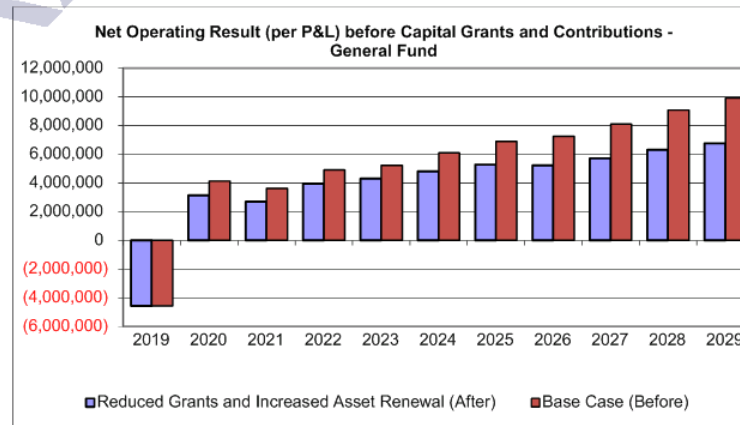
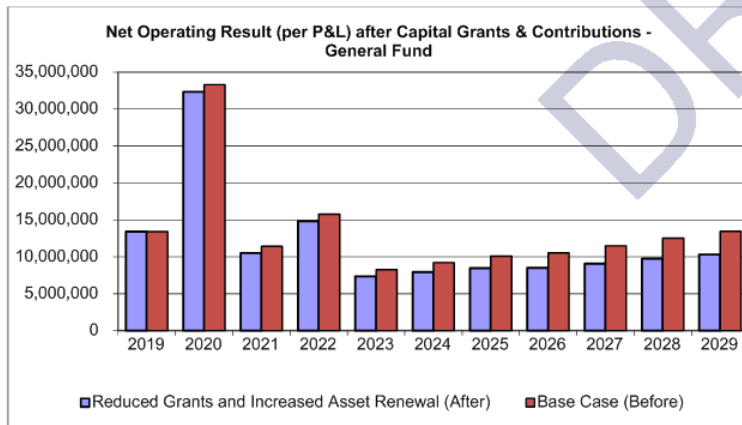
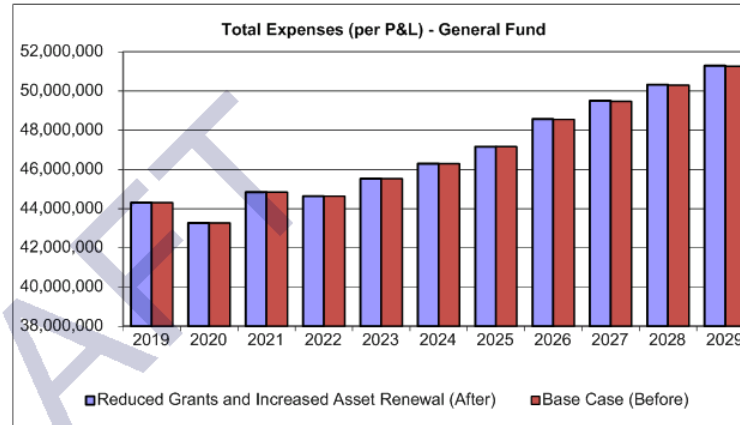
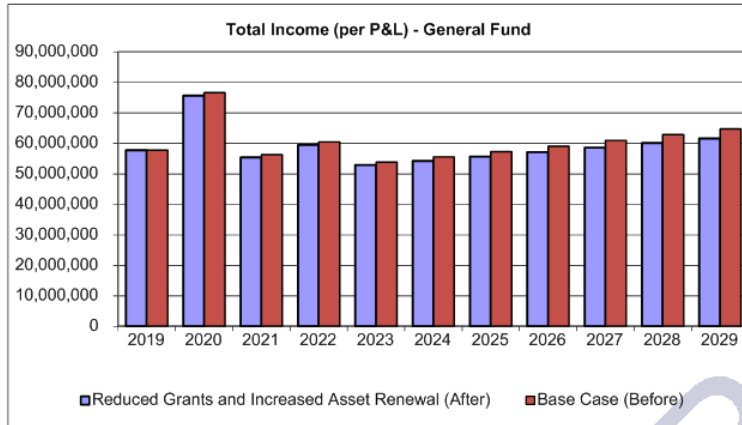
New Scenario (After):  
 Old Scenario (Before):

Reduced Grants and Increased Asset Renewal  
 Base Case

Headline Figure / KPI	Scenario	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Asset Maintenance Gap / Maintenance required	Snapshot											
	After											
	Before											
Ratio	After	0.94	0.94	0.94	0.94	0.94	0.96	0.99	1.00	1.00	1.00	1.00
	Before	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94

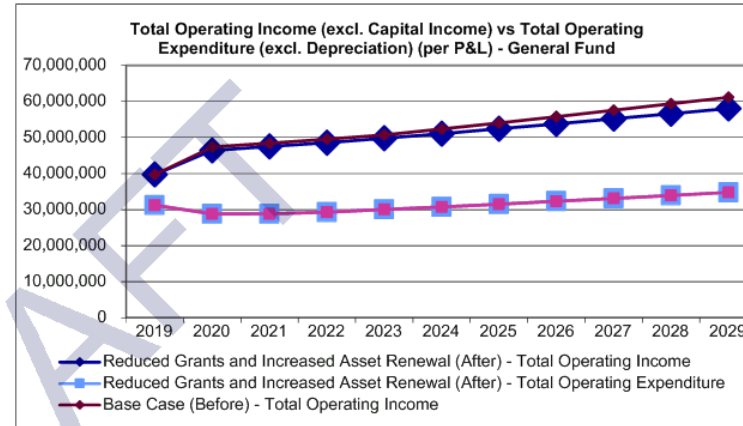
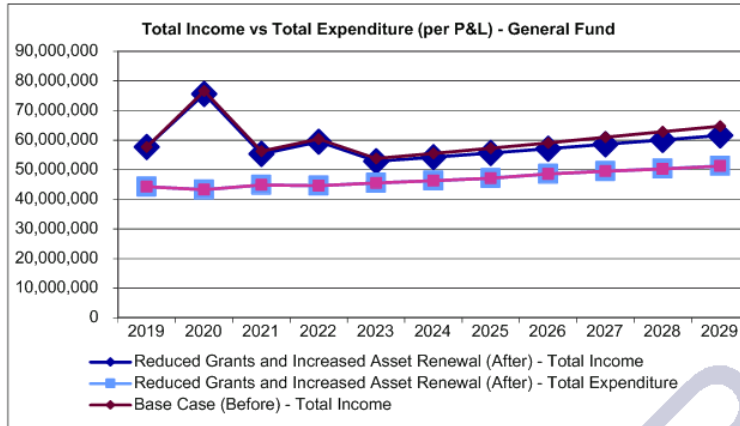
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**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**  
 Income Statement Charts



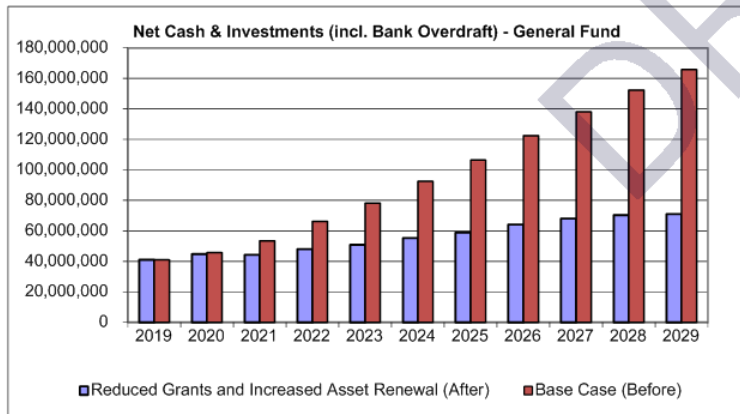
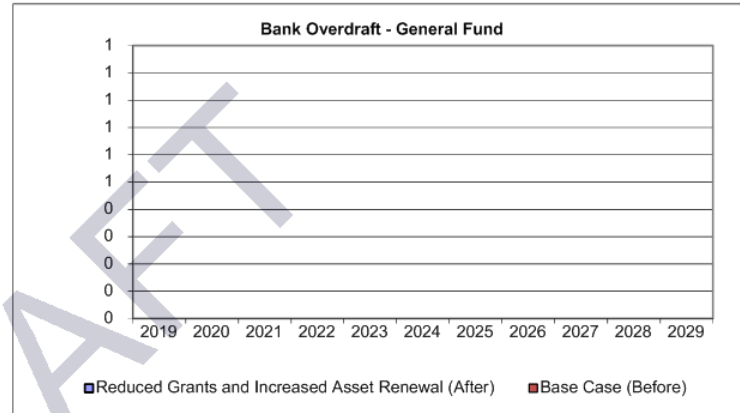
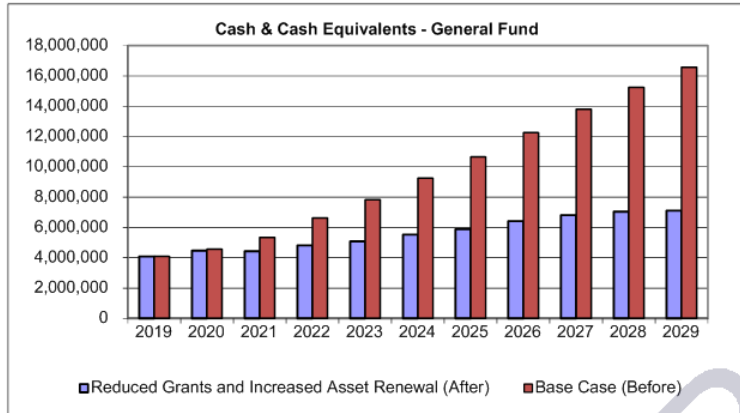


**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**  
 Income Statement Charts

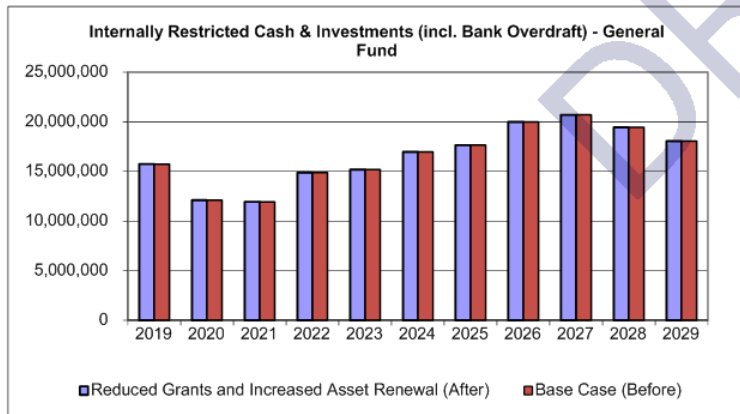
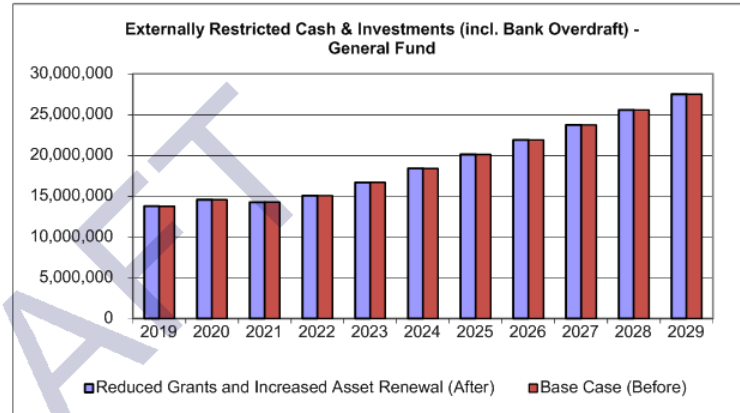
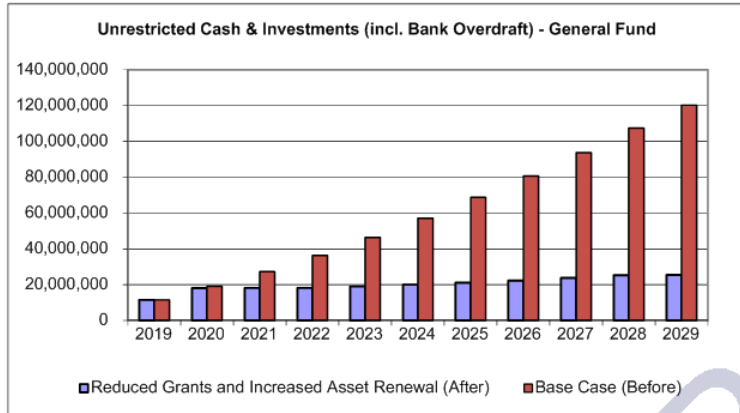


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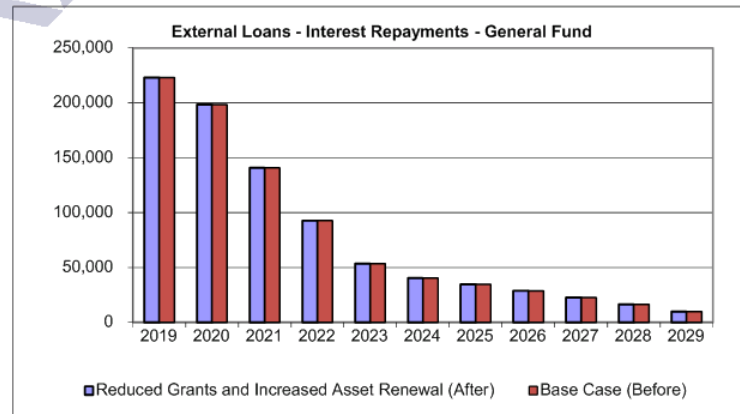
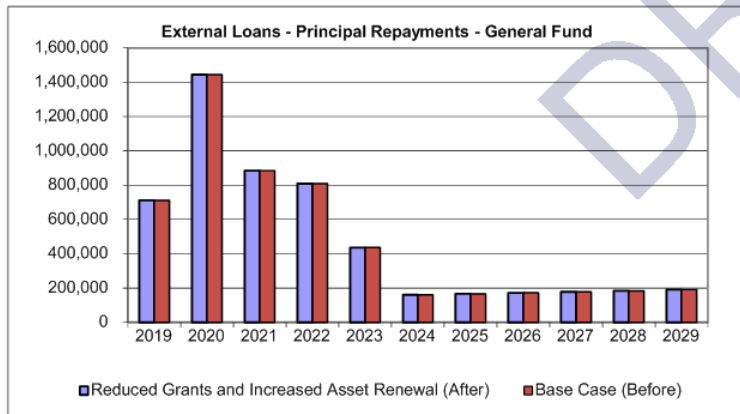
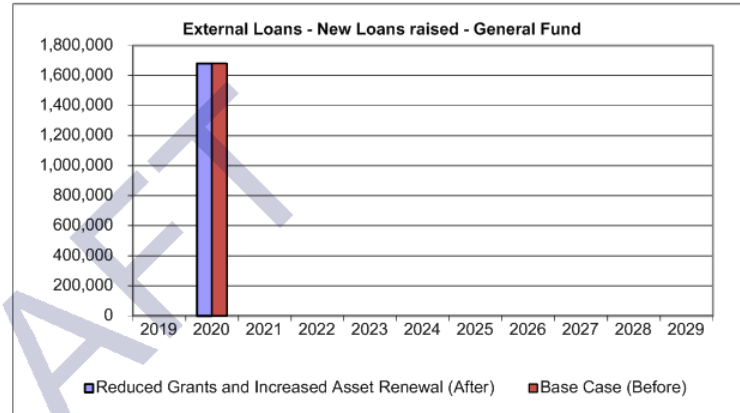
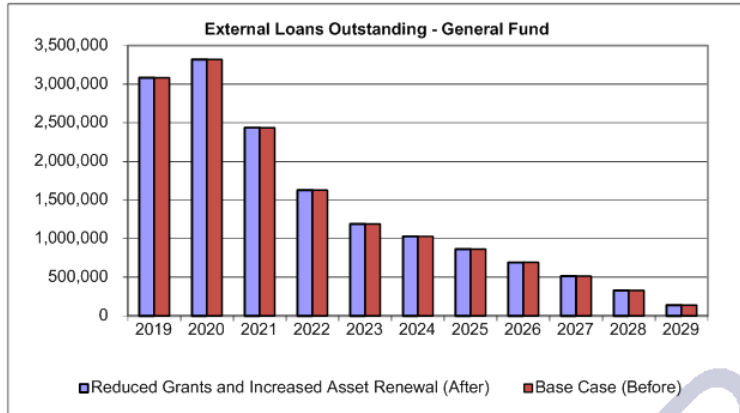
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**  
 Cash, Investment & Bank Overdraft Charts



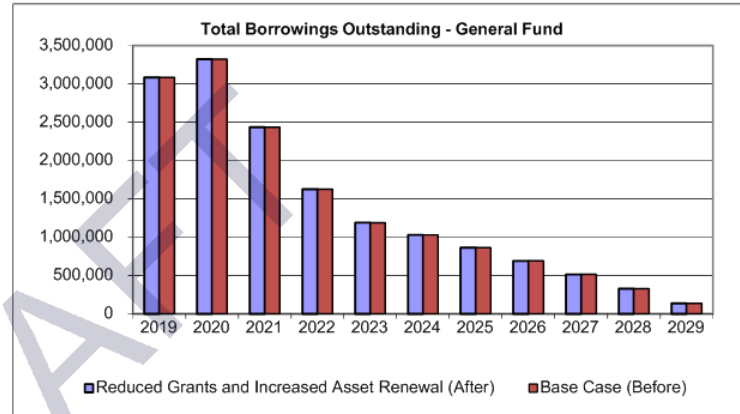
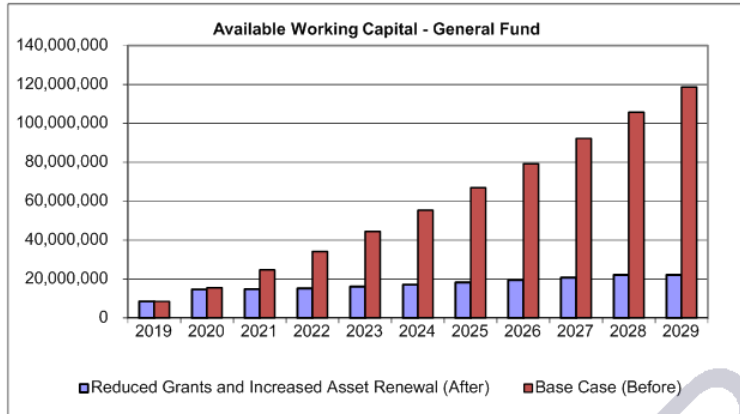
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**  
 Cash Restrictions Charts



**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**  
 External Loans Charts



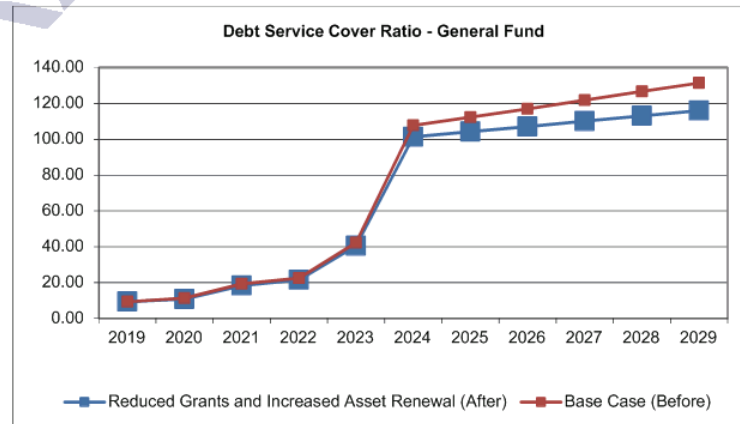
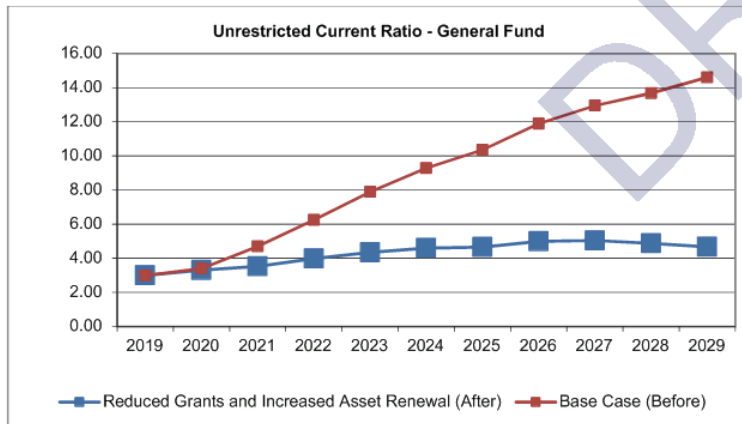
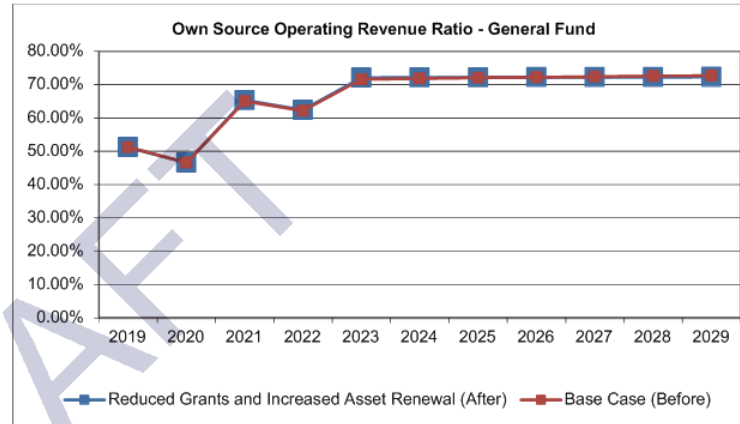
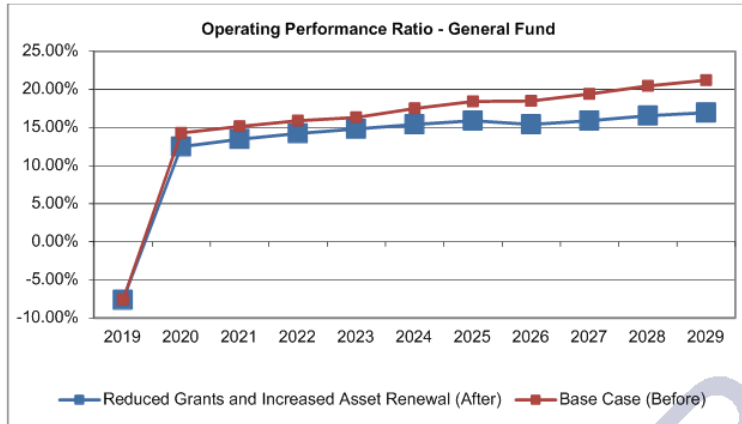
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**  
 Other Charts



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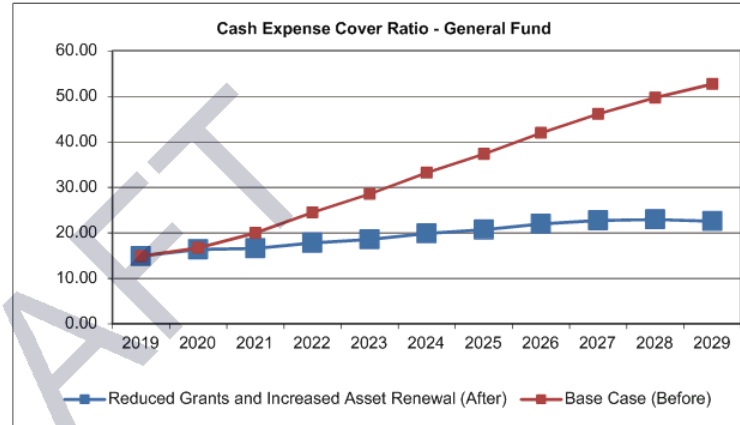
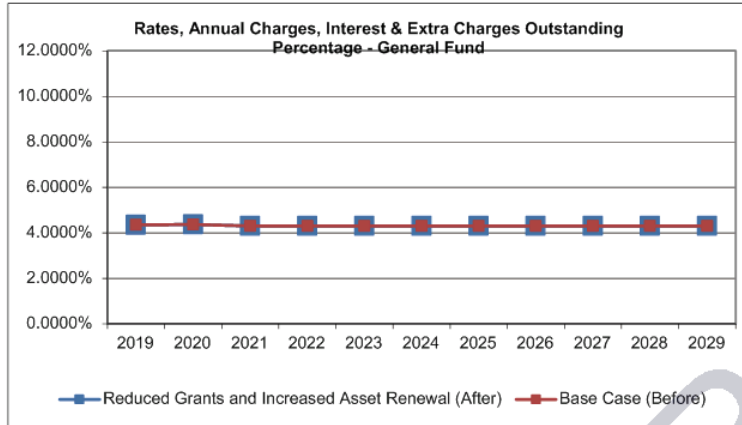
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**  
 New Note 13 Ratios Charts



Minimum Amber      Minimum Green

Maximum Green      Maximum Amber

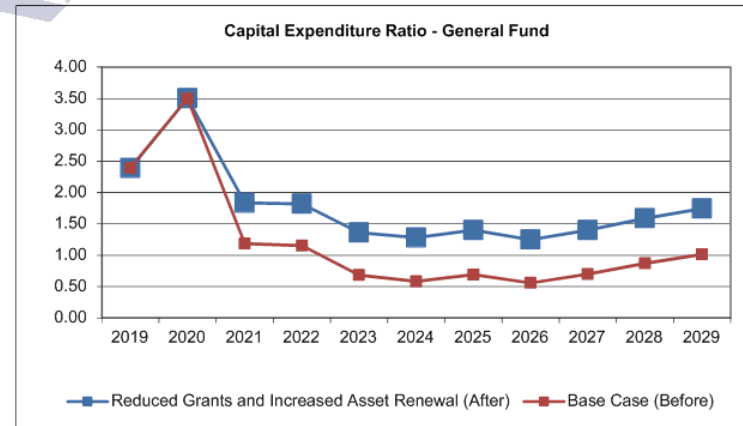
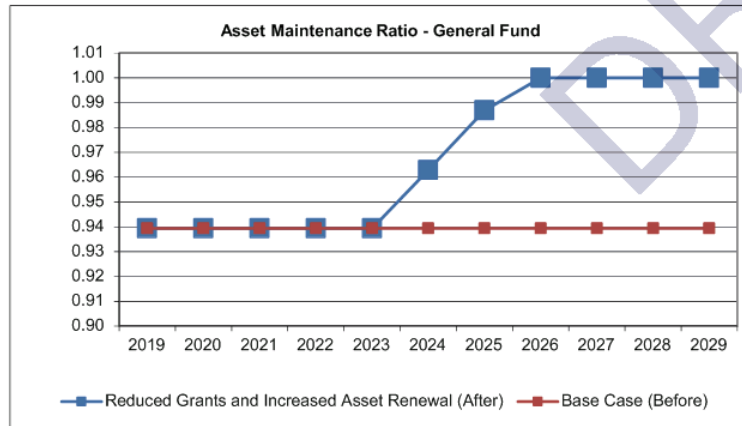
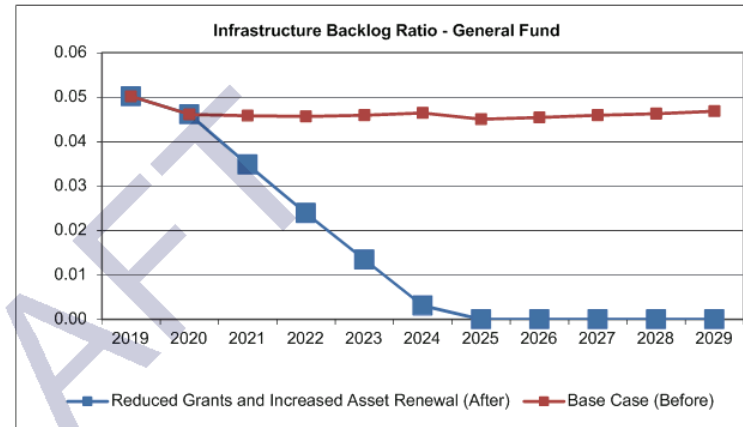
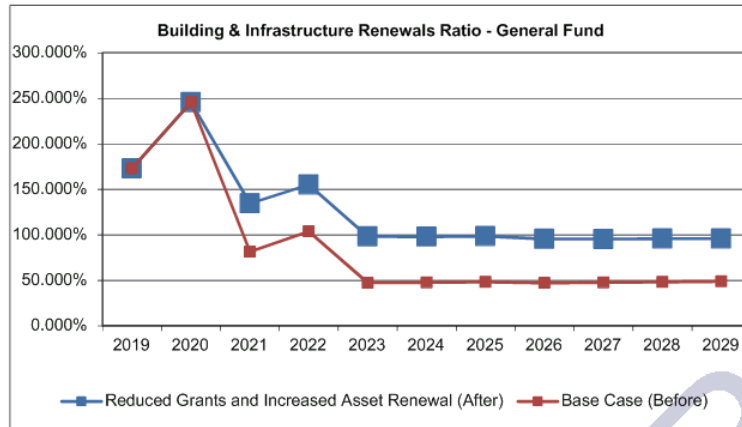
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**  
 New Note 13 Ratios Charts (continued)



Minimum Amber
  Minimum Green
  Maximum Green
  Maximum Amber

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**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**CHARTS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**  
 New Special Schedule 7 Ratios Charts



Minimum Amber Minimum Green

Maximum Green Maximum Amber

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2029**  
**KEY PERFORMANCE INDICATORS - GENERAL FUND**  
**Scenario: Reduced Grants and Increased Asset Renewal**

		Current Year 2018/19	Projected Years									
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
<b>Council's Target Benchmarks</b>												
<b>New Note 13 Ratios</b>												
Operating Performance Ratio 1)	Snapshot											
	Actual Ratio	-7.63%	12.47%	13.46%	14.23%	14.80%	15.41%	15.90%	15.40%	15.89%	16.55%	16.93%
Own Source Operating Revenue Ratio 1)	Snapshot											
	Actual Ratio	51.25%	46.55%	65.35%	62.40%	72.12%	72.16%	72.19%	72.21%	72.25%	72.27%	72.27%
Unrestricted Current Ratio	Snapshot											
	Actual Ratio	3.00	3.31	3.52	3.99	4.34	4.60	4.66	4.99	5.04	4.87	4.67
Debt Service Cover Ratio 1)	Snapshot											
	Actual Ratio	9.38	10.83	18.38	21.53	40.53	101.42	104.26	107.11	110.13	113.10	115.97
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	Snapshot											
	Actual Ratio	4.35%	4.37%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%
Cash Expense Cover Ratio 1)	Snapshot											
	Actual Ratio	14.90	16.36	16.58	17.77	18.56	19.88	20.68	21.96	22.76	22.94	22.58
<b>1) different Calculation to TCorp's calculation for same ratio</b>												
<b>New Special Schedule 7 Ratios</b>												
Building & Infrastructure Renewals Ratio	Snapshot											
	Actual Ratio	172.88%	245.64%	134.61%	155.28%	98.43%	98.13%	98.58%	95.54%	95.40%	95.89%	95.74%
Infrastructure Backlog Ratio	Snapshot											
	Actual Ratio	0.05	0.05	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Asset Maintenance Ratio	Snapshot											
	Actual Ratio	0.94	0.94	0.94	0.94	0.94	0.96	0.99	1.00	1.00	1.00	1.00
Capital Expenditure Ratio	Snapshot											
	Actual Ratio	2.39	3.50	1.83	1.82	1.36	1.28	1.40	1.25	1.40	1.59	1.74



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

Ph: 1300 765 002 or (02) 6378 2850  
Fax: (02) 6378 2815  
email: [council@midwestern.nsw.gov.au](mailto:council@midwestern.nsw.gov.au)

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

**MID-WESTERN REGIONAL COUNCIL**  
PO Box 156, Mudgee NSW 2850





## Application Form

### APPLICANTS DETAILS

Name of Organisation	Kandos High School
Contact Person	Tara Steinbeck
Address	Fleming Street Kandos 2848
Phone	[REDACTED]
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	BStreetsmart Road Safety Forum	
Amount of funding requested	\$ 1,760.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	12th September 2019	12th September 2019
Briefly, describe Project / Activity	The BStreetsmart Roadsafety Forum aims to reduce the fatality and injury rates of young people by promoting safe behaviour as drivers, riders and passengers. It provides young people with first hand experiences, information and strategies surrounding distracted driving, inattention, speeding, drink/drug driving and fatigue, and the consequences of road crashes.	



