



*A prosperous and progressive
community we proudly call home*



Business Papers 2020

MID-WESTERN REGIONAL COUNCIL

ORDINARY MEETING

WEDNESDAY 16 SEPTEMBER 2020

SEPARATELY ATTACHED ATTACHMENTS

ATTACHMENTS

Report 7.7	Attachment 1	MWRC Quarterly Report Q4 2019-20.....	3
Report 8.1	Attachment 1	Statement of Environmental Effects.....	29
	Attachment 2	Plans	66
	Attachment 3	NSW Police Submission.....	71
	Attachment 4	Submissions.....	73
	Attachment 5	Noise Report	81
Report 9.13	Attachment 1	Quarterly Budget Review June 2020 Attachment	97



2019–20 Quarterly Report

Q4: Apr to Jun 2020

prepared for

MID-WESTERN REGIONAL COUNCIL

Executive Summary

Mudgee Region Tourism (MRT) tables this report to the Mid-Western Regional Council (MWRC) as a requirement of the contract between MWRC and MRTI 2017-21, an agreement subject to the following key performance indicators.

#	Objective	Metric/KPI	FY19-20 Q4 Result (vs. same period last year)																														
1	Measure tourism numbers to the LGA and where they are from	<p>Analyse trends in tourism visitation in the Mudgee Region by capturing and reporting:</p> <ol style="list-style-type: none"> VIC visitation (post codes) Overnight visitation via accommodation members representing at least 30% of region's total room inventory (visitor nights x LGA average per visitor spend NVS data \$146 as at Dec 18) 	<p>Total 'Visitor Information Centre' visitors 2,172 (↓72%)</p> <p>Overnight visitors* (↓43%)</p> <ul style="list-style-type: none"> Significant drop in VIC visitors (72%) on same period last year, due to 2-month closure period (Apr/May) in response to COVID19, however June was up 11% on same period last year after reopening Decrease (43%) in visitor nights Q4 FY19 v FY20 – attributed to COVID-19 travel restrictions in Apr/May (however overnight visitation was up 12% on same period as last year in June, once travel restrictions lifted on 01 June) *Q4 sample size: 35% of total inventory across the region (10 accommodation providers) 																														
2	Provide all tourism related businesses in the LGA with the opportunity for promotion	<ol style="list-style-type: none"> Maintain or increase total number and/or total value of MRTI memberships Provide a business listings page on website (for all tourism members and non-members) at no cost. Web page to be visually sponsored by MWRC (logo) 	<p>340 members (↑7%) – for tier breakdown, see below \$438,927 + GST partnership fees (↑15%)</p> <p>Click here for Mudgee Region business listings page</p> <p>Click here for MWRC sponsor logo (footer of every page and on 'Our Sponsors' page)</p>																														
<table border="1"> <thead> <tr> <th>YTD</th> <th>Platinum</th> <th>Gold</th> <th>Silver</th> <th>Copper</th> <th>Bronze</th> <th>Basic</th> <th>Diamond</th> <th>Ruby</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Jun-19</td> <td>18</td> <td>32</td> <td>34</td> <td>41</td> <td>94</td> <td>93</td> <td>5</td> <td>3</td> <td>320</td> </tr> <tr> <td>Jun-20</td> <td>20</td> <td>33</td> <td>25</td> <td>77</td> <td>92</td> <td>84</td> <td>5</td> <td>4</td> <td>340</td> </tr> </tbody> </table>				YTD	Platinum	Gold	Silver	Copper	Bronze	Basic	Diamond	Ruby	Total	Jun-19	18	32	34	41	94	93	5	3	320	Jun-20	20	33	25	77	92	84	5	4	340
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3	Attend and promote the region at events outside the region	Identify at least 4 key trade and/or consumer shows annually (within specified target markets) to promote the Region.	<ul style="list-style-type: none"> ✓ Miranda Westfield Mini-Flavours – July 2019 ✓ Balmoral – August 2019 ✓ Wine Media Conference (US media audience, promoted region via VIP media stall showcasing local wine and produce) – October 2019 ✓ Central West Caravan + Camping Show, March 20 <p>Scheduled event in June cancelled due to COVID-19 (Sydney Good Food + Wine Show)</p>
4	Provide monthly marketing communication to subscriber database, report on social media reach and website visitation statistics	<ol style="list-style-type: none"> 1. Annual subscriber database health check 2. Increase subscriber's year on year 3. Distribute monthly subscriber emails (maintain brand and membership activation integrity) 4. Distribute weekly member newsletters 5. Prepare monthly digital media statistics (social media + website), track trends, increase engagement and followers 	<p>22,478 subscribers (↑11%)</p> <ul style="list-style-type: none"> ✓ Standard subscriber EDM sent 29 Apr, 28 May, 30 Jun ✓ Feel the Love Virtually EDM sent 09 Apr + 15 May ✓ Feel the Love Rebound EDM sent 17 Jun ✓ Member News EDM sent weekly/fortnightly <p>Unique website visitors 60,969 (↑5%) Unique page views 541,975 (↓2%) *Note: Apr/May saw a significant decrease in website visitation due to COVID19 travel restrictions, however Jun saw a strong upturn in response to our Feel the Love campaign dropping into market and travel restrictions lifting from 01 Jun.</p> <p>Facebook 19,418 (↑25%) Instagram 14,777 (↑33%) Twitter 1,935 (↑4%) TOTAL 36,130 (↑26%)</p>
5	Promote all tourism-related council and major regional events	Promote MWRC and major events through Visitor Guide, subscriber database, digital channels, MRTI stalls (e.g. Flavours of Mudgee) and other promotional channels (e.g. radio, Mudgee Guardian articles, etc)	<ul style="list-style-type: none"> ✓ Events cancelled due to COVID19 ✓ Weekly radio spot on RealFM with 'explore your own backyard' campaign in place to engage the local community with tourism experiences
6	Develop annual marketing plan providing details of all marketing and promotional activities planned to be undertaken on a monthly basis to promote LGA as a tourism destination and provide quarterly updates	<ol style="list-style-type: none"> 1. Review + update Mudgee Region DMP on a 3-yearly basis 2. Develop an annual Marketing Campaign Strategy, with measurable KPIs 3. Prepare report and meet MWRC quarterly to discuss KPI tracking and results 	<ul style="list-style-type: none"> ✓ Pivoted Feel the Love campaign to Feel the Love Virtually in response to COVID19 travel restrictions ✓ Re-launched Feel the Love rebound campaign ✓ Pivoted 2020-21 Partnership Program in response to COVID-19 ✓ Launched Ready for Rebound Partner Support Program in response to COVID-19 ✓ PR coverage of Mudgee Region in Q4: <ul style="list-style-type: none"> - EAV (est. advertising value): \$2,969,015 - PRV (PR value): \$8,907,045 - Reach (total opportunities to see): 271,082,042 *significant increase in PR coverage in June due to the Feel the Love rebound campaign + travel restrictions lifting ✓ MWRC quarterly report completed + submitted (post June EOM Report approval at August board meeting – with board meetings now held bi-monthly)

Key Activity



FEEL THE LOVE VIRTUALLY

We pivoted our already established Feel the Love campaign and took it virtual.

Offered partners to promote their current 'pivoted' experience offerings via the new virtual microsite platform.

We also asked partners to submit short video content to help keep Mudgee Region top-of-mind for future travel.

The campaign was supported by social media + local radio campaign + media releases.

AUSTRALIAN TRAVELLER EDM CAMPAIGN

On 01 May, we amplified our FTLV campaign with a