COMMUNITYGRANTS

ADDRESS CRITERIA

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

(Note: limited number of characters)

Young drivers (17-25 years) represent 1/4 of all Australian road deaths. This is associated with a lack of driving experience and the increased likelihood of taking risks on the road. Speeding is the biggest killer of young drivers. Those living in rural and remote areas are three times as likely to die in a road accident than those in metro areas. It is imperative that young people understand the consequences of their driving behaviour prior to being unsupervised on the roads. Maximising the participation of young people who are approaching driving age in this event will contribute to enhanced safety of Mid-Western roads. Young people seek independence and freedom and driving often a necessary means to achieve this in a rural community such as ours. We must ensure our young people are exposed to maximum information and skill development surrounding driving to ensure their own and others' safety.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

Approximately 40 Year 10 students.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

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

(Note: limited number of characters)

Without funding, it is likely that some students will not be willing or able to participate in the event. The costs of a coach make the excursion costly for those from a poor socioeconomic background and they may prioritise other activities over this highly valuable event. In recent years we have attended an alternative program run locally, however feedback has indicated that students do not perceive this as being a particularly educational activity. We must target their needs more specifically.

**COMMUNITYGRANTS**

Project Income	Community Grant (amount sought from Council)	\$ 1,760.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	
	Other Income	
<b>TOTAL INCOME</b>		<b>\$ 1,760.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Coach fee	\$ 1,760.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 1,760.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input type="radio"/>	<input checked="" type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	<div style="border: 1px solid black; height: 50px;"></div>	

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input type="radio"/>	<input checked="" type="radio"/> <i>Reconciliation occurs centrally.</i>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	<input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/> <i>N/A.</i>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Tara Steinbeck
Position	Teacher PDHPE
Date	25th June 2019

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.



**COMMUNITYGRANTS**

**SUBMIT YOUR APPLICATION**

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

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# COMMUNITY GRANTS



## Application Form

### APPLICANTS DETAILS

Name of Organisation	Gulgong Show Society Inc
Contact Person	Rose Jackson
Address	[Redacted]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Gulgong Show 2020	
Amount of funding requested	\$ 3,000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	28/2/2020	29/2/2020
Briefly, describe Project / Activity	Annual rural agriculture show where the community is invited to attend for a great day out. Our objective is to provide a day of great entertainment for all. We provide a glimpse of local businesses with trade stalls, showcase our regions talent in pavilion competitions, and musicians, provide goat & sheep breeders an avenue to gain prestige with other breeders.	



ADDRESS CRITERIA

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

(Note: limited number of characters)

We aim to have all local trade sites supporting local business, local musicians and dancers will perform. We bring a day of entertainment to the community so those in troubling times can attend and met and talk with friends and family in a family fun atmosphere. The show always brings those from outside the community which supports our retail and tourism.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

We expect to have over 1700 people come through the gates on the day. we have 50 volunteers that give their time, not just on the day, but in the weeks & months leading up to the event.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

We will invite the car clubs, the rural fire brigade, the Gulgong Museum, The Mudgee Poultry and Pidgeon club, The Mens shed, Red cross, The local community health, to all attend and have trade sits

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

(Note: limited number of characters)

2020 will be our 132nd show. Over the years we have changed with the times to run an event that appeals to the community of today. Our volunteers work tirelessly in the background to make an excellent day, every year. Our executive committee is dedicated to make each year better than the year before, with planning starting in March.



Project Income	Community Grant (amount sought from Council)	\$ 3,000.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 12,639.00
	Other Income	\$ 33,000.00
<b>TOTAL INCOME</b>		<b>\$ 48,639.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Entertainment show day costs	\$ 17,000.00
	insurances and misc	\$ 7,500.00
	advertising/printing	\$ 3,250.00
	rent/pwr/wtr	\$ 3,500.00
	admin costs including phone/internet	\$ 4,500.00
	prizes/ribbons	\$ 13,000.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 48,750.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>-\$ 111.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>



Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text" value="\$ 4,380.21"/>	
Comment on cash set aside for specific projects (optional)	<div style="border: 1px solid black; height: 60px;"></div>	

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Rose Jackson
Position	Treasurer
Date	15/7/19

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

### APPLICANTS DETAILS

Name of Organisation	Mudgee Chamber of Commerce, Inc.
Contact Person	Camilla Davis, Secretariat
Address	[REDACTED]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Mudgee Money Gift Cards (Purchase 1000 cards)	
Amount of funding requested	\$ 3,103.40	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	November 2017	ongoing
Briefly, describe Project / Activity	Mudgee Money is a cost effective and easily implemented and administered 'shop local' program that has been in operation for 20 months. It is the first such program started in Mudgee to show any real level of success. Currently there are 68 redemption stores in the Mid-Western Region. To date 1,737 cards have been purchased at a total value of \$116,050.	



ADDRESS CRITERIA

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

(Note: limited number of characters)

An already successful program, this project encourages people to shop locally. It helps the participating redemption stores, ranging from clothing and services retailers to cafes and pubs, by attracting and retaining commerce in the Mudgee Region. Achievements to date include:

- 1,542 cards purchased at a total of \$116,050
- 1,267 cards have been fully or partially redeemed totaling \$80,100 spent
- \$35,950 is still to be redeemed on circulating cards
- Peabody Coal purchased \$35,000 worth of MM gift cards as employee Christmas gifts in 2018, replacing generic Coles and Woolworths cards purchased in previous years
- 339 cards valued at \$17,300 have been purchased by Glencore in 2019.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

Currently there are seven stores where gift cards can be purchased and 70 redemption stores (see attached listing), and we expect this to continue to grow as the Mudgee Chamber of Commerce's (MCC) membership grows. We explicitly market Mudgee Money to new members, offering an incentive of 'free sign-up' to Mudgee Money with the membership, and promote Mudgee Money at all MCC events. The growth in 2018 was 20 new redemption stores.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

The Mudgee Chamber of Commerce speaks regularly with Mid-Western Regional Council about the campaign, most recently at the Council Meeting in March 2019. Additionally, we work with Mudgee Region Tourism (both a purchase and redemption 'store'), representatives from Rylstone/Kandos and Gulgong Chambers, and speak regularly via social media and our monthly news letter with local businesses.

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

(Note: limited number of characters)

Mudgee Chamber of Commerce has a paid Secretariat who will monitor the Mudgee Money Project and work with the committee to pro-actively build on previous successes to ensure it is delivered on time and on budget. This will include marketing the program to our extensive membership in our general communication, through social media and at MCC events, to keep the program front of mind; working with the redemption stores to help them maximise the program's potential; drawing on other business networks to promote the program; and lobbying the mining companies to continue to purchase cards rather than give cash bonuses to employees. The MCC has a proven track record of delivering complex projects, such as the Clock Awards and Pink Up Mudgee, and, representing local businesses, is driven to encourage a vibrant, sustainable and empowered business community.



Project Income	Community Grant (amount sought from Council)	\$ 3,103.40
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	
	Other Income	\$ 0.00
<b>TOTAL INCOME</b>		<b>\$ 3,103.40</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Printing of 1000 Mudgee Money Gift Cards	\$ 3,103.40
<b>TOTAL EXPENDITURE</b>		<b>\$ 3,103.40</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

Not applicable

*(Note: Unspent grants >\$200 will be required to be returned to MWRC)*

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR June 2017	AMOUNT \$ 3,000.00
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	\$ 18,204.49	
Comment on cash set aside for specific projects (optional)	Not applicable	

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	<input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input checked="" type="radio"/>	<input type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input checked="" type="radio"/>	<input type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Greg Dowker
Position	President
Date	18 July 2019

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

## COMMUNITY GRANTS

### SUBMIT YOUR APPLICATION

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## Application Form

### APPLICANTS DETAILS

Name of Organisation

GULGONG GOLF CLUB INC.

Contact Person

MAH - MANKINSON.



### PROJECT / ACTIVITY DETAILS

Name of Project / Activity

REFUNDING OF RATES - WATER + SEWAGE

Amount of funding requested

2019

Start and Finish date

START (click to tick)

FINISH (click to tick)

Briefly, describe Project / Activity

GREENS RENOVATION. x 9 GREENS.

COMMUNITY GRANTS

ADDRESS CRITERIA

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

(Note: limited number of characters)

we provide a golf course -

- ① fundraising for worthy causes.
- ② PINK DAY -
- ③ Fund Raising for Bush fires
- ④ Hospital Aug -
- ⑤

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

Say 100 - 200 persons.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

Bowling Club.  
R.S.L.  
+ Pubs in town.

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

(Note: limited number of characters)

Our Club has an ongoing commitment over many years -

COMMUNITY GRANTS

Community Grant (amount sought from Council)	
Project Income Expected Sales Revenue i.e. Entry Fee, Membership Sales	
Other Income	
<b>TOTAL INCOME</b>	<b>\$ 0.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	GREENS RENOVATION. 50%.	2570-00.
	APPROX	4-900-00.
<b>TOTAL EXPENDITURE</b>		<b>\$ 0.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/> ✓	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input type="radio"/> NO
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input type="radio"/>	<input type="radio"/>

COMMUNITY GRANTS

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR 18	AMOUNT \$
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) NO <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	<input type="text"/>	

APPLICATION CHECKLIST

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	NO <input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input checked="" type="radio"/>	<input type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input checked="" type="radio"/>	<input type="radio"/>

AUTHORISATION OF APPLICANT

Name	MAL. MARRINSON
Position	PRESIDENT.
Date	<input type="text"/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
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# COMMUNITY GRANTS



## Application Form

### APPLICANTS DETAILS

Name of Organisation	Kandos Museum Incorporated
Contact Person	Fiona MacDonald
Address	[REDACTED]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	NAIDOC Week Flag Raising Open Day	
Amount of funding requested	\$ 900.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	10/07/2019	10/07/2019
Briefly, describe Project / Activity	Celebrating NAIDOC week in Kandos with Welcome to Country by local Aboriginal Elders, Aboriginal Flag Raising, Smoking Ceremony with traditional music and a display of traditional tools, musical instruments and hunting weapons, soup lunch and free entry to Kandos Museum to view Dabee-Mudgee Stories Traveling Exhibition.	



## ADDRESS CRITERIA

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

(Note: limited number of characters)

Holding this NAIDOC Week event at Kandos Museum provides an opportunity for the Mid-Western Region Community, people from all walks of life, to come together to acknowledge and celebrate the history, culture and achievements of Aboriginal and Torres Strait Islander peoples. Holding an Open Day at the Museum during NAIDOC week creates the opportunity extended families to visit and enjoy the days activities cost free. Multi generation family groups traveled from as far as Cowra and Dubbo to meet for the first time fellow descendants of the local Wiradjuri Dabee clan. Two separate groups of Indigenous disabled youth participated with the help of their carers in an inclusive positive experience of living Traditional culture.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

This event has grown over recent years to attract 90 individuals in 2019, an increase on the 60 attendees in 2018 from the local community, including people with Aboriginal family connections to this area and non Indigenous visitors who enjoy the opportunity of sharing a day focused on acknowledgment and learning. Local community members who participated this year are Ed Windle - Welcome to Country translated to Wiradjuri language by Emma Syme, smoking ceremony leader by Artist and Musician Peter Swain, who is now living back on his traditional Country as a descendant the Wiradjuri Dabee clan. Lyn Syme worked behind the scenes to pull together the making for an inspiring day.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

This NAIDOC Week event at Kandos Museum was developed through consultation with Lyn Syme, North Eastern Wiradjuri Corp., Lisa Crawford Aboriginal Engagement Coordinator, TAFE, NSW and Marie Hensley, Community Development Officer MWRC. KRR Community radio support the event by providing free on air and print advertising. Reliance Bank sponsored

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

(Note: limited number of characters)

In 2018, NAIDOC Celebrations at Kandos Museum included Welcome to Country by Ed Windle with translation into Wiradjuri by language student Emma Syme followed by a smoking ceremony lead by Peter Swain, a Wiradjuri descendant the Dabee clan and Gavin Jones, traditional dance and music provided by Richard Williams and Emma Syme. In 2019, 90 people were Welcomed to Country by Elder Ed Windle and Emma Syme before children raised the Aboriginal flag and Peter Swain led the combined group step by step through a Smoking Ceremony as a learning opportunity the benefit of both younger traditional owners and families with children and other participants. Museum volunteers served a soup lunch, cup cakes (courtesy TAFE Bathurst) and fruit, tea and coffee before inviting visitors to view the Museums current exhibition and display of the Dabee-Mudgee Stories traveling exhibition.



Project Income	Community Grant (amount sought from Council)	\$ 850.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	
	Other Income	\$ 500.00
<b>TOTAL INCOME</b>		<b>\$ 1,350.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Estimated waived museum entry fee - 90 x \$8	\$ 720.00
	Lunch with tea and coffee for 90 people @ \$7pp	\$ 630.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 1,350.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

Not applicable

*(Note: Unspent grants >\$200 will be required to be returned to MWRC)*

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	<div style="border: 1px solid black; height: 60px;"></div>	

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input type="radio"/>	<input checked="" type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Fiona MacDonald
Position	Secretary
Date	25/05/2019

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



## Application Form

### APPLICANTS DETAILS

Name of Organisation	Mudgee Day View Club Singers
Contact Person	Rhonda Brennan
Address	[REDACTED]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Replacement cost of the keyboard used in our volunteer work.	
Amount of funding requested	\$2000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	N/A	N/A
Briefly, describe Project / Activity	We are an entirely voluntary, non profit "Club" of senior women who sing and act for the entertainment of others. We are facing winding up the group if we cannot find a way to replace the Yamaha Keyboard which is used to accompany us. We are not incorporated, we do not have a bank account or an ABN, we are not registered for GST, we do not have public liability insurance, we just sing.	



COMMUNITYGRANTS

ADDRESS CRITERIA

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

(Note: limited number of characters)

Under the auspices of the Mudgee Day View Club, as a voluntary non-profit group of 26 senior women, we bring entertainment, joy, interest, pleasure, excitement and diversion to residents of Nursing Homes in Mudgee, Gulgong, Dunedoo, Coolah and Kandos. We have also entertained at View Club Meetings, at the Australia Day Celebrations run by Council, Puggles Childcare Centre and we have put on concerts at the Uniting Church to assist them in their money raising activities for their Community Garden. We do this by singing and acting, and are happy to perform wherever and whenever we are requested to do so.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

Resident participation in the group itself is 26, involving weekly practice sessions, in addition to the performances, and we encourage audience participation at all performances, at Nursing Homes, or in the general community. While this is difficult to enumerate, the feedback and messages of appreciation indicate that ALL residents of All Nursing Homes are eager participants. There have been reports of a non speaking resident beginning to sing with the group, and one other stated that she had been so depressed that she wasn't going to attend the performance, but was so glad she did, because it cheered her up immensely. The group sees the effect their performance has on the residents - some become very emotional and nostalgic, others clap and cheer, some tap or jig to the beat, and ALL enjoy playing along with the simple musical instruments we provide. (all donated)

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

The convenor of the group consults and liaises with Nursing Home management, local government bodies, Childcare Centre directors, and other community groups who request a performance in order to arrange suitable dates and times, then consults with the group members as to their availability to perform. The Nursing Homes request regular performances, and "word of mouth" and recommendation is the method by which other organisations make contact.

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

(Note: limited number of characters)

The Mudgee View Club Singers has been active in the community for 20 years, and is entirely voluntary, and the only cost to the community is to the group members themselves. Members travel from Mudgee to outlying areas at their own cost, buy their own uniforms, and contribute towards paper and ink for the necessary copies of music and lyrics. We are beholden to Rhonda Brennan for her generosity in providing not only a venue for weekly practice sessions, but for the use of her Yamaha Keyboard, which travels with her everywhere we sing. She has finally worn out her third keyboard used in the training and entertainment of others, leaving the Singing Group without any accompaniment. Members of the group - all retired, ranging in age from mid 60's to 94 - are not in the financial position to purchase a new keyboard, and Rhonda can't be expected to finance yet another one. It would be such a loss to the community, both young and old, if the entertainment group was forced to disband, hence our request for a grant for the purchase of a replacement keyboard.

**COMMUNITY GRANTS**

Project Income	Community Grant (amount sought from Council)	<input type="text"/>
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	<input type="text"/>
	Other Income	<input type="text"/>
<b>TOTAL INCOME</b>		<b>\$ 0.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	<input type="text"/>	
	<input type="text"/>	
	<input type="text"/>	
	<input type="text"/>	
	<input type="text"/>	
	<input type="text"/>	
<b>TOTAL EXPENDITURE</b>		<b>\$ 0.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input type="radio"/>	<input checked="" type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input type="radio"/>	<input checked="" type="radio"/>

**COMMUNITYGRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	<input type="text"/>	

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input type="radio"/>	<input checked="" type="radio"/>
A copy of the group's/organisation's public liability insurance	<input type="radio"/>	<input checked="" type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	<input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	<input type="text" value="Wendy Craze"/>
Position	<input type="text" value="Member of Mudgee Day View Club, &amp; Mudgee Day View Club Singers"/>
Date	<input type="text" value="24/07/2019"/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.



COMMUNITYGRANTS

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PO Box 156  
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# COMMUNITY GRANTS



## Application Form

### APPLICANTS DETAILS

Name of Organisation	Kandos Public Schol
Contact Person	Phillip Morley
Address	[REDACTED]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Kandos Public School Presentation Day 2019	
Amount of funding requested	1000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	11th December 2019	11th December 2019
Briefly, describe Project / Activity	Presentation Day at Kandos Public School recognises the achievements and successes of students including ATSI and students with disabilities from K-6 in English, Mathematics, Creative Arts, Science, Sport and NAPLAN. Students are awarded with scholarships, prizes and vouchers to acknowledge their high levels of achievements, participation and development.	



## ADDRESS CRITERIA

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

(Note: limited number of characters)

Students are recognised for their outstanding contribution to both the school and the community. Scholarships in student's field of expertise allows them the opportunity to continue to develop in that area. A community grant from the council would contribute towards scholarships, vouchers and prizes for these students. We would like to extend the opportunity for the Mid-Western Regional Council to the major sponsor and listed as this on the official program for the event if full grant is approved.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

Kandos Public School have 138 students. We expect to have over 300 people attend the KPS Presentation Day from the community and further abroad. Over 50 awards will be handed out including Kindergarten and Year 6 graduation certificates, awards for outstanding levels of achievement in sports, citizenship, cultural, participations and the pursuit of excellence.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

Many local businesses and key community members will be our special guests at this event and will also be presenting awards. They KPS P&C will attend and present the Christmas Raffle. The Anglicare tell will provide 10 Christmas hampers for a special prize draw. Staff from Kandos High School and representative from the Department of Education and Training will also attend. Local creative Arts specialists and studios will also be attending including Dream Dance Academy and Wollemi Physical Culture.

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

(Note: limited number of characters)

The Kandos Public School Presentation Day is an annual event recognising student success and achievement within that given year. Honour boards have been kept and engraved and give evidence that the Presentation Day has been running successfully at Kandos Public School for over 50 years. A team of executive organise this event annually.

**COMMUNITY GRANTS**

Project Income	Community Grant (amount sought from Council)	1000.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	
	Other Income	
<b>TOTAL INCOME</b>		<b>1000.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Scholastic Book Prizes - Citizenship/Cultural/Excellence/Du	656.15
	Engraving of Honour Boards, Medallions and Trophies	100.00
	Pens for PBL Gold Students	100.00
	Printing and certificates for all recipients	50.00
	\$20 vouchers x 10 for Diamond students	200.00
<b>TOTAL EXPENDITURE</b>		<b>1106.15</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>106.15</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>



Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR 2018	AMOUNT \$ 250.00
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	<input type="text"/>	

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input type="radio"/>	<input checked="" type="radio"/>
A copy of the group's/organisation's public liability insurance	<input type="radio"/>	<input checked="" type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	<input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input checked="" type="radio"/>	<input type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input checked="" type="radio"/>	<input type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	<input type="text" value="Phillip Morley"/>
Position	<input type="text" value="Principal"/>
Date	<input type="text" value="27/07/2019"/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.



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## Application Form

### APPLICANTS DETAILS

Name of Organisation	Cementa Inc
Contact Person	Alex Wisser
Address	[REDACTED]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Swimming Pool by PYT Fairfield	
Amount of funding requested	\$ 2,000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	21/11/19	23/11/19
Briefly, describe Project / Activity	Swimming Pool is a site-responsive, participatory theatre performance that will be presented in Kandos' public, outdoor pool. It will involve youth from Western Sydney and Midwestern NSW exploring their experiences growing up in very different cultural and geographic contexts. To be performed at Cementa Contemporary Art Festival.	





ADDRESS CRITERIA

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

(Note: limited number of characters)

This project will be the highlight of CEMENTA19, featuring youth from our region who will be telling stories and performing with youth from Western Sydney as they explore the differences and common ground of growing up Australian in these very different contexts. This project will give local youth a chance to participate in a major performance event and to work with professional theatre makers of high national standing. It will also give them an opportunity to communicate the realities of growing up in regional NSW to a broad urban and rural audience. CEMENTA is a highly successful biennial event which brings thousands of people to Kandos over its four days, and continues to build its relationship to and involvement of community. This project is a major plank in our efforts to engage our local community in the 2019 festival.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

We expect 150 to 200 local audience members across the three performances. One of these performances will be exclusively open to Kandos High School students and their parents. Three local youths will participate as performers. Total audience will be closer to 300

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

We have the support of Kandos High School, local theatre group Twin Town Players and the Mudgee amateur theatre community through Sam Paine. They will help us to source talent through auditions, and the high school has agreed to support us with the use of space if needed and to help organize the school only performance

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

(Note: limited number of characters)

CEMENTA Inc. delivers a major four day festival every two years, with up to 80 artists and audiences of up to 3000 people. We have successfully delivered three of these festivals and are preparing to deliver our fourth. We have also delivered numerous smaller events, including Futurelands1 and 2, the latter attracting nearly 200 people and lasting two days. Our team has decades of experience in delivering high quality cultural experiences.

PYT Fairfield is an award winning youth theatre company who has a long history of producing high quality youth oriented experimental theatre. They have recently produced work for Sydney Opera House, Museum of Contemporary Art, and Sydney Festival.



Project Income	Community Grant (amount sought from Council)	\$ 2,000.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 1,000.00
	Other Income	\$ 60,350.00
<b>TOTAL INCOME</b>		<b>\$ 63,350.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Creative Fees	\$ 34,442.40
	material/technical costs	\$ 3,000.00
	promotion	\$ 1,100.00
	travel, accomodation, per diems	\$ 18,307.60
	admin and insurance and contingency	\$ 4,500.00
	Pool Hire (approx)	\$ 2,000.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 63,350.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

This grant application represents the waving of fees to access Kandos Pool to rehearse and perform the project.

*(Note: Unspent grants >\$200 will be required to be returned to MWRC)*

**FINANCIAL DETAILS**

Is your group/organisation Incorporated?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>



Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	Cementa is contributing \$4400 to this project out of our annual budget.	

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	<input type="text" value="Alex Wisser"/>
Position	<input type="text" value="Creative Director"/>
Date	<input type="text" value="1/9/19"/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

## COMMUNITY GRANTS

### SUBMIT YOUR APPLICATION

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# COMMUNITY GRANTS



## Application Form

### APPLICANTS DETAILS

Name of Organisation	Cementa Inc
Contact Person	Alex Wisser
Address	[Redacted]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	//Transcript//	
Amount of funding requested	\$ 362.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	14/09/19	14/09/19
Briefly, describe Project / Activity	//Transcript// is an experimental opera performance at the Wollemi Standing Stones near Rylstone	





ADDRESS CRITERIA

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

(Note: limited number of characters)

This event is a pilot project of Cementa's ambition to transform from our exclusive focus on a festival every two years to a year round art concern, mounting artistic and community events, projects, and exhibitions that will bring value to our community year round. In our first attempt to mount this event, we sold a third of our tickets in three days with a strong local demand as well as bookings from Dubbo, Bathurst and the Blue Mountains and significant purchase from Sydney, with people booking travel and accommodation. This confirms for us the potential to build on Kandos' reputation as a unique destination for arts and culture, centrally located between four regional centres and close enough to Sydney to bring them out. This project also partners with a local community group, fulfilling our commitment to bring cultural value to our community at the same time as economic activity.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

We expect at least 100 residents in audience from Rylstone/Kandos, Mudgee and surrounding areas.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

We have worked closely with the Wollemi Standing Stones committee, and consulted with our local Aboriginal association, North East Wiradjuri Co Ltd,

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

(Note: limited number of characters)

Cementa Inc. delivers a major four day festival every two years, with up to 80 artists and audiences of up to 3000 people. We have successfully delivered three of these festivals and are preparing to deliver our fourth. We have also delivered numerous smaller events, including Futurelands1 and 2, the latter attracting nearly 200 people and lasting two days. Our team has decades of experience in delivering high quality cultural experiences.



Project Income	Community Grant (amount sought from Council)	\$ 362.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 7,000.00
	Other Income	\$ 4,400.00
<b>TOTAL INCOME</b>		<b>\$ 11,762.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Artist Fees	\$ 5,700.00
	Technical Fees	\$ 1,900.00
	Materials	\$ 600.00
	Project Management	\$ 1,300.00
	miscellaneous (catering, donation to fire brigade, contingency, etc)	\$ 1,900.00
	DA	\$ 362.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 11,762.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	Cementa is contributing \$4400 to this project out of our annual budget.	

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Alex Wisser
Position	Creative Director
Date	1/9/19

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.



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## Application Form

### APPLICANTS DETAILS

Name of Organisation	Rylstone Public School P and C Association
Contact Person	Sandra Stroud
Address	[REDACTED]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Rylstone Public School Presentation Night	
Amount of funding requested	\$ 1,600.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	1/10/2019	18/12/2019
Briefly, describe Project / Activity	This project is the culmination of the academic year for Rylstone Public School, and is a showcase of every students achievements and talents. The Presentation Night includes a formal awards ceremony, the announcement of the following years school leaders, and a theatrical performance written, designed and performed by the whole school.	





ADDRESS CRITERIA

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

(Note: limited number of characters)

The Rylstone Public School Presentation Night is a benefit to not only the current students, but also their families and local stakeholders. This project gives every student the opportunity to be recognised for their achievements, it provides the staff with an opportunity to demonstrate to the local community how students are progressing in their learning, it provides the P and C Association an opportunity to thank the many donors and stakeholders who have contributed to fundraising and events held during the year. It is also a significant social occasion that brings together many community members who may otherwise be isolated from their family and friends during the year. This project also aims to spend a significant amount of funds within the local community, supporting a number of businesses across Rylstone, Kandos and Mudgee.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

The expected amount of resident participation including students, staff, families and stakeholders is approximately 400-450 people.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

The P and C collaborates and consults with Rylstone Primary School at many stages throughout the project with regard to both the event planning and the event management of the Performance Night.

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

(Note: limited number of characters)

Rylstone Public School P and C Association has been involved with assisting the school hold this event for many years. The Executive Committee, including President, Vice President, Secretary and Treasurer all have many years experience in coordinating events, fundraising, financial management and the catering industry. There are currently 4 members who hold a current Food Handlers Certificate.



Project Income	Community Grant (amount sought from Council)	\$ 1,600.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 800.00
	Other Income	\$ 0.00
<b>TOTAL INCOME</b>		<b>\$ 2,400.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Catering	\$ 550.00
	Decorations	\$ 50.00
	Lucky door prizes	\$ 300.00
	Raffle prizes	\$ 1,300.00
	Ticket printing	\$ 200.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 2,400.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text" value="\$ 9,763.30"/>	

Comment on cash set aside for specific projects (optional)

Current ongoing projects requiring funds include operation of Uniform Shop, Canteen, purchase of classroom resources, sporting equipment, subsidising of school excursions, membership and insurance fees.

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	<input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	<input type="text" value="Sandra Stroud"/>
Position	<input type="text" value="President"/>
Date	<input type="text" value="3/8/2019"/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

**COMMUNITY GRANTS**

**SUBMIT YOUR APPLICATION**

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Attn: Finance Department  
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# COMMUNITY GRANTS



## Application Form

### APPLICANTS DETAILS

Name of Organisation	Rotary Club of Mudgee Inc and Rotary Club of Mudgee Sunrise Inc (combined project)
Contact Person	Margaret Barnes
Address	
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Mudgee Showground Carols				
Amount of funding requested	\$ 7,000.00				
Start and Finish date	<table><tr><td>START (click to tick)</td><td>FINISH (click to tick)</td></tr><tr><td>Saturday, 14th December, 2019</td><td>Saturday, 14th December, 2019</td></tr></table>	START (click to tick)	FINISH (click to tick)	Saturday, 14th December, 2019	Saturday, 14th December, 2019
START (click to tick)	FINISH (click to tick)				
Saturday, 14th December, 2019	Saturday, 14th December, 2019				
Briefly, describe Project / Activity	Project/activity is annual celebration of Christmas for Mudgee community. The event gives Mudgee families and others the opportunity to come together to celebrate Christmas in an alcohol-free family environment. Santa lands on Showground in a Commercial Helicopter sponsored helicopter. The event comes to a conclusion with a fantastic fireworks spectacular.				





ADDRESS CRITERIA

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

(Note: limited number of characters)

The opportunity for members of the Mid-Western Region community to come together to celebrate the Christmas spirit in an alcohol-free environment is very special. The feeling of the evening is one of goodwill and friendship.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

An audience of around 3,000 is expected and around 100 people, including local bands, school choirs, etc., will be part of those leading the crowd with Christmas Carols.

Apart from the 3,000 at the Showground, many cars line the fences to witness the firework finale. Many of these are families with very small children.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

The two Mudgee Rotary clubs work closely together for this event.

We also work with 1st Mudgee Scouts, Mudgee VRA, Mudgee RFS, St John Ambulance and, in 2018, Mudgee Pre-School Kindergarten again assisted with face-painting.

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

(Note: limited number of characters)

The two Mudgee Rotary clubs have run this event very successfully for more than 5 years. We believe the event will be at least as successful as previous years.

It would be appreciated if, as in previous years, Council would also sponsor the Showground hire fee and waive the associated bond.



Project Income	Community Grant (amount sought from Council)	\$ 7,000.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 3,000.00
	Other Income	\$ 30,000.00
<b>TOTAL INCOME</b>		<b>\$ 40,000.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Audio Equipment & fireworks	\$ 28,000.00
	Candles and fees to musical director, cameraman, sound tech, etc.	\$ 8,000.00
	Miscellaneous expenses	\$ 1,000.00
	Donations to assisting organisations	\$ 3,000.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 40,000.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

In accordance with our agreement with Mid-Western Regional Council, small profits raised are being consolidated to enable us to build a contingency against poor sponsorship or wet weather in future years. In 2018, the profit was approximately \$2,000.

*(Note: Unspent grants >\$200 will be required to be returned to MWRC)*

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR 2018	AMOUNT \$ 7,000.00
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	\$ 11,160.47	

Comment on cash set aside for specific projects (optional)

Funds are received from Town Hall Cinema and equally distributed between the two Mudgee Rotary clubs for donations to organisations requiring assistance. Between now and Carols, funds are normally retained to ensure the required cash flow is available to fund Carols, bearing in mind sponsorship is not always available prior to the event.

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input type="radio"/>	<input checked="" type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	<input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input checked="" type="radio"/>	<input type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input checked="" type="radio"/>	<input type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Margaret Barnes
Position	Treasurer - Mudgee Showground Carols
Date	7 August 2019

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.



### SUBMIT YOUR APPLICATION

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# COMMUNITY GRANTS



## Application Form

### APPLICANTS DETAILS

Name of Organisation	Mudgee Lions Club
Contact Person	David Halpin
Address	[REDACTED]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Mudgee Lions Twilight Market and Festival	
Amount of funding requested	\$2,500.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	Saturday 14 December 2019	
Briefly, describe Project / Activity	Combined market and fun festival for the whole community with a festive, Christmas theme. Held each year since 2014, the principal focus is on fun and activities for all the family while keeping costs as low as possible and to get the involvement of as many community groups as possible. The project has been fully embraced by the community over the past 5 years.	





COMMUNITY GRANTS

ADDRESS CRITERIA

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

(Note: limited number of characters)

The event is designed to be fun and enjoyable for the community at minimum cost and, by design, there would be limited economic effects for the area. The event does, however, have considerable community and social benefits based on its popularity and success over the past 5 years. It brings a lot of fun and enjoyment to the community and provides an opportunity for many other community groups and causes to promote and market their programmes or to raise funds. There has also developed a strong element of "community ownership" for the annual event.

All Lions Clubs bring significant benefits to their communities (in Mudgee for over 50 years) and Mudgee Lions has a policy of donating at least 85% of its income back to the local community.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

In 2016 the local press estimated that around 4,000 people attended the market and the attendance in 2018 was the biggest to date. The large number of community groups who participate is testament to a very significant level of community involvement and there is always well over 100 volunteers involved in the event each year.

In addition to the assistance from Council we have enjoyed a lot of support from local business who are again expected to participate - Coates Hire and Peters Refrigeration for the provision of equipment, First National Real Estate for copying and office services and Moolarben Coal who we hope will again provide financial support.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

Community groups who have regularly participated include First Mudgee Scouts and Venturers, Cudgegong Cruisers, Mudgee Junior Wombats Rugby Club, Mudgee Junior Rugby League and local Playgroups and Dance Academies who operate equipment and food services provided by the Mudgee Lions. Groups which attend to promote their causes etc include the Hospital Auxilliary, Wildlife Carers Network, Riding for the Disabled, Cancer and Alzheimer Carers groups, the Rural Fire Service, Grattai CWA and others who run market stalls to fundraise. As noted above there are always over 100 volunteers assisting at the event.

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

(Note: limited number of characters)

This annual project has been successfully delivered in each of the previous 5 years and, given its format has worked so well, little change to that formula is proposed. The community looks forward to the event each year and word of mouth is our best marketing tool. We will again do letter box drops to every dwelling within the town boundaries, will put up posters in several retail and business windows, erect banners and submit articles etc to the local press and radio station.

The budget for this year is based on the previous experiences with the Lions Club providing an initial advance of around \$2,500 some of which is recouped by income at the event - The Lions net funding is usually around \$1,000 for the event.

COMMUNITY GRANTS

Project Income	Community Grant (amount sought from Council)	\$2,500 - 00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$3,000 - 00
	Other Income	\$3,500 - 00
<b>TOTAL INCOME</b>		<b>\$9,000 - 00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Show Bags and Prizes (every child wins)	\$3,000 - 00
	Printing, Posters, Banners etc	\$2,000 - 00
	Other Supplies	\$500 - 00
	Community donations to assisting groups	\$2,900 - 00
<b>TOTAL EXPENDITURE</b>		<b>\$9,000 - 00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

The "Other Income" includes a grant from Moolarben Coal of \$2,500 (not yet applied but has been available in the past few years) and the "net" funding estimated at \$1,000 by the Mudgee Lions Club.

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount <i>(2018 Market/Festival)</i>	DATE / YEAR 2018	AMOUNT \$ <i>2,500</i>
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<i>\$41,341.95</i>	
Comment on cash set aside for specific projects (optional)	Several donations (made toward 30 June) to local not-for-profits and other charities totalling \$14,000 and to Medical Research and other Foundations totalling nearly \$8,000 are not reflected in the bank balance at end June. We have reserved another \$9,000 for our Further Education Scholarships awarded to local students from 3 local High Schools.	

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	David Halpin <i>David Halpin</i>
Position	Assistant Treasurer
Date	<i>1 August 2019</i>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.



## Application Form

### APPLICANTS DETAILS

Name of Organisation	Mudgee Chamber of Commerce
Contact Person	Kim Gribble
Address	[REDACTED]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Pink Up Mid Western Region 2019	
Amount of funding requested	\$ 2,000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	1/10/2019	31/10/2019
Briefly, describe Project / Activity	Turning the MWR PINK for the fourth year during Breast Cancer Awareness Month to help raise awareness of Breast Cancer & raise funds for the McGrath Foundation. Along with all other community events including a Pink Up Golf Day, in 2019 we are having another major Pink Race Day as well as the Wall of Remembrance at St Johns Church for the 2nd year.	





ADDRESS CRITERIA

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

(Note: limited number of characters)

We have seen such amazing community spirit and support over the past three successful years of Pink Up Mudgee. We feel that the project benefits the Mid Western Region Community in many ways including the way of the whole community coming together to support a important cause being Breast Cancer Awareness, encouraging Breast Checks in the region and standing together to turn Pink to help raise funds for the McGrath Foundation who place Breast Care Nurses in Regional Communities throughout Australia. This campaign has also received national coverage over the past three years in many media platforms including the most recent article attached distributed in June 2019. This article has reached places such as Dubbo, Manly, North Haven, Wollongong, Nowra, Nelson Bay plus more. We feel these articles help express to people what an amazing area and community the Mid Western Region is to live.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

As with the previous years we expect hundreds of people living in the Mid Western Region to participate in this project. In previous years we have had over 200 business and community groups participate and turn Pink in their own thought of and unique ways throughout the month. We also had many people attend Community Events, a few of these include; Pink Up Elvis Night, Wall of Remembrance Event, Pink Up Golf Day, Pink Up Bowls Event, Thunderbird Ag Pink Morning Tea, Pink Up TAFE Morning Tea, Pink Up Ladies Night at Club Mudgee, Pink Dirt Bike participation etc. Our local schools, nursing homes, medical services, Fire and Rescue, Police, Ambulance have all turned Pink in the previous years to show their support of the Project. Comments have come through from the public who have said October is their favourite month as it visually shows the whole community coming together to support a important cause.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

The Pink Up Committee will include representatives from Mudgee Chamber of Commerce, the VIEW Club, MWRC, Mudgee Region Tourism and Mudgee Sporting Groups as well as members of the Community. We also have the support of the McGrath Foundation. Please find attached Case Study. The Pink Up Campaign encompasses all Mid Western Region, including Mudgee, Rylstone, Gulgong, Kandos. In 2019 we will increase existing collaborations with all areas of the Mid Western Region before the campaign begins to ensure that everyone feels heard and included. This was a result of evaluating the 2018 project and has been implemented to ensure the whole Mid Western Region continues to feel part of this amazing campaign.

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

(Note: limited number of characters)

Pink Up Mudgee 2016, 2017, 2018 was a huge success and this shows our experience with this event. We have a great amount of experience from previous years and we will deliver 2019 Pink Up Mudgee by working with great people from a range of groups. This project will be another success! We understand that the country is in drought and struggling so the 2019 project will once again be a soft approach with the Awareness Campaign being the focus of the project rather than money raised. We would like to launch a Pink Up Mudgee / MWR Website this year highlighting this amazing project which began here. This Website will encompass the past three years and will help showcase the amazing Mid Western Region Community.





Project Income	Community Grant (amount sought from Council)	\$ 2,000.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	
	Other Income	
<b>TOTAL INCOME</b>		<b>\$ 2,000.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Contribution to Website Design (Quote attached)	\$ 1,000.00
	Contribution to Administration Wage to support the project	\$ 1,000.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 2,000.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

## FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>



Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR 2018	AMOUNT \$ 1,000.00
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	\$ 18,473.00	

Comment on cash set aside for specific projects (optional)

The amount in the MCC Account is set aside for MCC Secretariat Wages at 20hrs a week and training/events for the business community.

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	<input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input checked="" type="radio"/>	<input type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input checked="" type="radio"/>	<input type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Kim Gribble
Position	Pink Up Mudgee Administrator
Date	8 August 2019

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

## COMMUNITY GRANTS

### SUBMIT YOUR APPLICATION

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# COMMUNITY GRANTS



MID-WESTERN REGIONAL COUNCIL  
Customer Services  
RECEIVED  
13 AUG 2019  
 SCANNED

## Application Form

### APPLICANTS DETAILS

Name of Organisation

Mudgee and District Relay for Life

Contact Person

Teresa Featherbe

Address

Phone

Email

ABN

Bank Account Name

BSB

Account Number

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity

Mudgee and District Relay for Life.

Amount of funding requested

Start and Finish date

START (click to tick)

FINISH (click to tick)

Friday, 3rd April 2020

Sunday, 5th April, 2020

Briefly, describe Project / Activity

Cancer Councils Relay for life is a 24 hour Community event that raises money for Cancer research, prevention, support and advocacy. Mid-Western Regional Council has been a major supporter of the event since it started in 2003

MID-WESTERN REGIONAL COUNCIL  
RECORDS  
RECEIVED  
13 AUG 2019  
 SCANNED  
 REGISTERED



## COMMUNITY GRANTS

## ADDRESS CRITERIA

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

(Note: limited number of characters)

Relay for Life is a 24 hour event, where the community comes together to raise funds for cancer research, education, prevention and support services. It is a unique occasion to celebrate the lives of people we know who have survived cancer, to honour those we lost, and to fight back against cancer in our community. A festival-style atmosphere is created around the event with participants encouraged to pitch a tent, camp overnight and enjoy the community atmosphere.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

In past years we have had up to 500 participants registered in 80 teams in the one event and great community participation in the activities throughout the event – including survivors and carers morning tea and hope ceremony. This year we are hoping for 600 participants to attend the event.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

Relay for life has been occurring in Mudgee at Victoria Oval since 2003.

Community groups that participate include: Lions Club, Rotary Club, Tennis Club, NSW Fire and Rescue, NSW Police, Primary and High Schools from Mudgee, Gulgong, Kandos and Rylstone, church groups, large & small businesses around the region - The mines, pharmacies, solicitors, Coles, Woolworths, real estate agents & many more.

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

(Note: limited number of characters)

Relay for life started in 2003 and was an annual event until 2009. It has then occurred bi-annually in Mudgee since 2010 and has continued to be a huge success.

The current committee has worked together to deliver very successful relays since 2009.

They are confident and competent and are a very dedicated group of volunteers.



COMMUNITY GRANTS

Community Grant (amount sought from Council)	\$ 2000.00
Project Income	
Expected Sales Revenue i.e. Entry Fee, Membership Sales	
Other Income	
<b>TOTAL INCOME</b>	<b>\$2000.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	use of Victoria Oval & facilities	\$600.00
	use of lights (All lights 7-10pm, 1/2 lights 10-12pm, 1 light 12-6am)	\$300.00
	Delivery / pick up of 50 Garbage Bins over the weekend	600.00
<b>TOTAL EXPENDITURE</b>		<b>\$1500.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$500.00</b>

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

*This grant will be in kind, as in no charge for the facilities & services listed above. All money raised at the event goes towards the mudjee & districts Relay for Life total, which will be tracked on the Sponsorship page. [www.cancercouncil.com.au/event/relay-for-life-mudjee-2020](http://www.cancercouncil.com.au/event/relay-for-life-mudjee-2020) AS in previous years MWRC is a top sponsor - Receiving recognition on all Programming etc.*

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

## COMMUNITY GRANTS

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR All previous RFL events	AMOUNT 
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	<p>Mudgee and District Relay for Life is organised and run by a volunteer committee with the guidance of a Cancer Council representative. This year it is Nicola Taylor, she is based at the Orange Cancer Council Office. phone 63920800.</p>	

### APPLICATION CHECKLIST

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input checked="" type="radio"/>	<input type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input checked="" type="radio"/>	<input type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input checked="" type="radio"/>	<input type="radio"/>

### AUTHORISATION OF APPLICANT

Name	<input type="text" value="Teresa Featherbe"/>
Position	<input type="text" value="Chairman - Mudgee &amp; Districts RFL Committee"/>
Date	<input type="text" value="13th August 2019"/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

 COMMUNITY GRANTS

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MID-WESTERN REGIONAL COUNCIL  
RECORDS  
RECEIVED  
22 AUG 2019  
 SCANNED  
 REGISTERED

# Application Form

## APPLICANTS DETAILS

Name of Organisation	Rylstone Kandos Show Society
Contact Person	Sam Hamilton
Address	[Redacted]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

## PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Rylstone Kandos Show 2020	
Amount of funding requested	\$ 5,000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	20/2/2020	21/2/2020
Briefly, describe Project / Activity	<p>The 2020 show provides an opportunity to lift moral and boost the local economy suffering the effects of prolonged drought. It is hoped to attract high visitor numbers to the region over the show weekend. This will be achieved by expanding the night program and promotion the event widely.</p>	



 COMMUNITY GRANTS

ADDRESS CRITERIA

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

(Note: limited number of characters)

The show attracts a crowd in excess of 2000 mostly from the local area. It is an important event that showcases the region while uniting the community. By expanding and further promoting the show it is anticipated there will be an increase of visitor numbers to the Mid-Western Region over the show weekend providing a boost to the local economy.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

The Rylstone Kandos Show has always enjoyed a strong committee and group of volunteer helpers ranging from school students to senior citizens. There are in excess of 100 people involved with the organisation and running of the event. While exact numbers are difficult to estimate gate takings and memberships suggest a crowd of over 2000 attend the show. It is hoped to increase this number considerably in 2020 through better promotion and extended entertainment.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

The Show Society provide opportunities for many community groups to showcase their operation or fund raise during the show. There are also some local clubs and charities paid to provide services during the show. The society also shares equipment and resources with other district groups. Some of the organisations involved with the show include: Rotary, Kandos Charity Shop, Kandos Mens Shed, Rylstone Pony Club, Kandos Street Machine, Rylstone Rodeo co., Kandos High School, all the local Primary schools, Rylstone Environment Society and many others.

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

(Note: limited number of characters)

The society was formed in 1936 and has successfully conducted 81 shows. It is widely known and acknowledged throughout the community and has a committee consisting of many experienced professional people together with an enthusiastic group of younger helpers.





	Community Grant (amount sought from Council)	\$ 5,000.00
Project Income	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 35,000.00
	Other Income	\$ 40,000.00
<b>TOTAL INCOME</b>		<b>\$ 80,000.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Entertainment promotion	\$ 34,000.00
	Admin	\$ 6,000.00
	Operational	\$ 40,000.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 80,000.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text" value="\$ 58,946.27"/>	

Comment on cash set aside for specific projects (optional)

It is considered necessary to hold around \$60000 annually to have sufficient funds to stage the next annual show and also in the case of a washout or other unforeseen event.

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	<input type="text" value="Sam Hamilton"/>
Position	<input type="text" value="President"/>
Date	<input type="text" value="4/8/2019"/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

**COMMUNITYGRANTS**

**SUBMIT YOUR APPLICATION**

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## Application Form

### APPLICANTS DETAILS

Name of Organisation	Powerhouse Youth Theatre Inc
Contact Person	Katy Green Loughrey
Address	
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Swimming Pool by PYT Fairfield	
Amount of funding requested	\$ 2,000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	11/11/2019	23/11/2019
Briefly, describe Project / Activity	Swimming Pool is a site-responsive, participatory theatre performance that will be presented in Kandos' public, outdoor pool. It will involve youth from Western Sydney and Midwestern NSW exploring their experiences growing up in very different cultural and geographic contexts. To be performed at CEMENTA Contemporary Art Festival.	





ADDRESS CRITERIA

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

(Note: limited number of characters)

This project will be the highlight of CEMENTA19, featuring youth from our region who will be telling stories and performing with youth from Western Sydney as they explore the differences and common ground of growing up Australian in these very different contexts. This project will give local youth a chance to participate in a major performance event and to work with professional theatre makers of high national standing. It will also give them an opportunity to communicate the realities of growing up in regional NSW to a broad urban and rural audience. CEMENTA is a highly successful biennial event which brings thousands of people to Kandos over its four days, and continues to build its relationship to and involvement of community. This project is a major plank in our efforts to engage our local community in the 2019 festival.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

We expect 150 to 200 local audience members across the three performances. One of these performances will be exclusively open to Kandos High School students and their parents. Three local youths will participate as performers. Total audience will be closer to 300.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

We have the support of Kandos High School, local theatre group Twin Town Players and the Mudgee amateur theatre community through Sam Paine. They will help us to source talent through auditions, and the high school has agreed to support us with the use of space if needed and to help organize the school only performance.

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

(Note: limited number of characters)

PYT Fairfield is an award winning youth theatre company who has a long history of producing high quality youth oriented experimental theatre. We have recently produced work for Sydney Opera House, Museum of Contemporary Art, and Sydney Festival.

CEMENTA Inc. delivers a major four day festival every two years, with up to 80 artists and audiences of up to 3000 people. They have successfully delivered three of these festivals and are preparing to deliver our fourth. They have also delivered numerous smaller events, including Futurelands1 and 2, the latter attracting nearly 200 people and lasting two days. Our team has decades of experience in delivering high quality cultural experiences.





Project Income	Community Grant (amount sought from Council)	\$ 2,000.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 1,000.00
	Other Income	\$ 60,350.00
<b>TOTAL INCOME</b>		<b>\$ 63,350.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure		\$ 34,442.40
		\$ 3,000.00
		\$ 1,100.00
		\$ 18,307.60
		\$ 4,500.00
		\$ 2,000.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 63,350.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

This grant application represents the waving of fees to access Kandos Pool to rehearse and perform the project.

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
If yes, please advise date and amount	DATE / YEAR <input type="text"/>	AMOUNT \$ <input type="text"/>
Did your group return the acquittal form?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text" value="\$ 717,589.37"/>	

Comment on cash set aside for specific projects (optional)

Both Cementa and PYT Fairfield are contributing funds from annual budgets.

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Katy Green Loughrey
Position	Executive Director
Date	11/09/2019

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.



### SUBMIT YOUR APPLICATION

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## Application Form

### APPLICANTS DETAILS

Name of Organisation	The Rotary Club of Rylstone - Kandos
Contact Person	Craig Parsons
Address	[REDACTED]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	The Rotary Club of Rylstone - Kandos Annual Christmas Carnival	
Amount of funding requested	\$ 3,000.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	14/12/2019	14/12/2019
Briefly, describe Project / Activity	The Rotary Club of Rylstone - Kandos annually organizes and operates on behalf of the community the local Christmas Carnival celebrations which encompasses the Kandos/rylstone townships and surrounding district.	



ADDRESS CRITERIA

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

(Note: limited number of characters)

The Rylstone - Kandos Rotary Christmas Carnival provides an opportunity for the entire community to gather as one and to celebrate Christmas. The carnival also provides free activities for this low sci-economic community inclusive of jumping castle, merry-go-round, musical entertainment for both children and adults. A local choir will also perform Christmas Carols enhancing the carnival. The Carnival provides a sense of fellowship and well-being as we enter the festive season. The carnival also provides an opportunity for local charities and artisans to sell to the public (free of stall holders charges - except they must have their own insurance), this opportunity provides an avenue to promote themselves and their work in the community. They are also able to source valuable funding by selling items or other fund raising activities on this afternoon to continue with their valuable work into the future.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

This annual event generally attracts in excess of over 500 residents.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

As per previous information all local organizations are invited to participate and to make this a whole community event. Typically there will be participation by the local VRA, local schools, Rural Bush Fire Brigade, various church groups, local hospital and other support organizations/ local scouts, local radio, local artisans and musicians.

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

(Note: limited number of characters)

The Rotary Club of Rylstone - Kandos has organized and operated this annual event successfully for over quarter of a century.



**COMMUNITY GRANTS**

Project Income	Community Grant (amount sought from Council)	\$ 3,000.00
	Expected Sales Revenue i.e. Entry Fee, Membership Sales	
	Other Income	
<b>TOTAL INCOME</b>		<b>\$ 3,000.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Advertising - (Mudgee Guardian/Vista print/locally)	\$ 800.00
	PA Hire	\$ 600.00
	Leo Nitto - carnival rides	\$ 1,200.00
	Musicians	\$ 400.00
	Face painters, other artists	\$ 300.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 3,300.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>-\$ 300.00</b>

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

Confectionery (given out for free from Santa) and other additional artists to engage the community.

*(Note: Unspent grants >\$200 will be required to be returned to MWRC)*

**FINANCIAL DETAILS**

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR December 2018	AMOUNT \$ 3,000.00
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	

Comment on cash set aside for specific projects (optional)

All money is allocated and we need to fund raise for the deficit in this financial year. Expenditure items include: Rotary Foundation giving \$2000, Item replacement \$1500, Item and club insurance \$1500, No claim bonus on insurance claim \$1000, Dedicated Rotary Youth Programs \$3000, Membership fees owing to Rotary International \$1000, etc as space does not allow

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Craig Parsons
Position	Director - Community
Date	30th August 2019

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

## COMMUNITY GRANTS

### SUBMIT YOUR APPLICATION

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## Application Form

### APPLICANTS DETAILS

Name of Organisation	Kanandah Retirement Ltd Auxillary
Contact Person	Jan Bransgrove
Address	[Redacted]
Phone	
Email	
ABN	
Bank Account Name	
BSB	
Account Number	

### PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Card parties to raise money	
Amount of funding requested	\$ 460.00	
Start and Finish date	START (click to tick)	FINISH (click to tick)
	21/02/2020	16/10/2020
Briefly, describe Project / Activity	Card parties open to the general public to raise funds to support all the Kanandah residents. The funding is in kind and relates to Council waivering the fees to hire the Stables for these events.	

COMMUNITY GRANTS

ADDRESS CRITERIA

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

(Note: limited number of characters)

The events will benefit all the residents of Kanandah where any funds raised will be directed. It will also benefit anyone who comes along and participates.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

We expect approximately 50 card players to attend and we support 100 residents of Kanandah.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

The auxiliary works for the residents of Kanandah and not in conjunction with other organisations.

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

(Note: limited number of characters)

We have been successfully running these events (card parties) for at least 20 years, we now require a suitable venue, hence why we would like to use the Stables.



COMMUNITY GRANTS

	Community Grant (amount sought from Council)	\$ 460.00
Project Income	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 2,060.00
	Other Income	\$ 1,300.00
<b>TOTAL INCOME</b>		<b>\$ 3,820.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

Project Expenditure	Easter gifts for residents	\$ 250.00
	Christmas gifts for residents	\$ 250.00
	Stationery for resident activities	\$ 125.00
	Small gifts for prizes	\$ 175.00
	Larger items as requested eg. special mattresses, chairs	\$ 4,000.00
<b>TOTAL EXPENDITURE</b>		<b>\$ 4,800.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>-\$ 980.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR 17/10/2018	AMOUNT \$ 450.00
Did your group return the acquittal form?	YES (click to tick) <input type="radio"/>	NO (click to tick) <input checked="" type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	\$ 5,224.50	

Comment on cash set aside for specific projects (optional)

The Christmas gifts for the residents and other requests for purchases for residents as the needs arise.

**APPLICATION CHECKLIST**

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

**AUTHORISATION OF APPLICANT**

Name	Jan Bransgrove
Position	President
Date	25/09/2019

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
- I acknowledge the Community Grants Program acquittal requirements and understand that surplus funds may be required to be returned to Council.
- I am aware that this application will be reproduced in the Council Business Paper, and authorise public release of information provided.

**COMMUNITY GRANTS**

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**DELIVER TO:** Customer Service Locations

86 Market Street  
MUDGEE

109 Herbert Street  
GULGONG

77 Louee Street  
RYLSTONE

**MAIL TO:** Mid-Western Regional Council  
Attn: Finance Department  
PO Box 156  
MUDGEE NSW 2850

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MID-WESTERN REGIONAL COUNCIL  
Customer Services  
RECEIVED  
24 SEP 2019  
 SCANNED

### Application Form

#### APPLICANTS DETAILS

Name of Organisation:

Contact Person:

Address:

Phone:

Email:

ABN:

Bank Account Name:

BSB:

Account Number:

#### PROJECT / ACTIVITY DETAILS

Name of Project / Activity:

Amount of funding requested:

Start and Finish date:  START (click to tick)  FINISH (click to tick)

Briefly, describe Project / Activity:

MID-WESTERN REGIONAL COUNCIL  
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COMMUNITY GRANTS

ADDRESS CRITERIA

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

(Note: limited number of characters)

The principles of self-help and mutual support are the very cornerstones of the U3A movement. U3A's are basically volunteer, not-for-profit groups built on the premise that collectively retirees & semi-retirees have the skills & knowledge to provide learning opportunities (education) for themselves. Membership helps promote health & wellbeing and encourages healthy lifestyles.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

Our current membership for 2019 is 217 people from the the mid-western region.

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

Collaboration with groups listed below has occurred to gain suitable venues and resources to conduct classes and to enhance the opportunities for members of the community to participate.

Club Mudgee RSL	Mudgee Scout Hall	Private Homes
Pioneer House	Artisan on Lewis	Uniting Church Hall
Opal Mudgee Aged Care	St John the Baptist Anglican Church	
Prince of Wales Opera House	CWA Hall Mudgee	
Mudgee Health Service Wellness Centre	Gulgong Library	
Mid-Western Regional Council	Oak Tree Retirement Village	
Mudgee Library	Kanandah	

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

(Note: limited number of characters)

Founded in 1998, Mudgee District U3A has continuously provided courses to the community by volunteer Presenters for 21 years.



COMMUNITY GRANTS

	Community Grant (amount sought from Council)	\$ 184.00
Project Income	Expected Sales Revenue i.e. Entry Fee, Membership Sales	\$ 3,275.00
	Other Income	
<b>TOTAL INCOME</b>		<b>\$ 3,459.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

	Full day hire of The Stables complex. Confirmed booking.	\$ 184.00
Project Expenditure		
<b>TOTAL EXPENDITURE</b>		<b>\$ 184.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 3,275.00</b>

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

Hire of Venues, Course Expenses, Functions, Cleaning Adams Street Complex Meeting Room, Presenters' Materials, Advertising, Insurance, Copyright Licence Cover, Fair Trading Fees, Equipment Maintenance, Printing, Stationary, Postage and Website costs.

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input checked="" type="radio"/>	<input type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input checked="" type="radio"/>	<input type="radio"/>

COMMUNITY GRANTS

Has your organisation/group previously received a Community Grant from Council?

YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
---	---

If yes, please advise date and amount

DATE / YEAR February 2019	AMOUNT \$ 180.00
------------------------------	---------------------

Did your group return the acquittal form?

YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
---	---

Closing bank balance from the most recent bank statement or treasurer's report

\$ 24,881.54
--------------

Comment on cash set aside for specific projects (optional)

Since its inception, 20 years ago, Mudgee District U3A has never had a permanent tenancy agreement. The money set aside is to ensure we can meet any unexpected expenses that may occur in regard to the need to pay venue hire fees to maintain the delivery of our classes to members.

APPLICATION CHECKLIST

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input checked="" type="radio"/>	<input type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

AUTHORISATION OF APPLICANT

Name	Judith Darling
Position	President
Date	24th September 2019

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

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**MAIL TO:** Mid-Western Regional Council  
Attn: Finance Department  
PO Box 156  
MUDGEE NSW 2850

SUBMIT ONLINE

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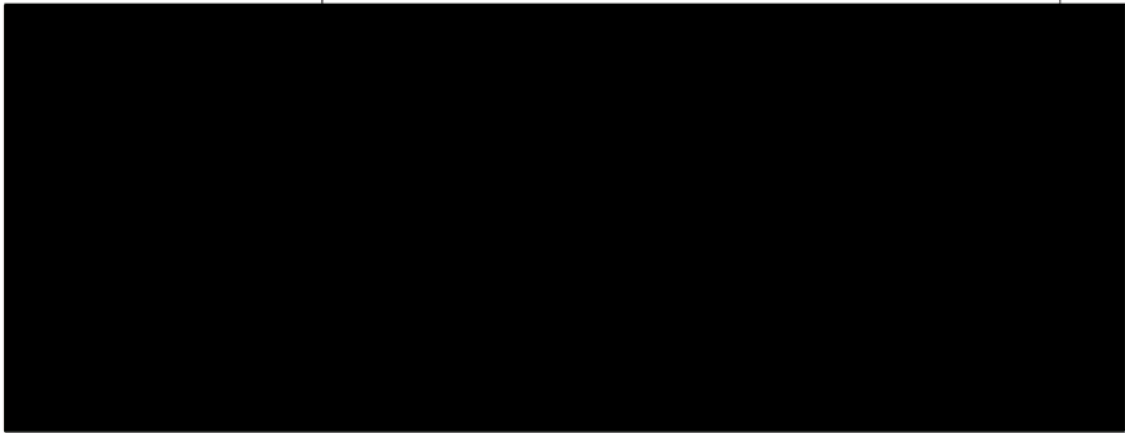
## Application Form

Name of Organisation

KANDOS RYLSTONE MEN'S SHED INC.

Contact Person

JOHN MEDCALF



Name of Project / Activity

Council rate relief

Amount of funding requested

Click to type funding amount requested. \$1,100

START (click to tick)

FINISH (click to tick)

Start and Finish date

N/A

N/A

Briefly, describe Project / Activity

Requesting consideration for council rate relief as per previous years

COMMUNITY GRANTS

<p>How will your project benefit the Mid-Western Region Community?</p>	<p>Council rates represent a large financial burden for our shed. Relief of this payment will enable this money to be retained and used to benefit the Sheds activities for the community</p>
<p>What is the expected amount of resident participation?  (Please provide no. of estimated participants)</p>	<p>Currently the shed has a local membership of 30 men. The shed provides a place for the wider community and organisations to seek assistance with projects and small jobs and repairs they need help with.</p> <p>The shed in our area has a reputation as the place to go for the community for assistance</p>
<p>What level of consultation and collaboration with other local groups has your organisation undertaken?  (ie what other local community groups are or will be involved in this project?)</p>	<p>We have a very wide local liaison with all the local community groups and organisations</p> <p>We work with groups like rotary to supply assistance and manpower for their functions. With the Kandos Charity shop we provide a service / checking centre for them to make donated items suitable for sale in their shop. The local schools call on us from time to time to assist with various programs</p>
<p>Outline your organisation's capacity to deliver the Project / Activity OR describe previous experiences.</p>	<p>N/A</p>



C COMMUNITY GRANTS

Community Grant (amount sought from Council)	\$1,100.00\$
Project Income Expected Sales Revenue i.e. Entry Fee, Membership Sales	
Other Income	
<b>TOTAL INCOME</b>	<b>\$1,100.00 0</b>

List proposed cash expenditure (provide copies of quotes for equipment)

council rate already paid # 15095	\$1,100.20 \$
Project Expenditure	
<b>TOTAL EXPENDITURE</b>	<b>\$1,100.20 0</b>
<b>TOTAL SURPLUS / DEFICIT</b>	<b>\$ 0.00</b>

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

Is your group/organisation Incorporated?

YES (click to tick)	NO (click to tick)
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Have you registered for Goods & Services Tax (GST) purposes?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

COMMUNITY GRANTS

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR OCT 2018	AMOUNT \$1,059.00
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text" value="\$ 3,065.75"/>	
Comment on cash set aside for specific projects (optional)	<input type="text"/>	

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input type="radio"/>	<input checked="" type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

Name	<input type="text" value="John Medcalf"/>
Position	<input type="text" value="President / Treasurer"/>
Date	<input type="text" value="12 - 09 - 2019."/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
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22 MAR 2019  
  
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# Application Form

## APPLICANTS DETAILS

Name of Organisation	Memorial Hall Committee.
Contact Person	Chris Hannaford.



## PROJECT / ACTIVITY DETAILS

Name of Project / Activity	Gulgong Community Christmas Celebration.		
Amount of funding requested	\$ 3,000.00		
Start and Finish date	START (click to tick)	FINISH (click to tick)	
	07/12/2018	07/12/2018	Staff Note: 2019
Briefly, describe Project / Activity	Community christmas party in Anzac Park with Santa Claus, jumping castle, free BBQ, face painting, water based tattoos, RFS water slide, shetland pony sulky rides, animal petting, chocolate wheel, Des Kelly as compare, drawing of Gulgong hospital auxillary raffle plus some more activities. Additional this year 1 free Photograph per child with Santa Claus.		

COMMUNITY GRANTS

ADDRESS CRITERIA

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

(Note: limited number of characters)

Bringings many organizations together to promote the Christmas spirit in giving something for nothing back to the community and allowing better understanding through the intermingling of community members.  
Additional organizations are joining with the running of this event each year.

What is the expected amount of resident participation?

(Please provide no. of estimated participants)

(Note: limited number of characters)

400 + children and their followers (parents ,grandparents,carers and many others approx 900)

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

(ie what other local community groups are or will be involved in this project?)

(Note: limited number of characters)

Letters of invite to participate sent to all local organizations.  
Local organizations we expect to assist and support this event are, Gulgong Mens Shed, Gulgong RFS, Gulgong Hospital Auxillary, Gulgong Presbyterian Church, Gulgong Public School, Gulgong High School, Gulgon Pre School Inc, Red Hill School, Gulgon Vintage classic motorcycle Club, Gulgong Turf Club and NSW Shetland Pony Promotional Group.

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

(Note: limited number of characters)

Current committee has been active for the past 10 years in organizing and running this enjoyable event, which has been going for over 32 years proudly supported by Mid-Western Regional Council.

**COMMUNITY GRANTS**

	Community Grant (amount sought from Council)	\$ 3,000.00
Project Income	Expected Sales Revenue i.e. Entry Fee, Membership Sales	
	Other Income	\$ 2,300.00
<b>TOTAL INCOME</b>		<b>\$ 5,300.00</b>

List proposed cash expenditure (provide copies of quotes for equipment)

	See copy of 2018 costs Plus inflation and return of extra ponies,	\$ 5,300.00
	Swoop animal petting Farm and Free Santa photo.	
Project Expenditure		
<b>TOTAL EXPENDITURE</b>		<b>\$ 5,300.00</b>
<b>TOTAL SURPLUS / DEFICIT</b>		<b>\$ 0.00</b>

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

(Note: Unspent grants >\$200 will be required to be returned to MWRC)

FINANCIAL DETAILS

	YES (click to tick)	NO (click to tick)
Is your group/organisation Incorporated?	<input type="radio"/>	<input checked="" type="radio"/>
Have you registered for Goods & Services Tax (GST) purposes?	<input type="radio"/>	<input checked="" type="radio"/>
Do you have an Australian Business Number (ABN)? Note: If you do not have an ABN please attach a 'Statement by Supplier' form	<input type="radio"/>	<input checked="" type="radio"/>



**COMMUNITY GRANTS**

Has your organisation/group previously received a Community Grant from Council?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
If yes, please advise date and amount	DATE / YEAR May 2018	AMOUNT \$ 3,000.00
Did your group return the acquittal form?	YES (click to tick) <input checked="" type="radio"/>	NO (click to tick) <input type="radio"/>
Closing bank balance from the most recent bank statement or treasurer's report	<input type="text"/>	
Comment on cash set aside for specific projects (optional)	See attached 2018 statement money set aside for advertising in 2019.	

APPLICATION CHECKLIST

If the following are not attached with the application, this may result in the application not being considered.

	SUPPLIED? (click to tick)	
	YES	NO
A copy of the group's/organisation's most recent bank statement or treasurer's report	<input checked="" type="radio"/>	<input type="radio"/>
A copy of the group's/organisation's public liability insurance	<input type="radio"/>	<input checked="" type="radio"/>
Where the group intends to purchase equipment, a copy of the quote/s obtained	<input type="radio"/>	<input checked="" type="radio"/>
Where the groups/organisations does not have an ABN, 'Statement by Supplier' is required	<input type="radio"/>	<input checked="" type="radio"/>
If your group is not incorporated, please supply a letter from your auspicing body	<input type="radio"/>	<input checked="" type="radio"/>

AUTHORISATION OF APPLICANT

Name	<input type="text" value="Chris Hannaford"/>
Position	<input type="text" value="Chairman of 355 Memorial hall Committee"/>
Date	<input type="text" value="20/03/2019"/>

- I confirm that the information contained in the application form and within the attachments are true and correct.
- I confirm that this application has been submitted with the full knowledge and support of the applicant.
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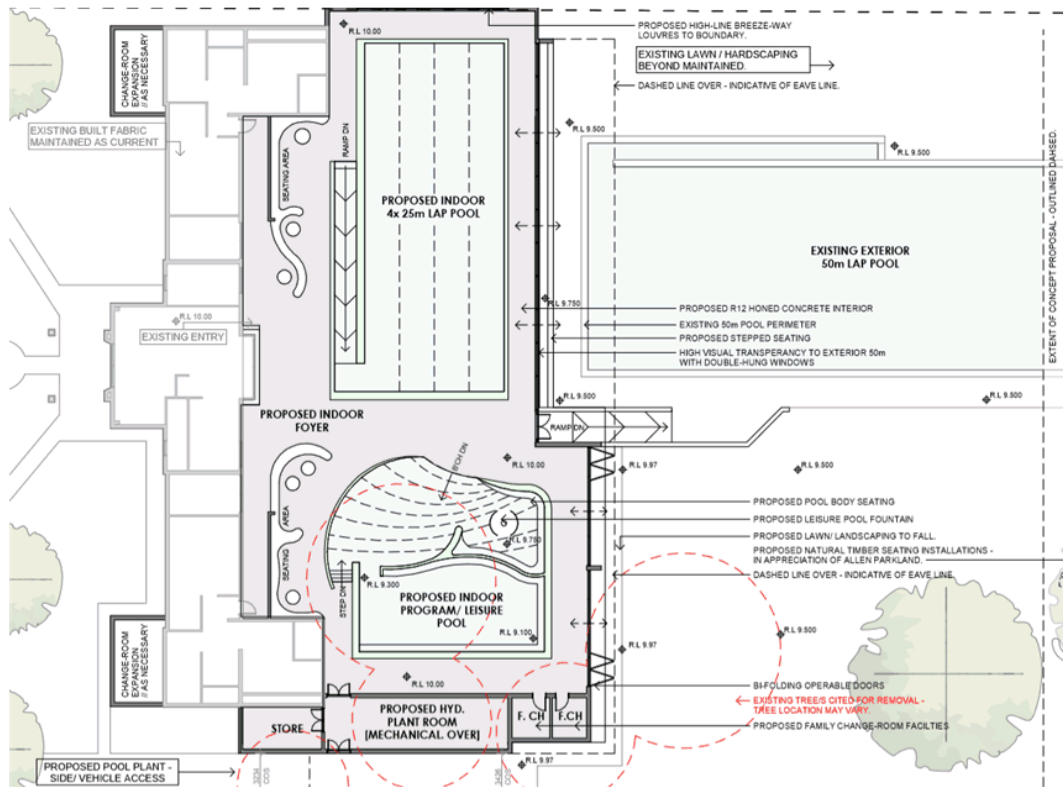
ABN 25 003 432 193

PO Box 377  
WAHROONGA NSW 2076

Email denis@rmp.com.au

**DRAFT**

## Mid-Western Regional Council – Pool Feasibility Study May 2019



**New Indoor 25m Pool with Program and Leisure Pool**

Prepared by Denis Pontin - RMP & Associates

In association with Donovan Payne Architects and Nick Biniaries – Aquatic Projects



### *Disclaimer*

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While every effort has been made to ensure that the information contained within this report is complete, accurate and up to date, RMP & Associates, DpA and Aquatic Projects make no warranty, representation or undertaking whether expressed or implied, nor do they assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness, or usefulness of any information.

### *Acknowledgements*

RMP & Associates would like to acknowledge the support of Tracey Kane, Council's Manager, Recreation Services in the preparation of this report and sourcing information and contacts.



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## 1. Executive Summary

RMP & Associates were engaged to complete a feasibility study, giving a clear opinion on the costs and benefits of extending the swimming pool season, and considering the option of building an indoor 25 metre pool and separate Program Pool incorporating a leisure pool with disabled access to all pools.

Three options were considered. The second option was initially presented on the area adjacent to the 50m pool requiring the loss of at least half the grass area and some trees. This was not supported by staff or stakeholder consultation and the amended 4-lane 25m pool option was developed.

### Option One

#### **New Indoor Program/ Leisure Pool with 50m Lap Pool Enclosure**

The design of Option One includes the removal of the existing Leisure and Program Pool to allow for a new combined Leisure and Program Pool. The existing exterior 50m Lap Pool is to be maintained - as outlined in A1.01 - and to be fully enclosed using a lightweight steel framed/portal construction fitted with extensive opening and stacker door installations to provide effective visual, and physical activation to the parkland and surrounds. The design intent of Option One is to develop a linear scheme to allow for a single pool-hall, expressive of split-level floor finishes contrasted by the Indoor Program/ Leisure Pool (raised to match the existing change-room) and the exterior 50m Lap Pool fluid with the exterior ground level.

With Option One situated within Lawson Park, and surrounded by substantial trees, the design has been orientated towards the existing natural landscape and its potential to facilitate break-out exterior recreational spaces. The southern façade of the Aquatic uses extensive stacker doors to direct/connect interiors to the Short Street frontage – with additional stackers to the northern façade to provide suitable crossflow ventilation within the pool hall interiors. The exterior spaces would be maintained as existing, keeping all substantial trees; with the addition of timber seating for users of the kiosk; and for picnics under trees.

The existing façade with kiosk, change-rooms, storerooms and administration has been enclosed within the 'new' Aquatic footprint to allow for all-year-round access, with new mechanical ventilation throughout. The design intent is to integrate with the existing façade, and to maintain effective access and egress through all circulation areas.

#### **Notional Order of Probable Cost**

The Notional Order of Probable Cost for Option One is \$7.61m.

### Option Two

#### **New Enclosed Indoor Program/ Leisure Pool with New 25m Lap Pool**

The design of Option Two includes the removal of the existing Leisure and Program Pool to allow for a new (heated) 25m Lap Pool, plus a new combined Program/ Leisure Pool constructed to the 25m Lap Pools base; as outlined per A1.02. These



aquatic additions would be enclosed using lightweight steel framed construction, fitted with extensive opening/ stacker doors for visual connection and transparency towards the eastern elevation – across a single level concourse located at the level of the existing change-rooms, for easy access, with ramps provided as necessary.

With Option Two situated within Lawson Park, and surrounded by substantial trees, the proposal is orientated towards the existing natural landscape to allow for good breakout to recreational spaces. This occurs on the East façade via the 25m Pool's transparency to the 50m Lap Pool exteriors, and the Program/ Leisure Pool exterior access to parkland, lawn, seating and trees beyond.

The existing built façade with kiosk, change-rooms, storerooms and administration is enclosed within the 'new' Aquatic footprint to allow for all-year-round access, plus mechanical ventilation throughout. The design intent is to integrate with the existing façade; and to maintain effective access and egress through all existing circulation areas.

#### **Notional Order of Probable Cost**

The Notional Order of Probable Cost for Option Two is \$7.10m.

#### **Option Three**


#### **New Integrated Indoor Program/ Leisure and 25m Aquatic Facility**

The design of Option Three maintains the existing 50m exterior lap pool – with the addition of a new 'purpose built' Aquatic facility which can be used all-year-round (in contrast to the existing being seasonal). The new Aquatic Facility (Concept plan A1.03A/B) is developed east of the existing facility, within the adjoining Lawson Park 'open space' area.

A new 25m Indoor Lap Pool, with a combined Indoor Program/ Leisure Pool includes new Change-Rooms, Plant, Program and Consulting Rooms, Commercial Lease Spaces (café and aquatic shop), Administration and Duty Manager/ First Aid rooms, to establish a year-round aquatic facility. The new aquatic entrance faces Short Street via the historic fence's personnel access, where a nature walk using timber seating areas, art installations and Aquatic Centre outlooks takes advantage of the Lawson Parkland.

#### **Exterior Integration**

The conceptual Option Three has been situated within the Lawson Park lawn laid 'open space' area – east of the existing facility, where its orientation and form has been influenced by surrounding trees, open lawn laid areas and existing site access and egress. The design intent acknowledges its Lawson Park placement with the maintenance of existing substantial trees (wherever possible), with emphasis towards the built fabric connection to the natural parkland through extensive visual transparencies and maintained canopies/ vegetated surroundings for patron view and appreciation. Unlike the existing Aquatic facility, the new facility is to be an enclosed development to facilitate effective mechanical ventilation, security and Aquatic operations, with limited public access points.



The new facility establishes its own built identity and is reliant on new services and related works. An exception is potential use of some existing pool plant. The design maintains access to the existing facility for use of the existing 50m Exterior Lap Pool, and to fenced off picnic areas within the current aquatic site.

### **Structure and Materiality**

The Aquatic facility is lightweight steel framing, with dual-level roof structure/s – one serving the administration; the other pitched over the 'pool hall' and its interior and plant. Interior concourses are exposed aggregate (not rough-washed) with R12 slip resistance. All Indoor/ Program Pool surfaces are fully tiled (with 50m Lap Pool maintained as current) and exterior addressing stacker sliders/ openings are full height with interiors raised for optimal pool viewing and ventilation. Walls are CFC clad over rigid insulation, with furnishing and exterior seating 'natural' timber/veneer to the Lawson Parkland setting, as for Options One and Two.

Option Three differs slightly from Option 2 as it includes a 6-lane 25m pool rather than the 4-lane 25m pool. The 4-lane 25m pool was the only way a new 25m pool could be located at the end of the 50m pool without demolishing the female changeroom or alienating the grass adjacent to the 50m pool.

Option 3B provides an alternative based on the Lithgow Pool with the 25m and Program and Leisure Pool all operating at the same temperature. The compromise results in the 25m pool being operated at 30°C which is too warm for lap swimmers training, and the Program and Leisure Pools operating at 30°C which is not at the higher temperature required for hydrotherapy and attractive to pre-school age children and parents wanting learn-to-swim classes. The benefit is that only one filtration and heating system is required, saving approximately \$700,000. Operating costs are similar as there is more water at a higher temperature than with two separate pools, the larger 25m pool operating at 26°C and the smaller program and leisure pool at 32°C.

### **Notional Order of Probable Cost**

The Notional Order of Probable Cost for Option Three is \$9.25m.

All options would meet universal access standards and integrate energy efficiencies with the use of solar to generate electricity to offset the cost of running the heat pumps. Gas boilers may be required to supplement the existing heat pumps depending on their condition and effectiveness. Additional heat pumps will be required for the heating of the new pools and most probably the existing 50m pool as well as heating the air in the pool hall. The cost of installing Photo Voltaic Cells (around \$100,000) would significantly reduce the energy costs associated with running the existing and additional heat pumps. Use of bottled gas is expensive and the efficiency of a gas boiler and heat pumps in combination needs to be modelled to determine the best outcome once the Council has agreed on the preferred option.

### **Community Consultation**

RMP contacted stakeholders during the Study and interviewed representatives of the Mudgee Swimming Club, Mudgee Indoor Swim Club and Mick O'Sullivan.

RMP also contacted representatives of the Tri Club, Sharmane's Swimming and

### Absolute Fitness and Swimming

The stakeholder consultation was helpful in understanding the current use of the pool and potential use of an indoor pool. The Swimming Club and the Indoor Swimming Club representatives were very positive about the opportunity to swim all year round and have a learn-to-swim program in a purpose-built pool available in Mudgee.

The two Swim Club representatives were appraised of the three options and were going to write to Council in support of the indoor pool as a key action. They were more supportive of the capital expenditure that resulted in a new indoor 25m pool than enclosing the existing pool. The existing 50m pool is often too small with not enough lane space for all the user groups and recreational swimmers. Having a new 25m pool in summer as well as the 50m pool was seen as the best option.

Mick O’Sullivan, former Pool Superintendent and now owner of a small indoor 25m pool in Short Street and coach of the Indoor Swimming Club, provided some historical insights and was very supportive of a new indoor pool at Lawson Park.

RMP reviewed the findings of the Community Engagement Process conducted in 2016/17 that identified an Indoor Aquatic Centre was the highest priority, behind an upgrade to the Moree Hospital, and supported by all age groups. Council has also sought a response from the public with a survey conducted between 1 March and 5 May 2019.

With 215 responses, the survey indicated that individuals swimming laps and doing classes as well as recreational use were the highest responses, followed by 119 respondents who would participate in learn-to-swim. Fitness and group fitness classes, as well as health and rehabilitation, were also popular.

The aging population in Australia and the more active participation by those over 55 have created a demand for indoor aquatic facilities with pools offering differing temperatures, depths and configurations for lap swimming, classes and relaxation/hydrotherapy.

Families are particularly interested in opportunities for children to learn to swim, develop swimming skills and also to have an attractive venue to go all year, regardless of the weather. The high response of residents indicating that they would attend learn-to-swim classes in winter if an indoor pool was built at Mudgee supports this trend. Learn-to-swim is also much more effective with a purpose-built program pool that is at a temperature which relaxes students and provides appropriate water temperature for babies, pre-schoolers, those with asthma and those who may be apprehensive about learning to swim. The schools will also appreciate and support a facility that is not weather-dependent for the quality of the experience.

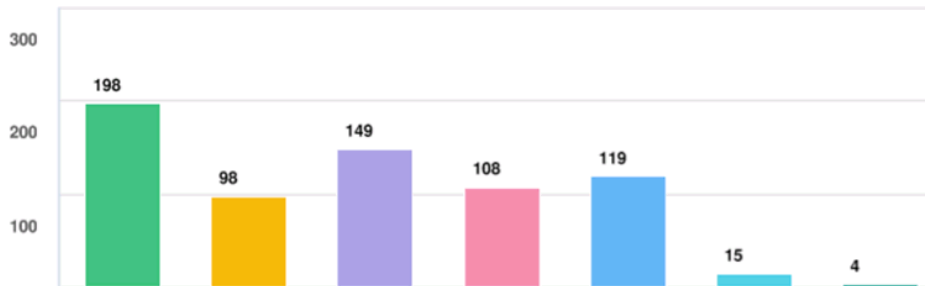
The high number of visitors to Mudgee from Sydney and surrounding major towns will have an expectation of high quality indoor aquatic centres similar to those in their local area. The Mudgee Swimming Centre and Lawson Park is an attractive destination if it offers a range of attractions, programs and pools. The proposed Indoor Pool will increase visits from residents and visitors providing additional revenue to offset the operating costs associated with heated indoor pools.



### Indoor Pool Feasibility Study

VISITORS	320	CONTRIBUTORS	215	CONTRIBUTIONS	215
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If Council constructed an Indoor Pool, what would you like to be able to use it for during winter?



**Question options**

- Personal fitness (Lap swimming, aqua aerobics)
- Group fitness (Swimming and Triathlon Club meets and training)
- Recreation (General swimming, Children's Pool)
- Health and rehabilitation (such as physiotherapy)
- Children's Swimming Lessons
- Other
- I wouldn't use an indoor pool in winter

(215 responses, 0 skipped)

The feedback indicates that a new indoor 25m pool and a new program pool and leisure pool available all year for residents and visitors would be supported and attendances would increase significantly. The impact of the new “Splash Pad” will attract new users to the pool next summer. A number of people commented that when school carnivals and programs are held in the 50m pool, the opportunity to swim in a 25m pool and separate program pool and leisure pool was very attractive.

All stakeholders interviewed and Council staff affirmed the importance of retaining the existing grass and tree area adjacent to the 50m pool.

The major users of the Mudgee Pool are the Swim Club, Mudgee Tri Club, Indoor Swimming Club, government and non-government schools as well as some private swim teachers.

**The Brief**

As part of Council's review of its Community Strategic Plan, a Community Engagement Strategy was adopted by Council in November 2016. The Community Engagement Strategy was designed to engage a broad range of Mid-Western region residents and stakeholders. A variety of activities were undertaken to seek feedback and engagement, with over 2,500 community members participating and providing feedback between May 2016 and February 2017.

Across the region respondents mentioned they would like an indoor pool or aquatic centre, with the results showing an indoor pool rating second. In 2017 Council



undertook an online survey asking residents questions about what they would like to see at the Aquatic Facilities for the Mid-Western Region.

The brief to RMP & Associates was:

- To undertake a feasibility study for an indoor pool at Mudgee to meet demand and provide all year access for all ages and abilities including an assessment of the current market and the latent market if an indoor all year-round pool or pools were built. The study is to review the current Mudgee pool site, conduct a site analysis and identify the most suitable site for the facility and the possibility of the integration of a proposed indoor facility.
- The study is to include alternative options with a clear conclusion on the financial implications of building and operating an indoor pool. A report is to be submitted outlining all assumptions, data, options and costs in an easy to understand format.

### Summary

According to Sport Australia's AusPlay data, only 3% of children are active enough outside of school to provide benefits to their health. To counter this, we should be aiming for children to be active seven days a week, with play, recreation or participation in community sport. Children being active at school is also a critical factor.

Global and local research has shown over the past decade that physical activity is an important factor in children's mental and physical health, as well as academic performance. Sport Australia is investing over \$200 million in its Schools Program, aiming to increase children's participation in sport.

An indoor heated program pool available all year would increase opportunities for access to swimming and programs such as learning to swim and lifesaving. Indoor pools provide a safe and guaranteed environment regardless of weather and with water temperatures that are much more conducive to learning and participation.

### Market Considerations

In the recent community survey, 119 respondents identified learning to swim and 198 respondents identified personal fitness and classes as the reasons they would attend the indoor pool if it were provided. A modern heated indoor 25m pool with program and leisure pool open all year as well as the new Water Play area and heated 50m pool open from September to April will attract new users and tourists. If just 3% of the tourists who visited the region visit the pool there would be an additional 17,000 entries.

Some pools "outsource" the management of the pool to a lessee or a commercial Operator. The Operator is responsible for all staff and other costs associated with the operation of the pool and retains all revenue. In most country pools and many suburban pools the Operator requires a Management Fee in addition to retaining all revenue.

This approach is not recommended due to the unknown "value" of the business if Council adds new indoor pools that offer attractive spaces for lap swimmers, those



wanting to participate in exercise programs and hydrotherapy and have their children taught to swim and developed as swimmers to be confident in all four swimming strokes. The “Operator” or lessee needs to make a profit whereas a competent Pool Manager can coordinate a program of learn-to-swim and aqua classes hiring existing local teachers and instructors to teach swimming and aqua aerobics.

This approach is in line with the Council’s Community Plan. A Study of Community Benefits of Victorian Recreation and Aquatic Centres in 2014 by Victoria University concluded that Aquatic Recreation Centres are crucially important to the wellbeing of Australians. “The study included four Melbourne metropolitan cases, including a centre based in an inner urban setting, two middle urban settings and an outer suburban setting. Two regional Victorian ARCs were based in regional cities that act as a regional hub for outlying communities”.

“The Travel Cost Method (TCM) was used to identify the value that centre users associated with their use of the centre. The TCM provides a value associated with the use of a facility or service. It is based on the cost involved in getting to and using the facility. The cost and time of getting to the venue and using the venue provides a measure of the value of consumption. This study has used the TCM developed by Sport and Recreation Victoria (SGS Economics and Planning, 2010). The calculation of the TCM indicated that individuals get a value of nearly \$48 for each visit to the centre. The average value of approximately \$38 million per centre in this study indicated the important contribution that ARCs make in their local community. These figures indicate that for every dollar spent to deliver the services (excluding capital expenses) there is a \$7.60 benefit.”

“All but two of the centres reported a small surplus from their operations. The four key sources of ARC income were Aquatic education, Class / group exercise, Health club / gym membership and Recreational swim which generated over 84% of the centre income. The main expense was staff that accounted for over 53% of the expenditure. The four programs that generated the main income only required 25% of the expenditure to deliver. This illustrates how profitable these main services are. Besides the program delivery the other major expenses were Administration and management (21.1%) and Operations covering energy, water, maintenance and equipment (16.8%).”

The research has identified that aquatic centres are important for the economies of regional towns as well as urban centres. They provide:

- Facilities, programs and services for their local residents
- Employment for local residents
- Employment for local contractors

Activities at modern aquatic and recreation centres are important contributors to the local community. In this study, users valued their visit to the centre at almost \$48 per visit and the centres provided an average \$38 million of benefits to their communities.

### **Improving the current opportunities**

Both Option 1 and Option 2 were developed after a number of alternatives were proposed. Both these options retain and use the upgraded existing change rooms,

entry, café, office and storerooms with the new enclosure integrated into the existing. This reduces the cost of a “stand-alone” indoor pool proposed as Option 3 behind the existing 50m pool plant room in Rawson Park.

#### Option 1

- Enclosing the current 50m pool and providing a new leisure pool and program pool to meet the identified needs of the community as indicated in the survey completed in May 2019.
- This Option has the least impact on the site and provides access to the 50m pool for lap swimming for fitness and squad training all year while at the same time it provides an Indoor Program Pool and Leisure Pool for aqua classes and recreational swimming as well as learn to swim.
- It does not add a new 25m pool or provide outdoor pools during the summer months. There is little additional water space and the 50m pool would still be closed to the public when there were school and other carnivals. The design would allow “tilt-up” doors to open the pool on both sides to the surrounding area. The grass and trees would be retained.
- The capital cost of this option would be higher due to the additional size of the structure to cover the 50m pool in comparison to a 25m pool. Air heating and water heating costs would be higher during the winter compared to the separate indoor heated 25m 4-lane pool and program/leisure pool with the 50m pool remaining as a heated seasonal pool proposed as an alternative.


#### Option 2

- The construction of a new 4-lane 25m pool that is heated to the same temperature as the 50m pool all year and benefits from a shared balance tank and plant room is proposed to replace the existing toddler’s pool. There is just enough space for the new pool and concourses in front of the female changerooms.
- Retaining a clear path between the new 25m pool and the new Program and Leisure Pool located in front of the male changeroom allows easy access from reception to the outdoor 50m pool in summer.
- There is also good access around the pools to the new “Splash Pad” water play area.

Both Option 1 and Option 2 retain the grass adjacent to the 50m pool and the trees and “park-like” ambience of the pool. This option proposes a new small plant room for the new Program Pool and Leisure Pool as well as disability accessible change rooms and toilets and plenty of seating for spectators around the pools. The new 25m pool would have ramp access.

Rather than have ramp access to the Program Pool a Leisure Pool has been designed to meet the identified need for a recreation pool in winter that has a zero depth “beach” entry and allows access at 1:14 grade into the Program Pool.

The pool water temperature is the single most important aspect of the ability of an aquatic centre to attract new users, regular users and improve the quality of programs.



The development of a learn-to-swim program run by Council is one option to increase revenue to reduce the operating deficit. If Council “outsources” the learn-to-swim program to commercial swim instructors the temperature of the water and the design of the pool is still very important. Lap swimmers and squads rely on water temperatures that should not be below 26 degrees C. However, learn-to-swim and some exercise and rehabilitation programs need 30 deg C or higher for pre-school age children and hydrotherapy (33 deg C). These programs can be a source of revenue for Council all year.

### Option 3

- A third Option the consultants were asked to consider was a new indoor pool behind the existing Mudgee Swimming Pool plant room. The concept is very similar to Option 2 but requires the addition of a reception, small café, office, first aid and storeroom.
- The concept has been designed to utilize the existing plant room for the indoor 25m pool and has a small plant room for the mechanical and pool plant for the program and leisure pool.
- The design allows the new indoor pool to be accessed from the 50m pool during summer with a new entry during winter.

The Concept Plan shows the new indoor 25m 4-lane pool at the same level as the current 50m pool requiring less excavation for the pools and access from the existing pool complex. The duplication of facilities is a concern both in terms of cost and operational and particularly staffing issues.

## 2. Capital Cost

The construction of an enclosure for the existing 50m pool and concourse requires a substantial construction. The pool hall must have a robust roof that is insulated and has a vapour barrier and with walls that incorporate “operable” openings such as tilt-up doors. This will be more expensive for the 50m pool (1100m<sup>2</sup>) than for Option 2 that only requires the enclosure of a 25m pool (450m<sup>2</sup>).

Option 1 also includes the same size program and leisure pool integrated with the existing entry and changerooms (approximately 500m<sup>2</sup>) as Option 2. The program and leisure pool and the integration with the existing building is common to both Option 1 and Option 2.

Option 1 will require more energy (gas or electricity) to heat the air inside the enclosure than Option 2. However, Option 1 does not require the construction of a 25m x 10m pool and new filters and pumps and associated equipment but is roughly 200m<sup>2</sup> compared to 1100m<sup>2</sup> for Option 2.

The proposed indoor pool in Option 1 will require at least two large gas boilers with separate boiler for the air and for the program and leisure pool with heat exchangers for air and pool heating.

A capital saving of around \$400,000 is possible if the Program Pool and Leisure/Splash Pool are combined as one pool with the indoor 25m pool. This saving on capital defeats the potential increased revenue and use of an indoor 25m lap pool



for all year training and exercise and a warm water pool at 33 degrees C for all year learn to swim and hydrotherapy classes.

As discussed previously, the ability to have two temperatures with two separate indoor pools, meets the greatest range of user needs and provides the greatest benefit to users with different requirements. Despite the additional capital cost the long-term operational outcomes that result from an indoor 25m pool operating at 26 deg C and Program Pool at 33 deg C is strongly recommended.

The elderly and those with a need for warm water exercise as well as those with asthma, pre-school children and babies learning to swim would be better catered for in a warm water program and leisure pool. Those wanting to do laps or train in the 25m pool would prefer a lower temperature. However, there are a number of pools operating at 30 deg C with 25m pool and Program Pools and swimmers train and classes operate in these pools. The recently constructed Lithgow Indoor 25m Pool and program Pool is a pool that has taken this approach.



It can work and does involve less capital cost in construction and only one balance tank and heating filter/pump/dosing system.

Constructing the indoor pools as part of the existing entry and change rooms as a single stage is the most cost-effective way to proceed. Staging the development with the Program Pool and Leisure Pool as Stage 1 and then building the indoor 25m pool as Stage 2 or building the 25m pool first and then the Program and Leisure Pool would increase construction and capital cost significantly.

Donovan Payne Architecture has estimated the Project Cost for Option 2 to be around \$7.10M. This figure recognizes that there are costs associated with preliminaries, fees and contingencies. Option 1 is likely to be \$7.61M with an estimated cost for Option 3 of \$9.25M.

The estimated cost provided are a guide and may be reduced or increased depending on the outcome of community consultation, design review, method of construction and materials. It is assumed that as a Council building it will be low maintenance and of a quality that will reduce lifecycle costs and a design to reduce recurrent costs.

Use of solar 'photo voltaic cells' to generate electricity into the grid with "credit" for the electricity generated contributing to a reduction in operating costs should also be considered. As a guide around 30kw can be produced from panels with a net cost of around \$110,000.

#### **Lithgow Pool – construction cost estimated as \$5.75M**



Research has shown that the biggest attraction for users in public pools is "leisure water" which is usually shallow, has a number of water features and in larger population centres can include wave pools and "lazy rivers". Mudgee Swimming Centre has recently invested in a Water Play Splash Pad for families and children with small slides and water features.

### **3. Financial Implications**

The income at Mudgee Pool has risen over the last few years and attendances fell in 2017/18 compared to 2016/17. In the months September to January 2019 the attendances were almost the same as for the same period in 2017/18. The actual cost of Pool Operations at Mudgee (excluding capital works) rose from \$233,957 in 2013/14 to \$402,572 in 2016/17 before dropping slightly to \$371,748 in 2017/18.



	2018/19	2017/18	2016/17	2015/16
Attendances	68,378	66,952	76,662	
Revenue	\$176,000	\$95,119	\$80,270	
Budget (actual)	\$324,000	\$371,487	\$402,572	\$345,469

If Council decides to fund an indoor pool the operational costs will increase. The main cost is the staffing cost of an additional 5.5 months of lifeguard and reception staff and the cost of water and air heating for an indoor pool over the winter months.

The projected cost of operations could be double the current expenditure of \$324,000. However, casual staff costs in 2018/19 were \$130,000 and these could be reduced if a Full-Time Swim Coordinator were employed.

With a Coordinator the revenue could change significantly to offset the operational costs if management employed a learn-to-swim teacher and the reception and bookings for Learn-to-Swim and aqua aerobics classes were done by Council staff.

If one ½ hour class comprising on average 5 children were offered every half hour from 9.00am to 12.00 every day (Monday to Sunday) and one 1/2hour class were offered for learn-to-swim and stroke correction from 3.30 to 6.30pm Monday to Friday at a fee of \$20/lesson the revenue would be \$360,000 (some classes for preschool age with parents in the water would be up to 8 in a class and some stroke correction classes between 6 and 8 in a class. The classes would run for 50 weeks.

The cost of staff to oversee the program and the cost of casual swim teachers would be \$63,000 for teachers and \$50,000 for an aquatics' coordinator. The coordinator would also develop a range of aqua classes with up to 10 classes each week ranging from gentle exercise to high intensity exercise and hydrotherapy. The classes could generate \$50,000 based on a \$12 fee/class or a discounted fee for buying 20 sessions in advance (\$200) or being able to attract a seniors/pensioner's discount of 20% or a fee of \$9:60 per session. The cost of instructors would be around \$16,000 providing a surplus for the program.

If Council decided to continue to hire space in the pool, for classes and Learn-to-Swim the revenue would be significantly less but the risk would also be less. It is estimated that hiring the pool for 3 hours/day every day to teachers or instructors over 50 weeks would generate \$105,000 (currently around \$19,000) compared to the potential of \$271,000. Additional revenue could be generated if a range of fitness classes were offered in the Swim Club room throughout the week. Council could employ the instructors or continue with the current policy to hire out the room.

Revenue from squad swimming from lane hire and entries would be in addition to learn-to-swim and pool hire for carnivals and schools would continue.

<b>Full Year Operation with New Indoor Pool</b>	
Projected Attendances	110,000
Revenue (existing fees and hire policy retained)	\$360,000
Budget Expenditure including heating costs and staff costs for full year excluding depreciation and other expenses	\$827,000
Estimated nett result	\$467,000

The projections are based on the calculations for heating the new pools all year (\$58,000) and heating the air for the colder months and with natural ventilation during the summer months (\$24,000). Wages and on-costs are the highest expense with the current operation from September to April costing Council \$276,000. The additional 4 months if based on the current mix of permanent and casuals would equate to \$414,000 for a full year operation.

Other significant current costs for the 8 months of operation are water (\$53,000) energy (\$68,000) chemicals (\$20,000) waste (\$7,000) materials, consumables and plant hire (\$15,000) and Council support costs (\$12,000)

Expenditure would be impacted by

- a decision to use less casuals and employ an aquatics coordinator
- credit for electricity from PVC (photo voltaic cells) installed on new roof
- direct solar energy to heat water during summer and shoulder season from "mats placed on existing roof structures
- reduced operating hours during the May to September period (see attachments)

Income will be impacted by increasing fees and charges in recognition of Council's investment in the new facilities and operating its own Learn-to-Swim and Aqua aerobics and water exercise programs.

With a new indoor heated pool the entry and café would need to be refurbished. A modernization of the existing café to provide a range of light meals, possibly including hot chips, toasties and similar hot snacks as well as coffee/tea and cool drinks would improve the rent the Council could expect from the café. The upgrade would also contribute to the social amenity of the Swimming Pool as a place to meet for a coffee, snack or light meal.

### **Cootamundra**

Case Study - The Cootamundra Shire constructed an Indoor 25m Pool in 2014 as part of the redevelopment of the town's 50m pool. The Shire adopted a very tight financial approach to construction and using very basic materials and Council's own

project management completed the new indoor 25m pool on budget. The project did not include a separate program pool area or leisure pool space in the design.

The heating was a combination of solar and gas and the hours of operation during the 9 months outside the December/January/February summer season were restricted with an increase in entry fees to offset the additional heating and staffing costs.

Council was not expecting to operate the pool without subsidy but to set fees and charges and promote the programs and use of the pool throughout the year to enable the deficit that was previously associated with the operation of the seasonal outdoor 50m pool to be similar to that of the all year operation.

The visits for the 12 months July 2015 to June 2016 at the Cootamundra Indoor 25m Pool were reviewed by the consultants as was the income and expenditure for this period. The income for the period identified the source of revenue and the categories of expenditure. It should be noted that \$76,045 was entry fee revenue.

The design and presentation of the facility is very basic the 25m pool temperature is also cool. The temperature is related to heating costs and lower than would be recommended for pre-school LTS and swimming lessons for those who are beginners and not actively swimming in a stroke correction class or participating in a strenuous aqua class.

The deficit for the 2015 /16 financial year for the Cootamundra Pool was \$223,371.

Visits to the Cootamundra Pool for the entire year were 22,775 compared with the Mudgee Swimming Pool in 2018/19 of 68,378 for 6 months of outdoor seasonal operation in a 50m pool.


Revenue from Mudgee's 68,378 visits was \$176,000 for the season ((\$2:57/visit) compared to the 22,775 visits in the full year at Cootamundra of \$105,089 representing \$4:61 per visit.

The Cootamundra population is 5,579 indicating a visitation of a little over 4 times the population for a full year. The visits in 2018/19 for Mudgee represent a multiple of 6.23 of the Mudgee population but only a multiple of 2.7 of the total population of Mid-Western region.

The projected attendances at Mudgee with an indoor pool open all year represent a multiple of 6 times the Council's population which is conservative. It is supported by the overall support from all ages within the Mid-Western region for an indoor pool. A recent study for a new indoor pool at Bateman's Bay projected a multiple of 13 was realistic. Past experience has shown 6 to 8 times the catchment population is realistic.

### **Recommended Development – Option 2**

Option 2 provides for the construction of the indoor 4-lane 25m and Program/leisure Pools open all year supported by an updated café and reception and a range of new "wet" and "dry" programs.



Visits to the pool are expected to more than double and income from fees and charges as well as revenue from programs such as learn-to-swim and aqua and a range of classes will reduce the Council subsidy per visit.

The range of programs and benefits provided to all age groups in the community and the visitors to Mudgee will generate a “buzz” and provide a social meeting place for the community. The demographics support the projected participation in a range of classes and activities.

The Junee Aquatic Centre has demonstrated that a population of 6,230 can generate significant revenue and visits if the programs are relevant to the community's needs and new facilities are provided. Junee Aquatic & Recreation Centre had 53,508 visits in 2015/16 with an adult entry of \$6 and child/concession entry of \$4. There were 18,286 casual swims and 3,304 Direct Debit fortnightly swim member visits. The centre has a small fitness area and there were over 12000 visits by members on fortnightly Direct Debit contracts who pay for Gym and Swim.

The existing Swim Club room if upgraded could be used for a range of classes in association with fitness activities such as dance, aerobics, yoga and the range of Les Mills style classes found at commercial fitness centres. A wide variety of community programs, workshops and courses could also be offered at the centre.

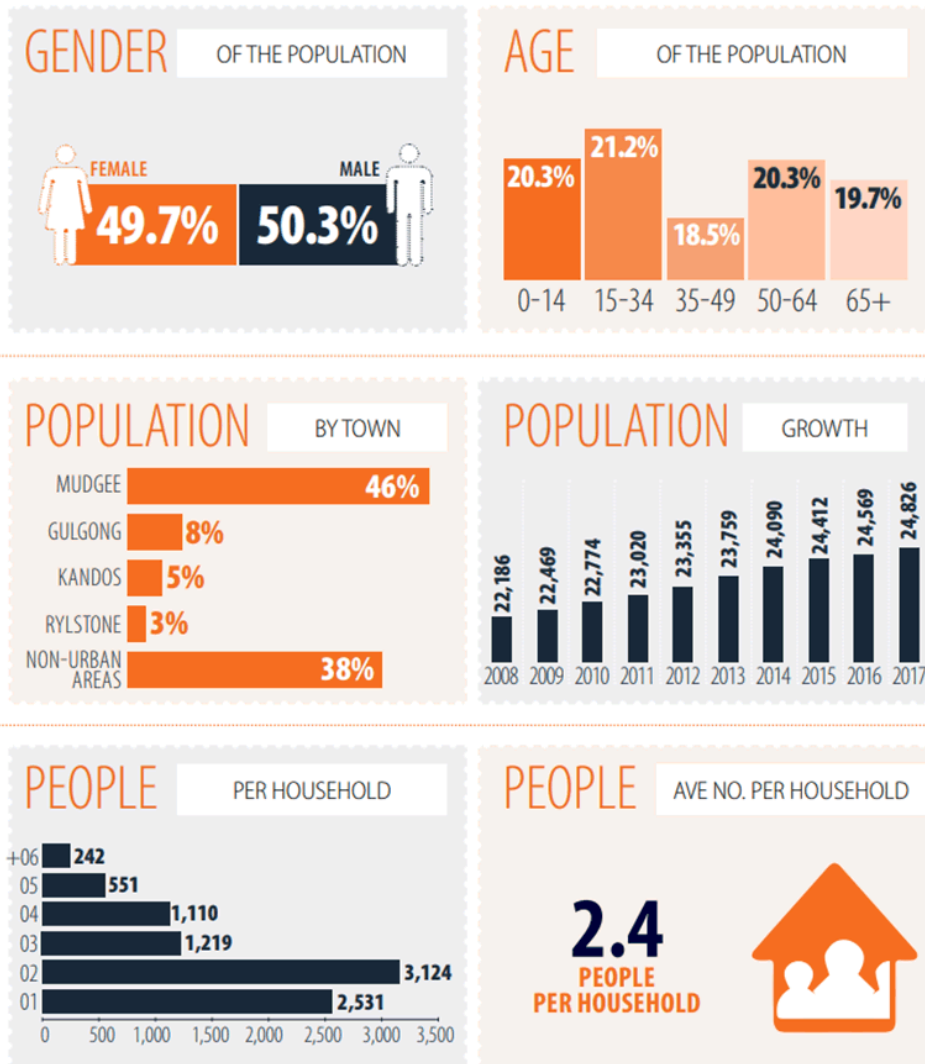
#### 4. Recommendations

1. That Council resolve to seek funding for the redevelopment of Mudgee Memorial Olympic Swimming Pool to undertake the construction of the facilities outlined in Option 2.
2. That Council seek Expressions of Interest from a suitably qualified consultant to provide architectural and sub-consultants reports to enable the Concept Plans in Option 2 to be developed and costed by a Quantity Survey appointed by Council.
3. That Council seek a report from a consultant on the alternative management options available to Council that may result in less risk to Council, reduced operational costs for the swimming pool operation and greater revenue and visitation. The benchmark would be the current in-house operation by Council or an improved approach on the current operation.
4. Actively pursue grants to fund solar heating and energy generation at all pools.
5. Consider making Mudgee Pool the highest priority for increased solar heating and energy generation from Photo Voltaic cells.

### 5. Demographic & Trends Analysis

The Mid-Western Region has experienced strong population growth, with an annual average rate of population growth over the last 10 years of 1.2%. Based on the annual average growth rate, the Region is projected to have over 30,000 residents by 2034. (2018 Economic and Business profile)

#### Population Data



Source: ABS 2016 Census, ABS 3218.0 Estimated Residential Population



The new Council was formed in 2004 and incorporates the whole of the former Mudgee Shire Council and parts of the former Merriwa and Rylstone Shires. The Mid-Western Regional Council also incorporated the area of the historic Wyaldra Shire.

The 2018 population is estimated as 25,086 with an area of 8,752.3 square kilometres. Council's website states "The Mudgee Region is located in the Central Tablelands of NSW, just over 3 hours from Sydney. The Region has a dynamic and friendly community along with a strong and diverse economic base, providing opportunities for future business development and growth. The Region also attracts over 573,000 visitors each year to experience the local wine, food, sporting and cultural events".

The demographics for the town of Mudgee identify that 22.2% of the population is aged 0-14 years 17.3% are over 65 years. In the 2016 Census, there were 10,923 people in Mudgee and of these 48.8% were male and 51.2% were female. Aboriginal and/or Torres Strait Islander people made up 6.2% of the population.

Tourism visits to the region are estimated as 573,000 with a high proportion staying in or visiting Mudgee.

Age	Mudgee	%	New South Wales	%	Australia	%
Median age	37	--	38	--	38	--
0-4 years	924	8.5	465,135	6.2	1,464,779	6.3
5-9 years	816	7.5	478,184	6.4	1,502,646	6.4
10-14 years	689	6.3	443,009	5.9	1,397,183	6.0
15-19 years	609	5.6	448,425	6.0	1,421,595	6.1
20-24 years	604	5.5	489,673	6.5	1,566,793	6.7
25-29 years	738	6.8	527,161	7.0	1,664,602	7.1
30-34 years	807	7.4	540,360	7.2	1,703,847	7.3
35-39 years	693	6.3	499,724	6.7	1,561,679	6.7
40-44 years	655	6.0	503,169	6.7	1,583,257	6.8
45-49 years	699	6.4	492,440	6.6	1,581,455	6.8
50-54 years	674	6.2	485,546	6.5	1,523,551	6.5
55-59 years	629	5.8	469,726	6.3	1,454,332	6.2
60-64 years	499	4.6	420,044	5.6	1,299,397	5.6
65-69 years	473	4.3	384,470	5.1	1,188,999	5.1
70-74 years	475	4.3	292,556	3.9	887,716	3.8
75-79 years	375	3.4	217,308	2.9	652,657	2.8
80-84 years	278	2.5	155,806	2.1	460,549	2.0
85 years and over	285	2.6	167,506	2.2	486,842	2.1

The median age of people in Mudgee (State Suburbs) was 37 years. Children aged 0 - 14 years made up 22.2% of the population and people aged 65 years and over made up 17.3% of the population.

"The Community Plan is planned and executed under 5 key themes:

- Looking after our Community
- Protecting our Natural Environment
- Building a Strong Local Economy
- Connecting our Region
- Good Government

Each of these themes provides an economic, social or business benefit to the local community." The pools are part of this focus with pools at Gulgong and Kandos as

well as Mudgee. The Community Engagement resulted in respondents ranking and Indoor Pool second (mentioned by 37.1%) to an upgrade for Mudgee Hospital.

The Australian Bureau of Statistics based on Census data (2016) published the data on Mudgee and the following table on the Mid-Western Council region. It identifies that children, 0-14 years, make up 20.4% of the population which is a higher proportion than NSW or Australia for this cohort.

Age	Mid-Western Regional (A)	%	New South Wales	%	Australia	%
Median age	42	--	38	--	38	--
0-4 years	1,686	7.0	465,135	6.2	1,464,779	6.3
5-9 years	1,689	7.0	478,184	6.4	1,502,646	6.4
10-14 years	1,524	6.3	443,009	5.9	1,397,183	6.0
15-19 years	1,325	5.5	448,425	6.0	1,421,595	6.1
20-24 years	1,105	4.6	489,673	6.5	1,566,793	6.7
25-29 years	1,280	5.3	527,161	7.0	1,664,602	7.1
30-34 years	1,395	5.8	540,360	7.2	1,703,847	7.3
35-39 years	1,330	5.5	499,724	6.7	1,561,679	6.7
40-44 years	1,428	5.9	503,169	6.7	1,583,257	6.8
45-49 years	1,699	7.1	492,440	6.6	1,581,455	6.8
50-54 years	1,717	7.1	485,546	6.5	1,523,551	6.5
55-59 years	1,676	7.0	469,726	6.3	1,454,332	6.2
60-64 years	1,485	6.2	420,044	5.6	1,299,397	5.6
65-69 years	1,529	6.4	384,470	5.1	1,188,999	5.1
70-74 years	1,290	5.4	292,556	3.9	887,716	3.8
75-79 years	865	3.6	217,308	2.9	652,657	2.8
80-84 years	560	2.3	155,806	2.1	460,549	2.0
85 years and over	487	2.0	167,506	2.2	486,842	2.1

The median age of people in Mid-Western Regional (A) (Local Government Areas) was 42 years. Children aged 0 - 14 years made up 20.4% of the population and people aged 65 years and over made up 19.7% of the population.

The demographics are important when considering the likely user groups an indoor heated pool would cater for all year round. The response to the survey asking the community what they would use an indoor pool for during winter reflect the concentration of ages in Mudgee and the wider region. Lap swimming and classes for fitness such as aqua aerobics was the top use closely followed by recreational swimming and learn-to-swim.

The total pre/school and school age market for the Mid-Western Region catchment of Mudgee Swimming Pool is 4,899 based on the 2016 Australian Bureau of Statistics Census data. This comprises 1,686 children in the 0-4 year-old learn to swim category, 1,689 in the extended learn to swim 5-9 year old and 1,524 in the recreational young teen swimming market.

Using the Mudgee town population reduces the total youth swim market to 2,429 comprising:

- 924 in the 0-4 year old segment
- 816 in the 5-9 year old segment
- 689 in the 10-14 year old segment

-Interestingly the over 55 year-old presents a target market segment in both the Mudgee and Mid-Western Region market catchments with a total of 7,892 falling into this age group compared to 4,899 in the pre-school and junior school/young teen market. This older segment comprises:

- 3,014 residents within Mudgee.
- 7,892 in the region

### Business and Industry

At the 2016 Census there were 10,369 people in the labour force, compared to 8,618 in 2011 with 39% of the labour force aged between 25 and 44 years old, and 40% are aged between 45 and 64 years.

In terms of qualifications 47% of the labour force have certificate or diploma level educational qualifications, whilst 14% have a bachelor degree or above.

Job diversity remains a key feature of the local economy, with the labour force employed across 114 different industry sectors. This provides a range of employment options for people living in the Region and also helps protect the economy against any downturns in individual sectors.

The mining sector is the largest employer in the Region, accounting for 15.5% of the total labour force. In the last 5 years, an additional 492 jobs have been created in this sector with 3 large mining projects located in the Ulan area.

The retail and health industries are the next biggest employers in the Region, comprising 10.6% and 9.8% of the labour force respectively.

Whilst employment numbers have remained relatively stable in the retail sector at 1,069 jobs, the health sector has increased by 174 jobs in the last 5 years. The construction sector has also experienced significant job growth, with 245 new jobs created in the last 5 years.

The agriculture sector rounds out the top 5 employing industries in the Region with 909 jobs. The overall unemployment rate for the Region in December 2017 was 4.4%, which is consistent with the NSW average.

(2018 Economic and Business profile)


The Royal Life Saving Society - Australia has just released a report on the economic impact that aquatic centres have in the community.

“Research shows that every visit to a public swimming pool creates health benefits worth \$26.39, meaning that the average aquatic facility creates improved health outcomes worth \$2.72 million each year to Australian society.”

The report, titled Economic Benefits of Australia’s Public Aquatic Facilities, outlines the economic burden of physical inactivity in Australia, which costs the health system \$3.7 billion each year and leads to death and disability costing \$48 billion – accounting for 5% of the overall burden of death and disability in Australia.

Data on Australians’ exercise habits shows that nearly 40% of the population is currently classified as “physically inactive” by World Health Organization standards, as they manage less than 60 minutes of vigorous exercise each week - leading to increased risk of Type II Diabetes, heart disease and cancer.

Economic analysis carried out by Royal Life Saving Society – Australia shows that an additional weekly visit to a public swimming pool would be enough to lift most Australians out of the “physically inactive” category, leading to improved health outcomes, reduced health system costs and better attendance at work.



Based on the dollar value of these improved health outcomes, the report shows that an extra swimming pool visit by a randomly selected Australian is worth, on average, \$26.39, meaning that Australia's aquatic facilities produce \$2.8 billion in health benefits each year, over and above their value as sources of recreation, community and aquatic education.

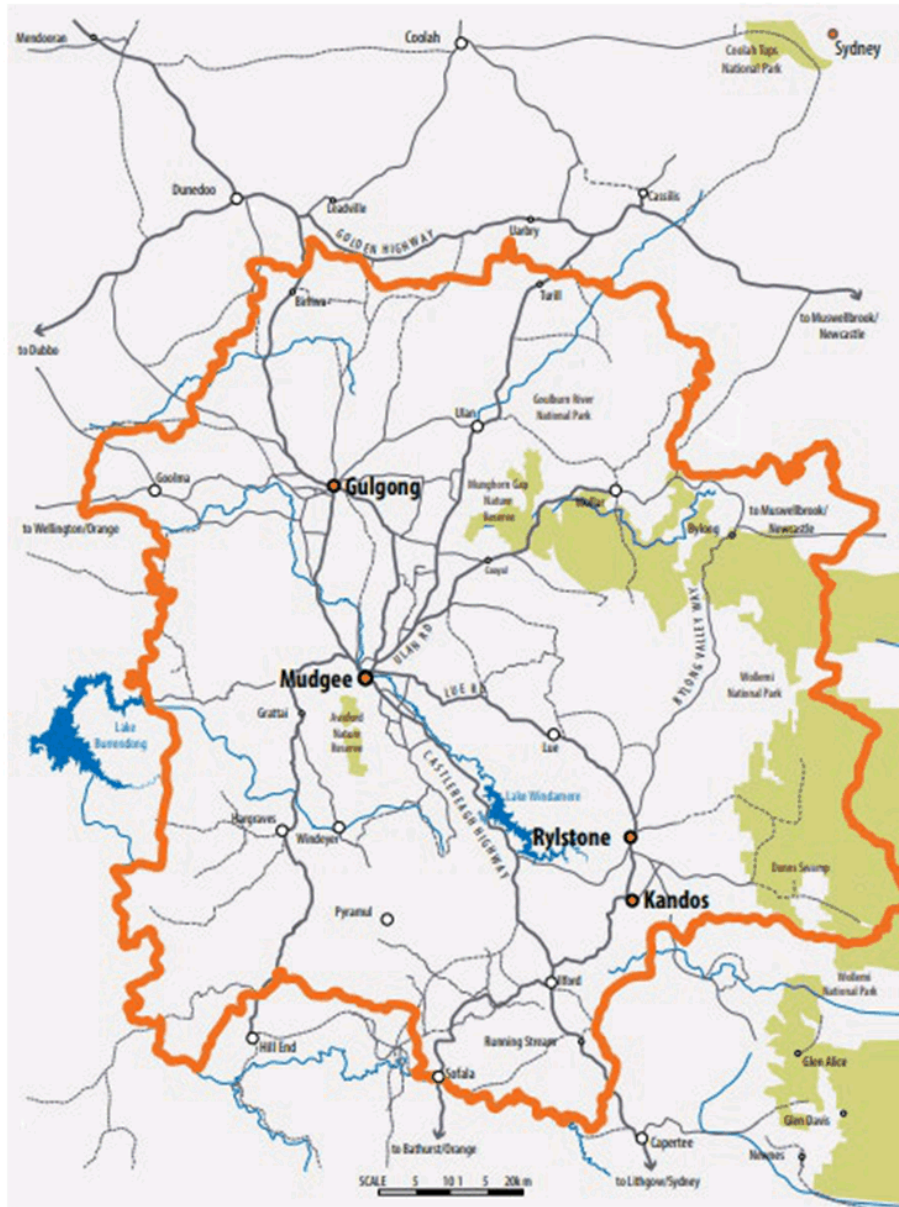
The report underlines the importance of providing all Australians with access to safe, high quality aquatic facilities, not just for much-needed recreation and to help them learn about water safety, but to help them remain active and healthy as well.

Dr. Paul Barnsley, the study's author, says "we knew going in, that swimming was a great way of keeping active, but we were shocked to find out just how effective even a single weekly swimming pool visit can be in cutting the costs of physical inactivity. Now we need to make sure that everyone is in a position to take advantage of those benefits – if we don't find the money for pools we'll end up paying for it via the health system."

"We want to encourage all Australians to make full use of their local public swimming pool, not only this summer, but throughout the year, and to enjoy the health benefits of swimming" says Justin Scarr, CEO Royal Life Saving Society – Australia.



**Mid-Western Region Map** (2018 ECONOMIC AND BUSINESS PROFILE FOR THE MID-WESTERN REGION)



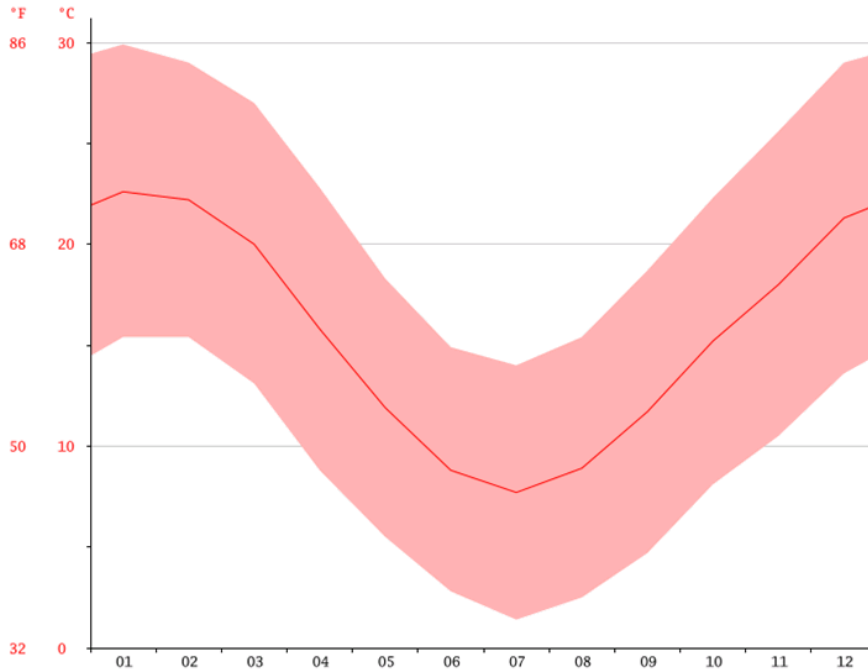
Total population 24,826  
 Council area 8,752.3km<sup>2</sup>  
 Roads network 2,448km





### Climate

Mudgee temperatures by month are represented in the Graph below.



The warmest month of the year is January, with an average temperature of 22.6 °C. The lowest average temperatures in the year occur in July, when it is around 7.7 °C (from Climate Data .org)

### 6. Aquatic and Leisure Implications

The demographics support a modern indoor pool complex with supporting facilities such as a multi-purpose room for classes (potentially the Swim Club Room) and refurbished entry and café area. The Mudgee population has a higher number of children aged 0-14 years and a growing number of older residents who would benefit from warm water exercise and lap swimming all year. The significant sporting population and visitor numbers also support an indoor pool able to provide rehabilitation and all-year swimming and family fun.

Managing a multi-million dollar business, particularly a service business like an Aquatic and Leisure Centre in a competitive environment is extremely challenging. The following picture shows the different “stakeholders” management must recognize in its program and interface with the community.




**Aquatic Provision ‘Stakeholders’**

The significant cost to the Mid-Western Council of operating the existing swimming centres at Mudgee, Kandos and Gulgong is a key factor in any decision to invest in an indoor pool facility.

When considering the current pools improved efficiency of operation would be a significant achievement. The opportunities presented by outdoor seasonal pools compared to an indoor centre are limited. In an indoor aquatic centre such as proposed by the three Options for an Indoor Pool at Mudgee Swimming Centre efficiency can be achieved by having a greater output (say number of lessons taught in a learn-to-swim program or financial members and casual users) for a given level of inputs (cost of staff, marketing costs and associated inputs required to achieve the number of lessons taught, memberships sold and casual attendances).

It may also be less input for a given level of output (such as the cost of operating the pool, reception and creche being significantly less compared to the same or greater number of public swimmers than is currently achieved and extended hours of operation). This may not be due to reduced services but to a change in staff culture, extended hours of operation, enhanced marketing and reputation provided by the Centre Manager and staff. The perception of the swimming centre and the access to programs, services or just a change in perception of the pool as a destination for a visit, lunch, coffee or swim may change with a different approach to management.

Service quality is another key aspect of operation, particularly with services such as aquatic centres. The perception by the public of the aquatic centre is a key determinant in the choices individuals and families make in attending the centre and enjoying the amenities or partaking in programs such as aqua-aerobics or learn-to-swim. The experience has value and it is possible to quantify this perceived value to clients as service quality.



Service quality is a measure of how well the level of service matches customer expectation and doing so on a consistent basis. In Australia and New Zealand the Centre for Environment and Recreation Management (CERM) has offered LGA's and other organizations a survey tool that measures service quality.

To some degree the asset quality affects service quality as the experience is intangible and so clients rely on the tangible to make a judgement about the quality of the services offered. The appearance, presentation, age, appearance of staff, equipment used, the marketing material and other customers all contribute to the expectation of service quality.

Where an asset is old and poorly presented and material promoting programs and access is not attractive and engaging Council may need to budget for expenditure on improving these aspects of the facilities.

In summary, the key elements of quality of service are responsiveness and speed of service, readily available information, simplicity of systems such as bookings, staff who are respectful and show empathy to the customer, accessibility (which includes the location, time, price and physical access) and perceived value for money. When dealing with the public in providing a service that is also available from a range of other providers the quality of service and the degree to which management can be flexible is critical to retaining and increasing clients.

The ABS data on Australian business reveals the importance of quality. Service industries such as accommodation and food were those whose highest focus was on quality. Cost of staff and the inflexibility that arises from a high percentage of staff who are full time or permanent part time staff employed by Council cannot be addressed by employing casual staff to fill instructor and reception positions.

To some extent the employment of casual staff reduces inflexibility but the high cost of staff due to local authority wages and conditions and the bureaucracy affecting fast decision making and daily financial monitoring and response nullifies the flexibility of casual staff. If key managers are permanent and they are under-performing then it is difficult to effect short term change.

The delivery of aquatic services by local government is mandated by the Local Government Act as part of its role in providing recreation and open space opportunities. However, there is no "core competency" that local government has in the provision of these services relating to skills, knowledge or attributes without which the services could not be provided.

The private sector and not-for-profit sector has developed skills and knowledge in the provision of aquatic services and associated programs as "core business" for these organizations. Developing a formal relationship with a provider of services such as learn-to-swim and a range of classes and programs must have a financial benefit to Council and not increase Council's risk.

## 7. Benchmarking Analysis

### Best Practice Aquatic Facility Provision

Industry trends indicate that the majority of current indoor stand-alone aquatic facilities are not profitable. Losses range from \$100,000 to \$500,000 plus per annum depending on factors such as the facility location, type, size and elements. The limited numbers of Centres that are meeting their operating costs show minimal return on capital investment.

A review of the most successful centres shows that the following occurs:

- High visits per square metre
- High expense recovery ability including capital repayment
- High operating profits per visit
- Excellent program range returns and attendances
- High secondary spend returns
- High range of attendance types
- Draws users from a large catchment area
- High revenue returns from health and fitness

To ensure financial viability and attract potential interest from capital investors, any future facility development must be designed with the above business aims in mind. As many additional benefits as possible need to be considered. For example, at a low capital cost a sauna room could be installed at the complex to complement the spa jets in the leisure pool acting as a de-facto spa pool. Similarly a steam room could be added to attract a new customer base as well as tourists staying in the area

This supports activity area components that can:

- Provide a mix of shallow leisure/recreation water with programmable water areas.
- Provide high revenue generating complementary service areas such as spas, saunas, and food and beverage services.
- Are located in a high traffic/visitation area.
- Are located as part of other leisure facility development.

Traditionally, commercial investment in aquatic facilities has been in specialist pools such as learn-to-swim or as additions to health and fitness clubs. The high capital cost and limited financial returns have contributed to this situation.

Councils can seek support from State and Federal Government Programs aimed at increasing sporting opportunities, reducing obesity in children and if the project is providing access to hydrotherapy for older residents, especially if the local hospital does not provide a hydrotherapy pool.

In the case of Singleton Pool Council was successful in obtaining a significant capital contribution from the Coal Board to provide miners with a rehabilitation pool and seeking financial support for an indoor pool from insurers who handle workers compensation and accident claims can also be considered.

### Value Adding and Cross Subsidising

Public aquatic facilities and in particular outdoor aquatic facilities are in the vast majority of cases, heavily subsidised by local government. Some however perform better than others and local government is prepared to accept the need to provide a significant subsidy on the basis that the community is provided with benefits such as health, fitness, community development, learning to swim and social interaction. The efficient operation of aquatic facilities and the minimisation of this subsidisation should still be a goal as improved efficiency not only produces savings it often results in environmental benefits through reduced utility consumption.

### Health + Fitness Activity Areas

Industry trends indicate that users of aquatic facilities are also significant users of health and fitness facilities. Location of each of these activity components at the one site improves financial viability. At Mudgee there is a strong Triathlete Club that uses the existing 50m pool for training.

No Fitness Centre has been included in the Brief for an indoor Pool at Mudgee. Many successful centres have gyms. Traditionally the high returns associated with gym membership can also attract commercial investors and operators to provide health and fitness facilities in conjunction with an aquatic centre. Locating these facilities at aquatic centres increases the potential of cross-selling and spin-off use. It also improves the membership/program user and casual user ratio.

The “dry” programs are a range of classes that can be run in a suitable room such as the existing Mudgee Swim Club room if it were refurbished and appropriate equipment provided. The classes would not involve cardio or strength machines but could involve participants using light weights, bars, stretch bands, steppers and mats.

### Ancillary Services +Activity Areas

In recent years, in addition to health and fitness areas there has been a trend to develop a range of complementary businesses in conjunction with aquatic leisure facilities.


These include:

**Wellness Centres:** There is an emerging trend of adding in an area for specialist wellness activities, services and merchandising. The key services found at successful wellness centres include massage, beauty therapy treatments, gentle exercise classes and relaxation and time out activities.

Inclusion of such facilities offers a broader range of activities to a larger age profile of people. The massage and beauty therapy are high yield sales activities and also can have high linked merchandising product sales.

It is essential in developing such areas that they are located with good views, away from general public noise and viewing areas and have very good finishes and fittings. Provision should be made for a lounge for relaxation after treatment or classes.





**Sports Medicine:** Development of consulting rooms, with patient access to health and fitness and pools are revenue generators.

**Health and Therapeutic Services:** Health consultancies, weight loss and therapeutic services linking in worker and accident rehabilitation patients to use the range of facilities with centre memberships paid by relevant authorities.

**Health and Beauty Services:** Leased areas to services such as beauticians, hair salons and body toning.

### Multi-Use Compared to Specialist Use

The aquatic facility development trend that is most prevalent in Australia is the development of larger more multi-use indoor/outdoor facilities than the 1960s to 1990s where there was strong pressure to build limited 50 Metre competition and training facilities.

In recent years there has been a strong shift away from developing 50 metre pools (indoor or outdoor) outside major metropolitan areas across Australia due to:

- High cost of provision
- Limited use and flexibility of this large activity space
- High cost of operations and maintenance
- Limited market of fitness and competition swimmers
- Ability of short course pools to meet many of the specialist needs traditionally met by 50 metre pools.
- Design flexibility and new features that allows for moveable floors and changing lane widths and moveable booms to maximise use of water areas.

### Outdoor areas

The parkland setting is a great asset for the Mudgee Swimming Centre. The grass and trees are a very attractive backdrop to the pools and are very important when swimming carnivals are held and during hot summer days. Access to the parkland is also an opportunity for instructors offering fitness classes with walking and running programs outside the complex using the surrounding parkland.

### CERM Performance Indicators

The Centre for Environment and Recreation Management (CERM) conduct an annual survey throughout Australia of a large number of aquatic and recreation centres regarding their performance in a wide range of areas including financial, services, marketing, staffing, facility management and utilities usage.

Key Indicators are a guide but as they draw examples from all over Australia and NZ there is substantial variation between the age, the management, the facilities and programs offered although all are less than 3000m2.

Of more importance is the Customer Service data that sets out the expectations of visitors to small aquatic centres. The Operating Procedures and Staff Training at all pools should reinforce these customer service outcomes to ensure the success of their centres.

### Indicators

Indicator	CERM 2010 Group 7 Public Aquatic Centres <3000m2 (N42)
Expense Recovery	84%
Fees per visit	\$6.79
Secondary Spend/visit	\$0.37
Gross Receipts	\$1,342,791
Gross Expenditure	\$1,467,895
Surplus (subsidy per visit)	\$1.22

### Customer Service Quality Gaps (34 Aquatic Centres)

CSQ Attributes	Expectations	Performance	CSQ Gap
Pool water cleanliness	5.6	4.5	-1.1
Facility cleanliness	5.5	4.3	-1.2
Staff friendliness	5.4	4.9	-0.5
Value for money	5.3	4.5	-0.8
Staff presentation	5.3	5.0	-0.3
Food & Drink	4.8	4.2	-0.6
Child minding	4.4	3.9	-0.5

**Other Centres – Lithgow Aquatic centre**

The indoor aquatic centre that is closest to the proposed Indoor Pool option at Mudgee is the Lithgow Aquatic Centre. It provides a benchmark for the presentation of a new Indoor Pool at Mudgee and the operation of programs such as a swim school and use of areas such as the Swim Club room for classes such as aerobics, pilates, yoga, boxing and core strength.

**The Indoor 25m and Program Pool Open Hours**

Monday to Friday 6.00 am to 7.00 pm

Saturday to Sunday 8.00 am to 6.00 pm

**Fees & Charges 18/19**

<b>Entry</b>	
Child 3 years and under	Free
Child (4 - 16 yrs)	\$5.00
Adult	\$7.00
Concession Card Holder	\$5.00
Over 75 yrs	Free
Spectator (non-swimming)	\$2.50
Family	\$17.50*

\*Per Entry 2 Adult + Anybody living at the address that is listed on the current Medicare card.

<b>Season Pass 6 Month</b>	
Child (5-16 yrs)	\$160.50
Concession Card Holder	\$160.50
Adult	\$214.50
Family	\$375.00*

\*Per Entry 2 Adult + Anybody living at the address that is listed on the current Medicare card.

<b>6 Month Exercise Membership</b>	
Child (5-16 yrs)	\$290.00



Concession Card Holder	\$290.00
Adult	\$384.00
Over 75	\$83.00

<b>Season Pass 12 Month</b>	
Child (5-16 yrs)	\$315.00
Concession Card Holder	\$315.00
Adult	\$420.00
Family	\$730.00*

\*Per Entry 2 Adult + Anybody living at the address that is listed on the current Medicare card.

<b>12 Month Exercise Membership</b>	
Child (5-16 yrs)	\$550.00
Concession Card Holder	\$550.00
Adult	\$730.00
Over 75	\$160.00

<b>Learn to Swim *</b>	
First child	\$155.00
Second Child	\$145.00
Third Child	\$135.00
One on one private lesson	\$330.00

\* Learn to Swim - 30 Minute lessons once per week. 10-week term payable upfront. Includes pool entry fee for child (U/12yr) + one supervising parent or guardian.

**Private Lane Hire**

Commercial Hire - Private Learn to Swim Contractor

*Per lane Per 30 minute time slot includes pool entry for 1 child (under 12 years) and 1 supervising parent or guardian - \$16.00*

Commercial Hire (excluding entry)

*Per lane or part thereof per 3- minute time slot - \$23.00*

### **Kids Parties**

Party Package

*Per child 10 children minimum. Personal party host 1.5 hours of fun and games and prizes - \$10.50*

### **Aqua Aerobics Timetable**

<b>Day</b>	<b>Time</b>	<b>Description</b>
Monday	7:00am	Deep Aqua
	9.30am	Gentle Aqua
Tuesday	7:00am	Aqua Bootcamp
	6.00pm	Aerobics
Wednesday	7:00am	Swim-fit
	1.15pm	Gentle Aqua
	6:00pm	Aerobics
Thursday	7:00am	Aerobics
	6.00pm	Aqua Bootcamp
Friday	7:00am	Flipper-fit
	9.30am	Gentle Aqua
Saturday	8.30am	Circuit Aqua
Sunday	8.30am	Boxing





## 8. Attachments

1. Donovan Payne Architects Concept Plans (revised)
2. Donovan Payne Architects Concept Design Outline and Discussion
3. BAO Filtration and Heating Consultants – Plant Costs and Heating Costs for each Option including comparisons between gas and electricity costs.
4. Reduced Operating Hours May-September



## **Attachment 4**

### **Restricted Operating Hours**

Monday 6am - 7:30am, 12pm - 7pm

Tuesday 12pm - 7pm

Wednesday 6am - 7:30am, 12pm - 7pm

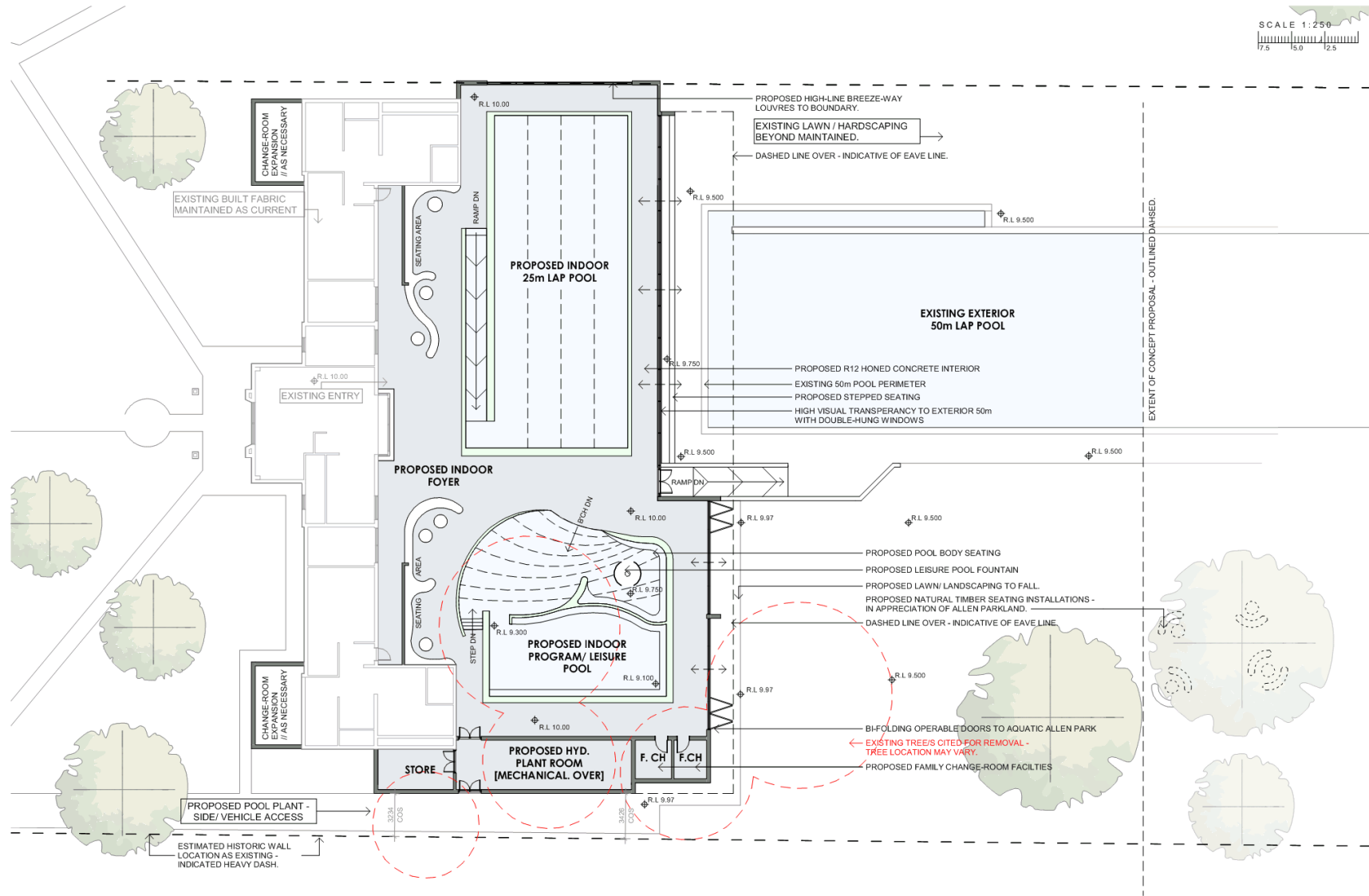
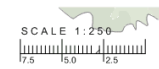
Thursday Closed (Open in School Holidays from 12pm - 7pm)

Friday 6am - 7:30am, 12pm - 7pm

Saturday 12pm - 7pm

Sunday 12pm - 7pm





REV.	DATE	DESCRIPTION
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b	2019-3003	CONCEPT DESIGN REVISION
a	2019-2003	CONCEPT DESIGN PROPOSAL
		AMENDMENT

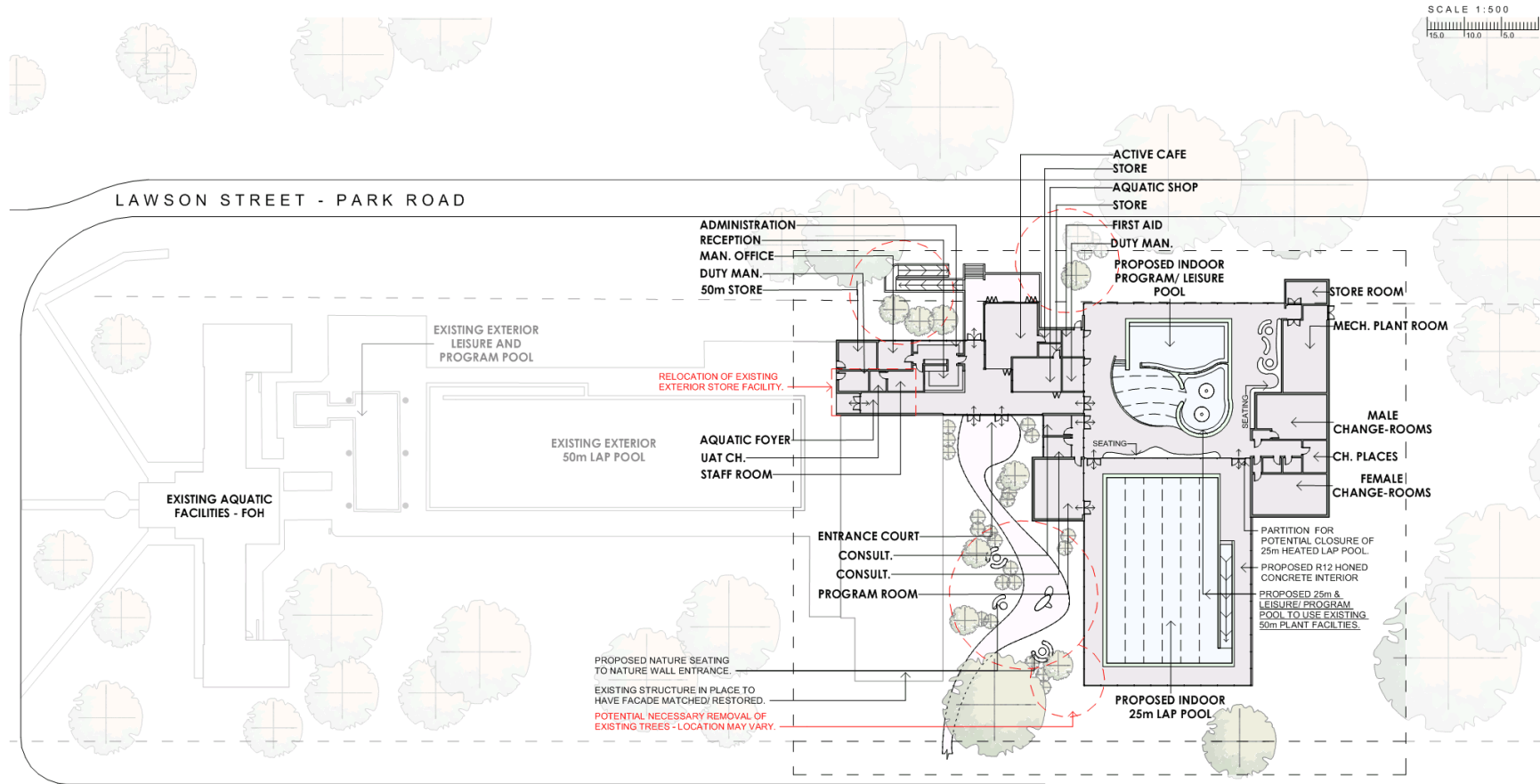


Mudgee Aquatic Expansion -  
Concept Design Proposal  
Mid-Western Reg. Council

TITLE  
OPTION TWO

• BUILDER MUST CHECK ALL DIMENSIONS, HEIGHTS, AND LEVELS ON SITE BEFORE COMMENCING ANY WORK.  
• DIMENSIONS TO GOVERN SCALE.  
• ALL REFERENCES TO ELECTRICAL AND MECHANICAL SERVICES ARE INDICATIVE ONLY. REFER TO THE RELEVANT ENGINEER'S DRAWINGS AND SPEC. FOR FINAL SELECTIONS.  
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CHECKED	KD				
JOB NO.	p1903				



SHORT STREET

REV.	DATE	DESCRIPTION
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b	2019-1004	CONCEPT DESIGN REVISION
a	2019-2803	CONCEPT DESIGN REVISION
		AMENDMENT



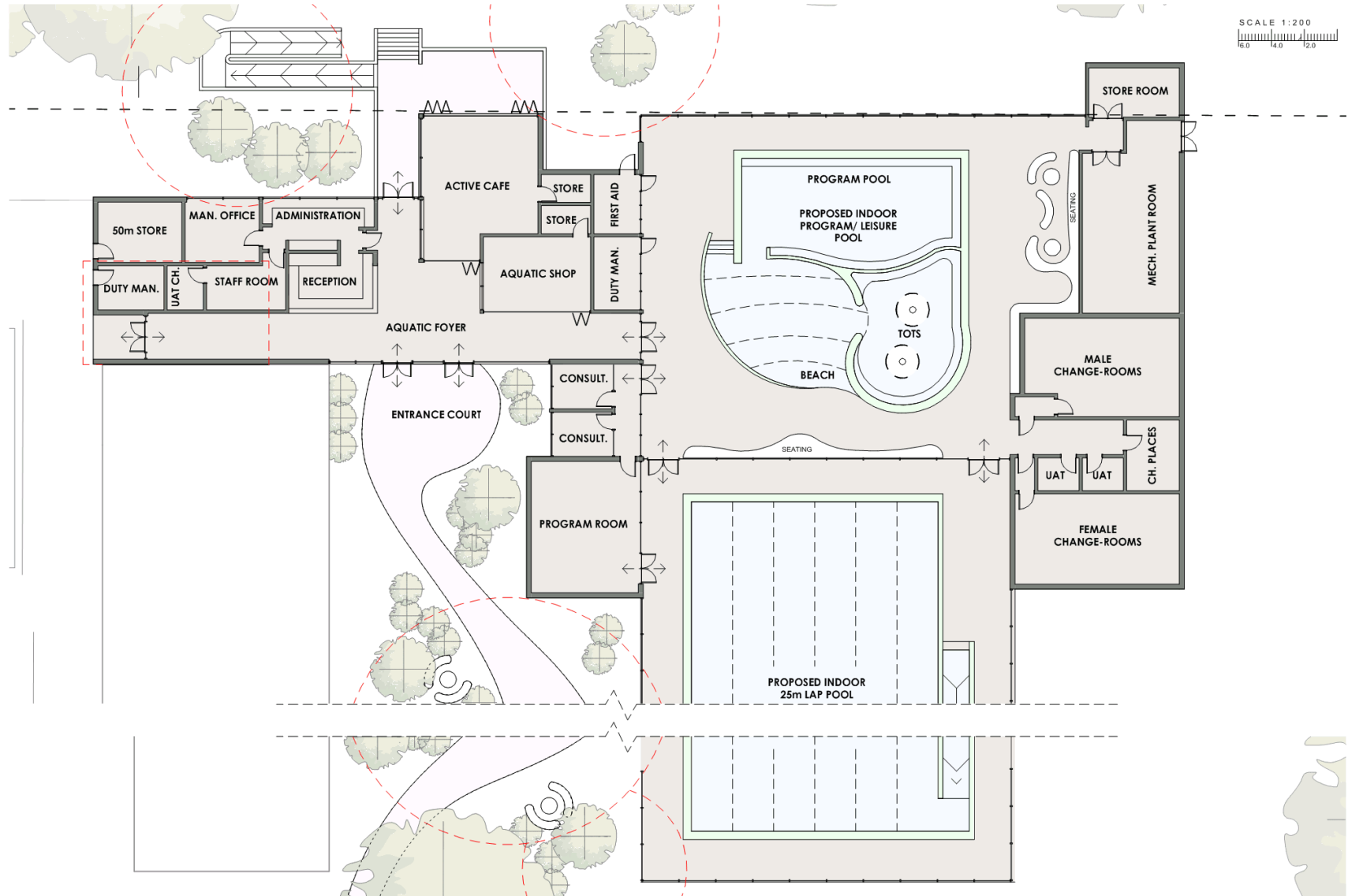
Mudgee Aquatic Expansion -  
 Concept Design Proposal  
 Mid-Western Reg. Council

TITLE  
 OPTION THREE A'

• BUILDER MUST CHECK ALL DIMENSIONS, HEIGHTS, AND LEVELS ON SITE BEFORE COMMENCING ANY WORK.  
 • DIMENSIONS TO GOVERN SCALE.  
 • ALL REFERENCES TO ELECTRICAL AND MECHANICAL SERVICES ARE INDICATIVE ONLY. REFER TO THE RELEVANT ENGINEER'S DRAWINGS AND SPEC. FOR FINAL SELECTIONS.  
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SCALE	DRAWN	CHECKED	JOB NO.	DWG NUMBER	REV.
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REV.	DATE	AMENDMENT



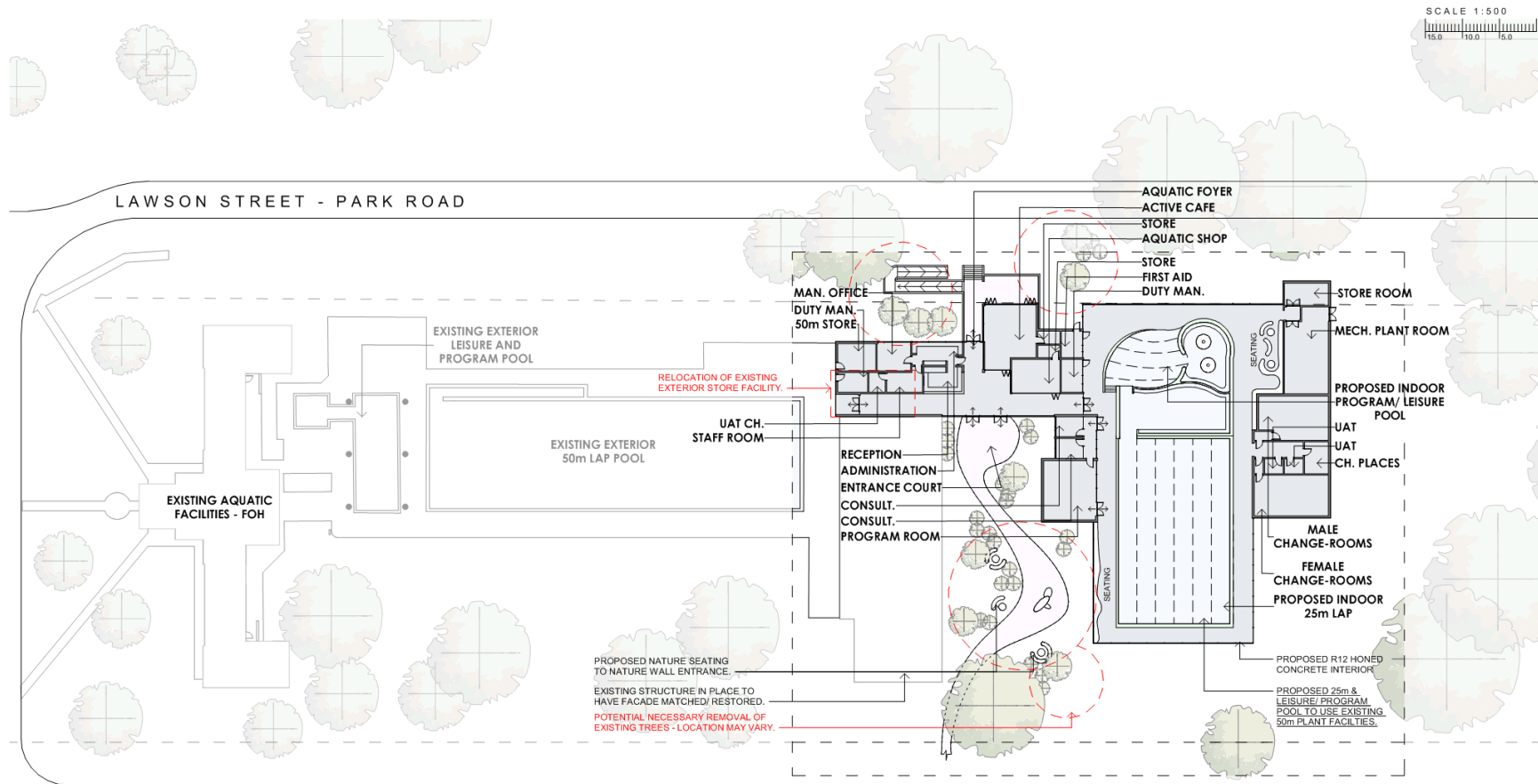
Mudgee Aquatic Expansion -  
Concept Design Proposal  
Mid-Western Reg. Council

TITLE  
OPTION THREE A' DETAILED

• BUILDER MUST CHECK ALL DIMENSIONS, HEIGHTS, AND LEVELS ON SITE BEFORE COMMENCING ANY WORK.  
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JOB NO. p1903

DWG NUMBER  
REV.  
A1.03C a



SHORT STREET

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REV.	DATE	AMENDMENT

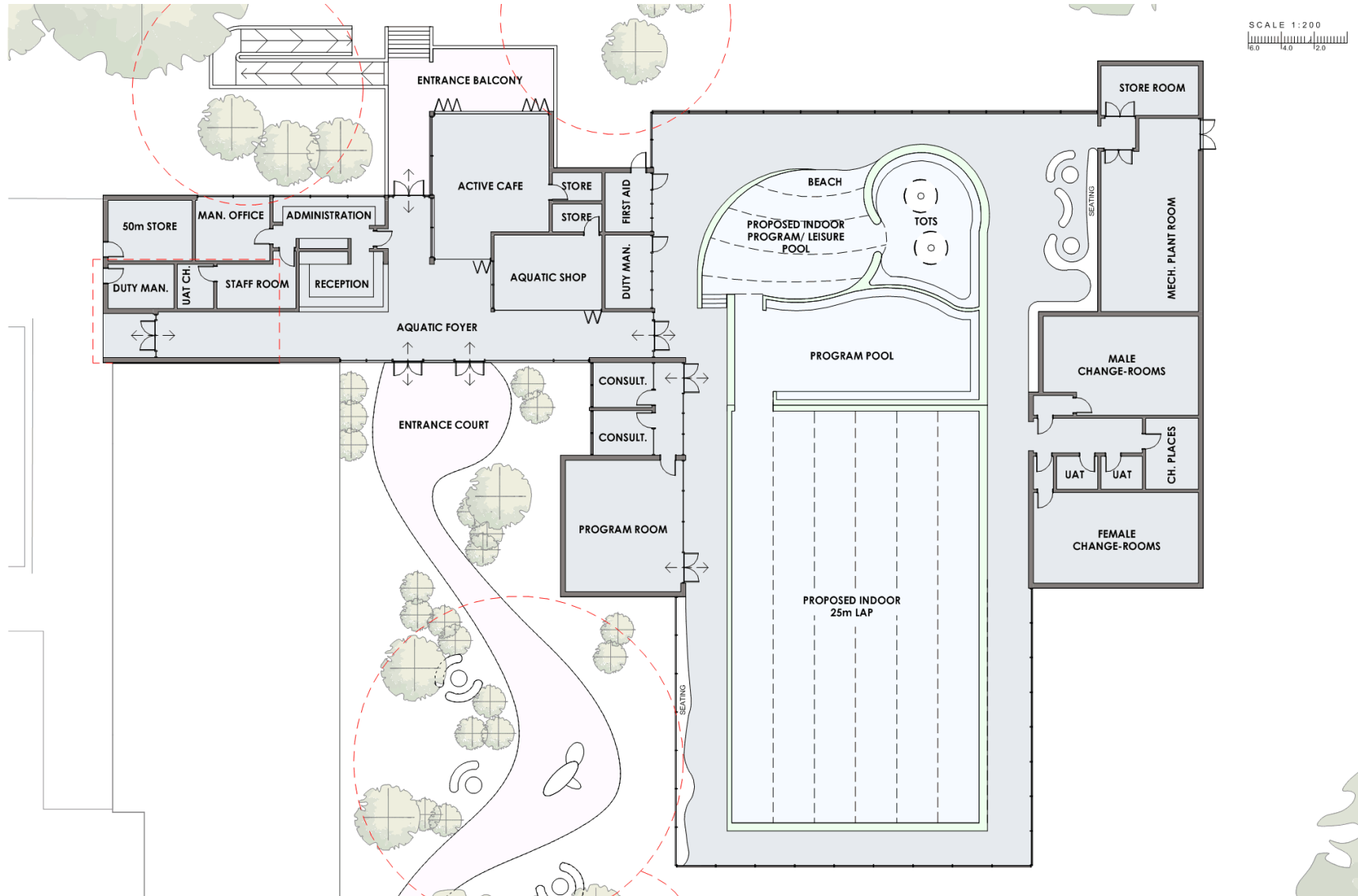


Mudgee Aquatic Expansion -  
 Concept Design Proposal  
 Mid-Western Reg. Council

TITLE  
 CONCEPT THREE B'

• BUILDER MUST CHECK ALL DIMENSIONS, HEIGHTS, AND LEVELS ON SITE BEFORE COMMENCING ANY WORK.  
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JOB NO.	p1903		



a	2019-3004	CONCEPT DESIGN REVISION
REV.	DATE	AMENDMENT



Mudgee Aquatic Expansion -  
Concept Design Proposal  
Mid-Western Reg. Council

TITLE  
CONCEPT THREE B' DETAILED

• BUILDER MUST CHECK ALL DIMENSIONS, HEIGHTS, AND LEVELS ON SITE BEFORE COMMENCING ANY WORK.  
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SCALE 1:200 @ A3  
DRAWN BGW  
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JOB NO. p1903

DWG NUMBER  
REV.  
A1.03D a

**Survey Responses**  
20 July 2019 - 18 August 2019

**Submission to the Indoor Pool Feasibility Study**

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**Your Say Mid-Western Regional Council**

Project: Indoor Pool Feasibility Study



engagementhq  
by Bang the Table

<b>VISITORS</b> <b>127</b>					
<b>CONTRIBUTORS</b> <b>42</b>			<b>RESPONSES</b> <b>42</b>		
<b>42</b> Registered	<b>0</b> Unverified	<b>0</b> Anonymous	<b>42</b> Registered	<b>0</b> Unverified	<b>0</b> Anonymous

**Respondent No:** 1**Login:** Jade**Email:****Responded At:** Jul 24, 2019 16:52:06 pm**Last Seen:** Jul 24, 2019 06:49:14 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

An indoor pool would be so great our 5 kids love swimming our eldest is really good and wants to train year round but the cold of the pool at the beginning and end of the season restrict her, i also swim for exercise everyday in summer but cannot continue my training as it gets colder... it would be a great investment .

**Respondent No:** 2**Login:** Sharon muscat**Email:****Responded At:** Jul 24, 2019 16:52:23 pm**Last Seen:** Jul 24, 2019 06:51:28 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Sounds like a wonderful idea will be good for swimming all year

**Respondent No:** 3**Login:** Green1**Email:****Responded At:** Jul 24, 2019 17:06:30 pm**Last Seen:** Jul 24, 2019 07:02:15 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

It appears a modest but acceptable plan with one exception I think because of the running costs associated with a pool that as many solar panels as possible be incorporated into the design. Good examples exist such as the Orange and Lismore aquatic centres

**Respondent No:** 4**Login:** Smith**Email:****Responded At:** Jul 24, 2019 17:08:39 pm**Last Seen:** Jul 24, 2019 07:04:04 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I believe this would provide a year round facility for our community and be excellent for tourism as well. Also a plus for people wanting to move to this beautiful region





**Respondent No:** 5  
**Login:** Lindsayunderwood17  
**Email:**

**Responded At:** Jul 24, 2019 17:40:18 pm  
**Last Seen:** Jul 24, 2019 07:36:03 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I think that an indoor pool would be a great investment for the mid-western Regional Council. My daughter and a lot of children have to stop swimming lessons during the cooler months and wait until warmer to start again. Being indoors it wouldn't matter what the weather is children could continue to learn the importance of learning to swim all year round. Other things include swimming clubs not having to travel. hydrotherapy for injured people.



**Respondent No:** 6  
**Login:** KM1966  
**Email:**

**Responded At:** Jul 24, 2019 18:13:55 pm  
**Last Seen:** Jul 24, 2019 08:06:54 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

As someone who buys a season ticket each year as I swim laps to help with a medical condition. I would love to be able to swim all year round. The break through winter slows down my progress as I'm sure it does for many. It would be a great facility for the entire community.



**Respondent No:** 7  
**Login:** Bellamour  
**Email:**

**Responded At:** Jul 24, 2019 18:16:08 pm  
**Last Seen:** Jul 24, 2019 08:12:56 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

For my family an indoor pool is top priority. My son has autism and hyper joint mobility syndrome. Year round swimming is part of his physio program to overcome this problem. Obviously with no access to an indoor pool this is not viable. Also if it is too hot or too windy or too cold for my son he cannot swim. For health reasons alone I fully support this project.



**Respondent No:** 8  
**Login:** Mudgee2019  
**Email:**

**Responded At:** Jul 24, 2019 18:32:58 pm  
**Last Seen:** Jul 24, 2019 08:24:57 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

All options look positive, as long as there isn't removal of any trees in Lawson Park, nor should it impact on the beautiful aesthetic of the park. An indoor pool could be widely utilised by hospital patients needing hydrotherapy and the community would benefit from aqua aerobics classes. The stairs at the PCYC pool prohibit access to community members with mobility disabilities

**Respondent No:** 9**Login:** Beckag8**Email:****Responded At:** Jul 24, 2019 18:34:52 pm**Last Seen:** Jul 24, 2019 08:32:34 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

A indoor pool would be fantastic in Kandos. During winter there is not many activities for the older people and younger people to do. If we had one in Kandos we could have aqua fitness classes all year round, great for exercise and our health

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**Respondent No:** 10**Login:** Lockrobertson82**Email:****Responded At:** Jul 24, 2019 18:52:40 pm**Last Seen:** Jul 24, 2019 08:49:15 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Great idea , Would allow for swimming all year round

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**Respondent No:** 11**Login:** Soolan**Email:****Responded At:** Jul 24, 2019 18:54:54 pm**Last Seen:** Jul 24, 2019 08:41:43 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

With regards to the options, I would like to voice my preference to option 2 or option 3a. Recognising the significant cost of this proposal, option 2 seems to be the most economical as it utilises existing facilities and appears to not interfere with the existing 50m pool. As an alternative, option 3a is preferred over 3b as I believe separating the 25m pool to that of the leisure pool allows for lap swimmers to not interfere with those in the leisure pool.

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**Respondent No:** 12**Login:** 1974**Email:****Responded At:** Jul 24, 2019 19:08:14 pm**Last Seen:** Jul 24, 2019 09:07:45 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Yes please to indoor pool

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**Respondent No:** 13

**Login:** tm2108

**Email:**

**Responded At:** Jul 24, 2019 19:11:15 pm

**Last Seen:** Jul 24, 2019 09:08:34 am

**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

A indoor pool is such a great idea, definitely something that we need and have all wanted for years. If possible would be great to have it out near Glenn willow or alternatively next to the Mudjee Pool.

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**Respondent No:** 14

**Login:** jj

**Email:**

**Responded At:** Jul 24, 2019 19:17:11 pm

**Last Seen:** Jul 24, 2019 09:13:30 am

**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I think option 3 is best. I swim thru winter at both bathurst and dubbo and a 4 lane pool as in option 1 and 2 is not big enough. It would only take a water aerobic class and a lane booked and the pool would be un useable for other patrons. its fine if it is only lap swimming but if u add into the mix kids wanting to just play around, a walking or slow movement lane there isnt much room left for fast, medium and slow swimming.

---



**Respondent No:** 15

**Login:** Lisa050371

**Email:**

**Responded At:** Jul 24, 2019 19:38:32 pm

**Last Seen:** Jul 24, 2019 09:37:32 am

**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Definatly a great idea

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**Respondent No:** 16

**Login:** Sharon.Adrian

**Email:**

**Responded At:** Jul 24, 2019 19:54:07 pm

**Last Seen:** Jul 24, 2019 09:47:02 am

**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I think it is a great idea, kids could have lessons all year round. It might help with water loss due to the pool being exposed to the sun? Would it be possible to convert the existing pool to an indoor pool?

---

**Respondent No:** 17**Login:** Krisdol**Email:****Responded At:** Jul 24, 2019 19:58:10 pm**Last Seen:** Jul 24, 2019 09:49:49 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I definitely think Mudgee needs this. It can be utilized all year round & caters for all age groups & is inclusive of all members of the community including those with disabilities, those with injuries or older citizens needing help with their health. I use the pool regularly in summer & miss having my fitness in the pool in winter so I definitely support an indoor pool, overall a help for fitness & recreation for everyone.

---

**Respondent No:** 18**Login:** Ty Marshall**Email:****Responded At:** Jul 24, 2019 20:32:23 pm**Last Seen:** Jul 24, 2019 09:24:06 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

The availability for an indoor heated lap pool to run exercise in and also use for kids swimming lessons is a great idea. The option of leaving the 50m outdoors to be able to use it during the summer months. We as a family and individually would fully support an all year round indoor pool whilst also utising the outdoor pool during summer

---

**Respondent No:** 19**Login:** Chloe**Email:****Responded At:** Jul24,201920:34:47pm**Last Seen:** Jul 24, 2019 10:30:03 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Yes yes yes!!! I'm a swimming teacher and we go all year round! Can't stand the disgusting PCYC! Mudgee needs this facility ASAP!

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**Respondent No:** 20**Login:** Ga2019**Email:****Responded At:** Jul24,201920:54:45pm**Last Seen:** Jul 24, 2019 10:53:37 am**IP Address:****Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Keep existing pool and build new year round indoor facility

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**Respondent No:** 21  
**Login:** Nicole Hauville  
**Email:**

**Responded At:** Jul 24, 2019 21:28:00 pm  
**Last Seen:** Jul 24, 2019 11:18:52 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

We need to keep an outdoor pool to be able to enjoy the summertime and add the indoor centre for all year use. Option 3

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**Respondent No:** 22  
**Login:** nmakin  
**Email:**

**Responded At:** Jul 24, 2019 21:41:54 pm  
**Last Seen:** Jul 24, 2019 11:38:16 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

This kind of facility if done correctly, will provide jobs, all year round fitness, and give all in town a place to go during the winter months. If made child friendly parents will flock. A cafe will do well. All year swimming lessons. I really can not see how how such a facility would not be financially viable.

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**Respondent No:** 23  
**Login:** Lola-Mae  
**Email:**

**Responded At:** Jul 25, 2019 10:30:34 am  
**Last Seen:** Jul 25, 2019 00:22:49 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I think an indoor pool would be great. I have two young children who could use it regularly. Swimming lesson all year round would be amazing too. Plus if it was a temp controlled pool I think you would get a lot of people using it. People with broken bones or even elderly people with sore joints. I think an indoor pool would be amazing for Mudgee.

---



**Respondent No:** 24  
**Login:** Lauren  
**Email:**

**Responded At:** Jul 25, 2019 15:14:12 pm  
**Last Seen:** Jul 25, 2019 05:12:35 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Absolutely think this is a must for Mudgee.

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**Respondent No:** 25  
**Login:** furnville  
**Email:**

**Responded At:** Jul 25, 2019 18:50:13 pm  
**Last Seen:** Jul 25, 2019 08:43:31 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I believe option 1 would be a great way to utilise the pool and area we already have. It would be great to be able to host competitive swim meets through the winter months in a full size olympic pool. I think Mudgee would be happy with any of these option as it's something that has been lacking in the community for a long time.



**Respondent No:** 26  
**Login:** furnville0  
**Email:**

**Responded At:** Jul 25, 2019 19:11:34 pm  
**Last Seen:** Jul 25, 2019 08:56:50 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Option 1! I don't see the need to build new amenities when the existing ones have just been renewed.



**Respondent No:** 27  
**Login:** smiths2850  
**Email:**

**Responded At:** Jul 25, 2019 20:26:34 pm  
**Last Seen:** Jul 25, 2019 10:35:11 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I believe that Mudgee needs a facility like option 3 for a multitude of reasons. I personally need the use of a year round aquatic facility for my own health and fitness. I would happily fully support such a facility all year round. I currently buy a pool season ticket for myself every summer and use the current pool at least 4 times/week, more in January. Option 3 provides a more solid facility with 6 lanes that will be more beneficial than 4 lanes for public use. The fully enclosed facility will also be able to withstand the harsh Mudgee winters to keep the pool temperature constant and the indoor environment protected also. Thank you for considering such a facility - FINALLY!!



**Respondent No:** 28  
**Login:** Resident3005  
**Email:**

**Responded At:** Jul 25, 2019 21:58:40 pm  
**Last Seen:** Jul 25, 2019 11:50:24 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

A new facility with option 3a would be fantastic for the community. It would bring the community sporting facilities in line with other regional councils and provide many sporting, community groups and individuals a year round facility fantastic for fitness that has never been achieved in this area before



**Respondent No:** 29

**Login:** Megrob82

**Email:**

**Responded At:** Jul 25, 2019 23:55:57 pm

**Last Seen:** Jul 25, 2019 13:55:19 pm

**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I would like to see option 3a or 3b in our town.

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**Respondent No:** 30

**Login:** Mactavish1

**Email:**

**Responded At:** Jul 26, 2019 17:10:15 pm

**Last Seen:** Jul 26, 2019 07:00:02 am

**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

As a long time user of our current swimming facilities, I am constantly frustrated at the overcrowding in our pool in Mudgee. The pool is far too small to host the growing population and we need to be able swim all year round. Option 1 does not address the need for more swimming space. If we enclose the pool we will have more people using it which would add to the problem of it being too small. Option two adds a lap pool which is a better option. The MWRC needs to take this opportunity to build a bigger facility that will meet the growing needs of our growing population. Surely if we can find money for football fields we can at least look for grants and funding to build a bigger and better aquatic centre for this town please.

---



**Respondent No:** 31

**Login:** user2008

**Email:**

**Responded At:** Jul 27, 2019 10:36:43 am

**Last Seen:** Jul 24, 2019 09:38:25 am

**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

6 lanes - necessary for swim meets and competitions, tri club meets, professional group fitness classes etc. Lane hire - clubs and private coaching services and community lap swimmers. More flexibility and consideration for swimmers at various levels, better swim flow. Option 3 a - preference - separation between pools with seating between - more practical for swim meets etc (for officials) Option 3 b - 2nd preference - is this a more cost effective option than 3a? These options will also incorporate the new swim park, the location will benefit the cafe business - draw business from the park/general community. Very excited - it looks fantastic! Thank you for the opportunity to comment.

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**Respondent No:** 32  
**Login:** Darcy  
**Email:**

**Responded At:** Jul 27, 2019 18:35:44 pm  
**Last Seen:** Jul 27, 2019 08:32:22 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

An Indoor Pool would benefit Mudgee hugely. Not only will it provide all year round use, it would also enable local swimming clubs to continue training throughout the year to achieve the best results. With an indoor pool, council will not have to introduce double staffing and attract more visitors throughout the year. An indoor pool would be amazing as it will be fit triathletes, swimming clubs, & people just wanting to stay fit through the year!!



**Respondent No:** 33  
**Login:** Mudgeepom  
**Email:**

**Responded At:** Jul 27, 2019 21:17:00 pm  
**Last Seen:** Jul 27, 2019 11:13:02 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Option 3 as it would be awful to get rid of the pool we already have, I don't see the difference between option 3a and 3b but I absolutely love the idea of a new pool that can be used all year round as my family will absolutely use it



**Respondent No:** 34  
**Login:** SarahWillo  
**Email:**

**Responded At:** Jul 28, 2019 07:30:34 am  
**Last Seen:** Jul 27, 2019 21:20:15 pm  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

So pleased this had been done and is open for feedback. So proud of Mudgee council for listening to their residents. All the activity I can think of for the indoor pool is below: - rehabilitation (sporting injuries, surgery, immobile elderly residents, mental health) - fitness (water aerobics, water polo competition, laps) - summer fun out of the sun and extreme heat - school sport all year round - kids have another place to hang all year round - employment opportunities (lifeguards, kiosk, cleaning)



**Respondent No:** 35  
**Login:** Emmaturnbull  
**Email:**

**Responded At:** Jul 28, 2019 12:21:01 pm  
**Last Seen:** Jul 28, 2019 02:19:25 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I think an indoor pool would be a fabulous addition to the mid western region and would provide access for kids to have swimming lessons year round!



**Respondent No:** 36  
**Login:** colinmcdonell  
**Email:**

**Responded At:** Jul 29, 2019 19:46:29 pm  
**Last Seen:** Jul 29, 2019 09:42:08 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Option 3a would be my preference I see this service being a great draw card for the area and a benefit for all occupants of the district.



**Respondent No:** 37  
**Login:** timobrien  
**Email:**

**Responded At:** Jul 30, 2019 09:23:34 am  
**Last Seen:** Jul 29, 2019 22:45:15 pm  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

Good morning and thankyou for the opportunity to comment on the feasibility of an indoor heated pool. I am a long time user of the existing pool from my involvement with the Mudgee swimming club in the 1970s through to now as a lap/fitness swimmer. Firstly I congratulate council on at least getting to the piont of seriously considering the option of a heated indoor pool for Mudgee.This is something that has been spoken about for many years (as long as I can remember) and will I beleive be a huge benefit to our community in so many ways. Swimming is a part of our culture I guess mostly due to our relatively hot climate in Australia but there are areas like Mudgee that are quite extreme and so to be able to continue swimming through the cold months would be fantastic for our community. An indoor heated pool will I beleive encourage more healthy physical activity for all members of the community,something that is much needed as evidenced by the declining health standards due to a lack of this sort of activity. Aside from this some of the many groups that would use the facility would be lap/fitness swimmers,rehabilitation services,aquarobic classes,both swimming clubs,Mudgee tri club along with many others. The existing outdoor pool is I beleive very well patronised in the summer and on many occasions is quite overcrowded,again the indoor pool would help alleviate some of this sort of problem. Also in extreme weather there would be the opportunity to swim out of direct sunlight which would be beneficial to many people. Over my years of using the existing pool I have spoken with many people visiting our shire who use the pool whilst here and all are always surprised that we dont have an indoor facility for winter.I must also say that all always comment on the beautiful setting of our pool and this is something I think should be preserved at all costs.On this piont whilst I would gladly accept any option for an indoor heated pool,Ideally I feel option 3 is the best in terms of preserving the aesthetics of the exiting facility.In my opinion all of the heated indoor pools I have seen and swum in are quite ugly or plain at best and putting it in an area that is quite inconspicuous would certainly be the best option.This is the area that was the logical place to locate it. In closing I hope that council moves in favour of this facility as is the feeling of many other members of our wonderful community and indeed the whole shire. Kind Regards Tim O'Brien.



**Respondent No:** 38  
**Login:** Andrew Blackman  
**Email:**

**Responded At:** Jul 30, 2019 17:34:15 pm  
**Last Seen:** Jul 30, 2019 07:29:38 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

As a member of the community I would definitely support the construction of an indoor heated pool in Mudgee. I believe that a wide variety of locals would benefit from such a development. The swimming season is very short in this climate and to provide such a service year round would be fantastic for young and old.



**Respondent No:** 39  
**Login:** Regularswimmer19  
**Email:**

**Responded At:** Aug 01, 2019 18:59:43 pm  
**Last Seen:** Aug 01, 2019 03:53:55 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I would support the 3 a option for the indoor aquatic centre.

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**Respondent No:** 40  
**Login:** Robynjm  
**Email:**

**Responded At:** Aug 05, 2019 10:46:24 am  
**Last Seen:** Aug 05, 2019 00:44:46 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

I would love a indoor swimming pool in Mudgee because then I could do water aerobics all year round.

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**Respondent No:** 41  
**Login:** Mudgee007  
**Email:**

**Responded At:** Aug 05, 2019 15:26:12 pm  
**Last Seen:** Aug 05, 2019 04:53:31 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

An Indoor pool would be a great advantage for people of all ages. Particularly those who use the pool regularly for fitness and sometimes head space! And where elderly people (who suffer various medical conditions) can continue their therapy in a heated pool following their summer regime. This in some cases prevents medical appointments. Thanks to everyone helping with study .Your effort greatly appreciated L.Scott

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**Respondent No:** 42  
**Login:** Tonyanthea  
**Email:**

**Responded At:** Aug 16, 2019 17:17:58 pm  
**Last Seen:** Aug 16, 2019 06:54:26 am  
**IP Address:**

**Q1. Please provide your feedback on the Indoor Pool Feasibility Study.**

An Indoor pool would be a huge asset as it would allow all year swimming. This improves our physical and mental health outcomes. It would allow our children to maintain their fitness activities . At the very least option 2 should be started .

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**Subject: Draft: Concerns with plans for indoor pool in Short Street And Regent Theatre.**

To: Mid Western Regional Council  
*General Manager: Brad Cam*

Dear Sir/Madam,

**Concept Plans for indoor swimming pool in Short Street**

I am writing to express my concerns with the proposal to build an indoor swimming pool as part of the existing Mudgee Swimming Pool complex.

One of my main concerns is parking. An indoor facility would attract a wider audience than currently, including people with more vehicle needs such as those needing rehabilitation. Currently, particularly on weekends in summer, parking is becoming premium around the pool as the existing pool parking is often at capacity. The addition of an all weather pool would mean that parking would become a issue for a bigger part of the year. This combined with the increase in visitors to Mudgee and working people starting to park on Short Street would make parking an issue for park visitors and residents on Short Street and surrounding roads.

Lawson Park is a very special part of Mudgee and since it has a river flowing through it, which is rare for parks, it attracts high numbers of local families for picnics on weekends, individuals with children and dogs during the week and also runners particularly for the regular triathlons events. This facility is important for the culture of Mudgee and also “free” entertainment options are vital for locals at times of drought when money is scarce. If parking is made difficult, these people who currently use the Lawson Park will need to go elsewhere.

My biggest concern is the 3rd Option in which the pool entrance changes to Short Street which takes up additional parkland and requires the removal of trees. These changes would naturally move cars from the existing parking lot to Short Street, changing the character of the street and the park. Building in the park will change the values of the housing and the daily living of residents on Short Street as the view of the peaceful park would be interrupted and it would not be so peaceful anymore due to more people and parking issues.

If additional parking is added to the plans, which would overcome street parking concerns, then it is important that it and the development are in keeping with the heritage character of the park which is so beautiful at present and would be spoilt by large modern buildings and parking taking over the peacefulness and prettiness. Already, there is a fairly ugly shed within the pool complex. If this proposal goes ahead, it is vital that attention is focused on the prettiness of this building and/or the new building/s. Heritage concepts rather than conventional “cheap” building methods which don’t match would need to be used. One of the key reasons tourists come to Mudgee and residents are proud of Mudgee is that it is pretty and this element needs to be maintained.

The current Mudgee outdoor pool is a wonderful facility for local families and particularly teens who are kept busy there. However, it is already full during summer and the addition of an indoor facility would come with other issues which would displace these people who use it regularly because the character would change and it would become overcrowded. In my opinion, the most ideal location for an indoor swimming pool complex at Mudgee is at Glen Willow which already has ample parking and would have significant numbers of users who could add swimming to their programs. I am sure too that a pool here could help with the sports tourism that Mudgee wants.

There is also another proposal for doing up the old theatre which will also impact parking on Short Street and I believe these two projects need to be looked at together to understand the full impacts to Short Street and Lawson Park.

Thank you for reading my correspondence and I trust it will be taken into consideration.

Yours sincerely,  
Jennifer Kerr

Mudgee NSW 2850

**From:** [Penelope Cheetham](#)  
**To:** [Council](#)  
**Subject:** [EXTERNAL] Indoor Pool Feasibility  
**Date:** Saturday, 3 August 2019 1:49:23 PM

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***To whom it may concern,***

***I wish to submit my views on the 3 possibilities that have been put forward for councils consideration in respect to a heated pool.***

***I am a member of the Aqua aerobics Class that has been run for the past 3 years by Rural Nursing & the Community Nurses. I have gained so much from these classes during the summer months & would love them to go all year round. Aqua is the only form of exercise I am able to do due my health issues & it has helped me immensely with my mobility. Having a heated pool would be wonderful for me & many others like me in this terrific town.***

***I feel that option 3 would give the community a great new asset that would have the least amount of impact on the use of the existing pools & adjacent areas.***

***The grassed area with many lovely mature trees is used a lot by families & other pool goers during the very hot days & it would be a bad idea to remove any trees or grassed area.***

***Having a separate heated pool would enable residents & visitors alike to still access a swimming pool whilst school swimming carnivals & similar events are being run.***

***The addition of solar panels to help with heating costs makes HUGE sense & one I wouldn't have thought would need much consideration at all as they would help significantly reduce heating costs now & in the future. Parking is another issue that needs to be addressed as there is barely enough now let alone in the future when there are more older users of the heated facility.***

***Thank you for allowing me to express my views on this very important facility.***

***Ms Penelope Cheetham  
Mudgee.***

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**From:** Linda & Bob  
**Sent:** Monday, 12 August 2019 1:09 PM  
**To:** Council  
**Subject:** [EXTERNAL] indoor pool proposal

My say ...Linda McAlpine 21A Mortimer St Mudgee..

What a wonderful proposal ..with so many needs ...I actually take part in the Aqua fit program run with Rural Nursing ..and its amazing ..but too short a period and of course weather permitting..but what you are proposing will serve many in this community and our ever growing visitors ...whilst this is a winery orientated region ..once visitors arrive they see there is more to Mudgee ..but we must admit not a lot for children between 13 to 18 ..ones that can venture out to do their own thing .. truly what is there ..with a pool and cafes a area for them to socialise would be very beneficial .. but more important even our own Mudgee kids .. other than the sporty kids ..there are no places for Mudgee kids to socialise...and if they are encouraged as volunteers ..introduced through the schools ..could be a very positive part of their growing up ..

We see the pool now so busy in the summer and to add to that with fitness programs ..schools having it as weekly sports lessons our aged care..and so on ..even a good evening café to make it more a healthy family place to relax ..Im sure it will create more jobs for our town too ...with the needed life savers run a program here to do the training ..I am sure it would be more cost effective and would create a volunteer program a lot would be interested in .....I am recently retired and consider myself healthy enough to volunteer a few hours a week .just to do cleaning duties with maybe a free entry here and there  
And maybe others might consider the same ..

All the very best with this proposal and it is defiantly needed.....

Kind Regards

Linda McAlpine

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PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

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### **Indoor Pool Short Street Mudgee**

Dear Mid-Western Regional Council,

I would like to express my concerns at the idea of having an indoor pool in Short Street. I disagree with the idea and I'm particularly not happy with the third proposal.

In my opinion, it would be better for Mudgee to look at another venue like Glen Willow Sporting Complex, where there are ample parking facilities. You could create a much larger, better and not cramped facility which people would like. And also, people visiting the town. I believe a pool is a great idea for the town but it's worthwhile taking the extra time to make this a really great feature for Mudgee, Glen Willow Sporting Complex would be great not in Historical Short Street. Mudgee really needs to look at the big picture not short-term fix. The park along the river is beautiful and attracts and brings joy to so many people, what a shame to spoil something which I believe is magnificent already.

Kind Regards,

Rebecca Guilfoyle

Rylstone N.S.W 2849



13<sup>th</sup> August 2019  
General Manger  
Mr Brad Cam  
Mid-Western regional Council  
86 Market Street  
Mudgee NSW 2850

Dear Sir, RE: Indoor Pool Feasibility Study May 2019  
Located in the Historic Lawson Park Mudgee

I have reviewed the feasibility study prepared by RMP & Associates Pty Ltd  
And I am astounded that the only location to build and Indoor Swimming Complex in Mudgee  
was in our Heritage Listed Lawson Park, the “Birth Place” of Mudgee.

History:

Prior to 1820 when Mudgee was gazetted as a town, the illustrious pioneer Lt William Lawson a member of the infamous Blaxland, Lawson, Wentworth explorers that first conquered crossing the Blue Mountains to discover and settle the town of Bathurst, had orders to chase an escaped prisoner, and found him under a red gum tree by the Cudgegong River in the park that has been called Lawson Park for 199 years.

Next year 2020 is Mudgee’s Bi Centenary, celebrating 200 years.

Concept:

Being a 6<sup>th</sup> generation Mudgee resident we totally support the interest and desire for Mid-Western Regional Council to provide an all year round indoor Aquatic complex in Mudgee, which is long overdue, however not at the expense of our history and devastation of our Heritage Lawson Park. Our “Central Park” of Mudgee!

Consequences:

If any of the RMP proposals are accepted/approved and undertaken, the repercussions and devastation to our Lawson Park will be massive and sever.

1. Insufficient car parking for an un-estimable number of facility users, now and in the future, to meet the growth of a thriving town.
2. Loss of Green Space in the park that many residents and visitors enjoy on a daily basis as their “Quiet Space”.
3. Visual impact to the affected residents of Short Street directly opposite the proposed complex in any form of the proposals.
4. Lost opportunity to spend wisely and capitalise on investing in the existing Glenn Willow Sporting Complex to enhance the facility by incorporating the jewel of the crown “Aquatic Centre” built within an already successful sporting arena.

Benefits:

The Benefits of including an all year round Indoor Aquatic Centre within the Glenn Willow Sporting Complex are simple and enormous at that same time. And it makes complete sense!

- i) It will add viability and sustainability to an already purpose built sports arena.
- ii) The design concept can be made in harmony with the existing facilities in mind and anticipate the necessities for car parking and providing safe access to the facility for all ages of participants that will utilize the complex.
- iii) It will provide an excellent opportunity for all sports athletes to train all year round, rather than losing the ability to do so for 5 months of the year.
- iv) It will improve the opportunity to provide health, fitness and training and vital swimming lessons for all ages. Therefore improving the health of the community.
- v) It will be utilized on a daily basis!
- vi) It will also become a place of social meeting ground for sports minded families, who want to get physical rather than look at a Phone screen or computer screen all day.
- vii) It will attract visitors to the region, including sports clubs of all types, so that Mudgee can provide a first class Sporting Complex Facility that can proudly host competitions for swimmer's, triathlete's, Soccer players, Runners, & Footballers.

In conclusion:

We trust that our concerns and alternative suggestion will inspire council to appropriately consider an alternative location as part of the feasibility study process.

As the owners of 4 Short Street residential frontages (13, 15, 17, 19 Short Street) directly opposite the proposed Indoor Pool Complex development, we are extremely upset that we were not even approached to gather our thoughts on any such proposals.

Hence, we wish to advise the Mayor /Councillors, General Manager and Planning staff of Mid-Western Regional Council, that we totally object to any of the proposals for any Indoor Swimming Complex to be built in our Heritage Listed Park and utilising Heritage listed Short Street.

However, as swimmers ourselves and Aqua aerobics instructor, and parents of Champion swimmers, we are totally supportive of the concept to build an Indoor Swimming Complex incorporated within the existing Glen Willow Sporting Complex.

Yours faithfully,

Errol & Robbie Holdaway

Mudgee NSW 2850

**Eastern Room M T W class - Mudgee Pre-School**

The indoor pool would be good for old people to swim in and for kids too.



MID-WESTERN REGIONAL COUNCIL  
RECEIVED  
8 1 AUG 2019  
COUNCIL  
MUDGEE

clementine

LUCY

Thank you for the water park. Where did you get the plans to build it?



JAY



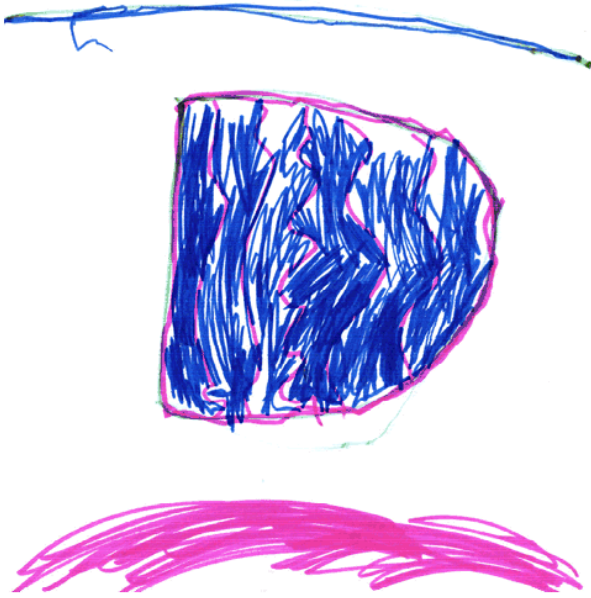
It makes old people's bodies feel good.

gil  
So when the Mudgee Pool is closed we can swim in the new inside one.



I like how they made up those ideas  
because everyone can swim in them.  
It's very kind for everyone to have  
lessons in them.

♡ xmas i sob



unpinned

It would be good  
for winter.

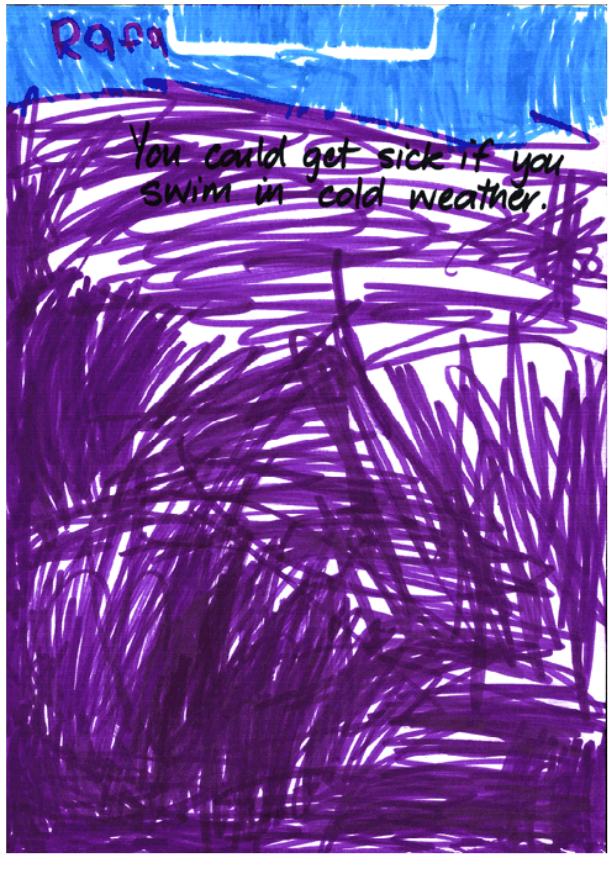


'Cause it's good for  
grown-ups and for kids  
and for old people.

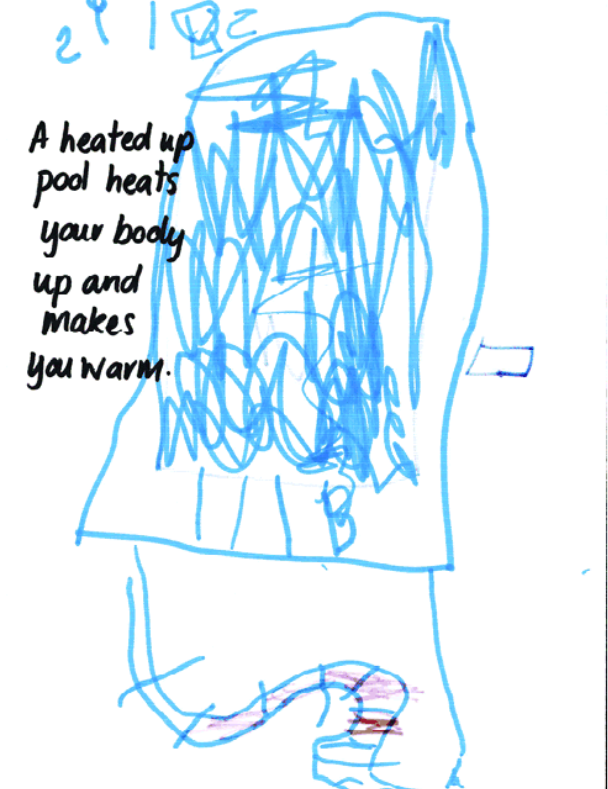


It warms your body up.



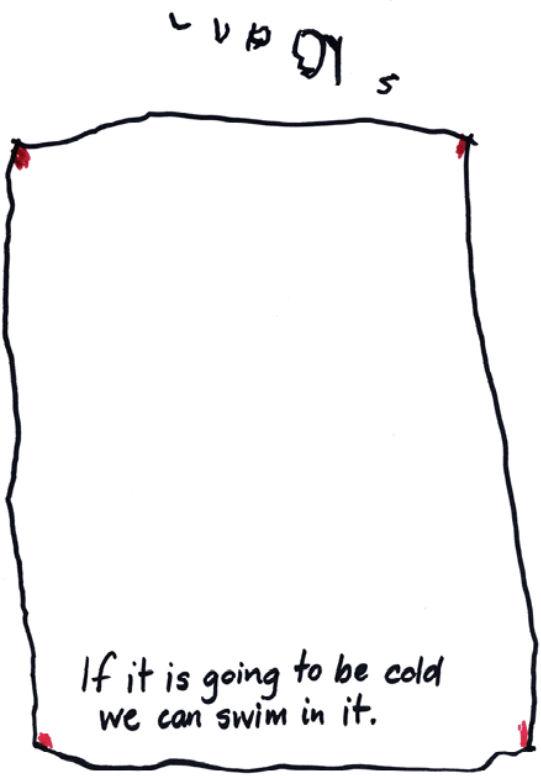


Swimming lessons are fun.









*JB & GD Taylor*

*Mudgee NSW 2850*



15<sup>th</sup> August 2019

General Manager  
Mid-Western Regional Council  
86 Market St  
Mudgee NSW 2850

Dear Sir,

Mid- Western Regional Council  
Indoor Pool Feasibility Study May 2019

We have reviewed the above feasibility study prepared by RMP & Associates Pty Ltd ('RMP') and appreciate the opportunity to provide the following comments on the document.

**1. Concept**

We share the interest and support the desire for an all-year-round indoor aquatic facility in Mudgee. We also acknowledge the benefits this can bring to our community through learn to swim programs, fitness classes, rehabilitation and general health improvement.

**2. Financial Implications**

Development of any facility can represent a significant capital cost to the community and according to RMP's study (page 28) the annual losses from an Aquatic Facility can be as great as \$500,000.

**3. Recommendation**

For reasons outlined further in this letter our suggestion is that the scope of RMP's Mudgee Indoor Pool Feasibility study be extended to consider a stand-alone facility within the Glen Willow Sporting complex.

**4. Potential Benefits of Glen Willow Sporting Complex**

- i) The addition of a purpose built indoor aquatic facility within the complex has potential to further enhance Glen Willow's reputation as the preferred sports event destination thereby, attracting greater revenue generating opportunities to our region.
- ii) The facility is more likely to be attractive to the growing number of local sporting teams that are based at Glen Willow.

*(note 1) RMP's involvement with the Colmslie, Queensland aquatic centre indicates that the selected location, adjacent to the Queensland Hockey headquarters, and surrounded by playing fields used by sports, was determined as adding value with opportunities for cross training. This became an integral part of Brisbane City Council's objective for a community pool without a council operating subsidy.*

- iii) An indoor aquatic facility at Glen Willow is potentially more scalable to meet the future demands of our growing population and visitors to the region. In the study, RMP has already identified various health, fitness and ancillary services that, over time, could be integrated into the aquatic facility to improve viability.



- iv) The location of an indoor aquatic facility at Glen Willow will preserve the current aesthetic appeal of historic Lawson Park and maintain the existing outdoor pool facility with its park-like ambience and family orientated grassed areas.
- v) Glen Willow is better equipped and far more able to accommodate the predicted user groups that will visit the indoor aquatic centre.

In our opinion the RMP study has not adequately addressed accessibility issues to the potential indoor aquatic centre. Specifically, Short Street is already accommodating overflow from the CBD and catering for insufficient/restricted parking in Lawson Park, particularly at times of special events, markets, swimming carnivals/club nights, triathlons, fun-runs and visitors simply wanting to enjoy the park and outdoor pool facility. In future, additional parking will be required for visitors to the recently completed water park and there is still also potential overflow parking from the Regent Theatre redevelopment proposal.

Many of the users of an indoor aquatic facility will be young children (learn to swim classes) and incapacitated people (rehabilitation) who require safe and readily available parking that provides easy access to the facility. This becomes a major issue for integrating a potential indoor aquatic facility with the existing outdoor facility without serious encroachment into the existing Lawson Park grassed areas.

*(note2) RMP's 2016 feasibility study for Narrandera indoor pool commented that the viability of the proposed facility was dependant on revenue from users who find it easy to access the facility.*

## 5. Summary

Although supportive of the concept for an indoor aquatic centre we consider the current options developed by RMP will negatively impact the aesthetic characteristics and reduce public space within historic Lawson Park for current and future generations.

Fortunately, integration of an indoor aquatic facility at the Glen Willow sporting complex could be considered an asset that will provide a more practical and long-term, scalable solution. It may very well complement and enhance Mid- Western Regional Council's successful track record in attracting tourism and sporting events to the region. As a result, Council's annual operating subsidy for the aquatic centre could be substantially reduced or even eliminated.

We hope our concerns and suggestions will be appropriately considered in the feasibility study process and if required, we will be pleased to expand on any of the points raised in this letter.

Yours faithfully



J B Taylor & G D Taylor

M.E Imber

MUDGEES NSW 2850

16<sup>th</sup> August 2019

Mr Brad Cam  
General Manager  
Mid-Western Regional Council  
86 Market St  
Mudgee NSW 2850



Dear Mr Cam,

Re: Mid-Western Regional Council – Pool Feasibility Study May 2019

I have read the submissions by my neighbours E&R Holdaway and G&J Taylor. I endorse the concerns expressed in both letters and support the request to consider locating the proposed indoor Aquatic centre within the Glen Willow Sports Complex.

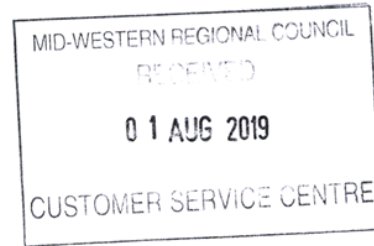
The current options that have been considered are likely to cause irreparable damage to our wonderful Lawson Park and the surrounding neighbourhood.

Yours faithfully,

Bette Imber



01.08.19



Feedback regarding the Indoor Pool:

I feel the existing outdoor 50 meter pool should stay as. Not heated.

A new 25m, 7 lane indoor heated pool should be built for all year round use.

The location of the new indoor pool should be on the Eastern side of the existing complex.

If the staff area/office was in between the existing pool and the new indoor section, this would allow staff to monitor both pools in a more efficient manner.

These views are based on 16 years' experience of pool management.

Brian Fittler

A handwritten signature in black ink, appearing to be "Brian Fittler".

MUDGE



15<sup>th</sup> August 15, 2019

General Manager

Mid-Western Regional Council

PO Box 156, Mudgee NSW 2850

## Re: Indoor Pool Feasibility Study

### Summary

I praise MWRC for undertaking this study. Such a facility in Mudgee is long overdue.

Whilst Option 3 would be desirable, I understand that the capital cost and running cost may not be justified.

I believe that Option 2 would be satisfactory.

I would strongly discourage the council from considering combining the program pool and leisure/splash pool, as per page 12 of the study. The higher water temperature of the lap program would make it unsuitable for lap swimming and I would not use it.

### Personal Comments

I have held season tickets for the Pools for over 10 years. I am a regular user of the 3 council pools throughout the summer.

Since 2016 I have completed 327 swims at Mudgee – over 300 km, Gulgong 49 swims and Kandos 17.

I was President of Mudgee Swimming Club from 2011 to 2017.

During the winter I use regional indoor pools at Orange Bathurst Blaney and previously Dubbo.

The one time I used the Lithgow pool, I found it uncomfortable and unsuitable. After reading this report I now understand why.

I would be a regular user of an indoor pool during winter, if the water was a suitable temperature for lap swimming.



Dr Steve Slack-Smith NSW V5842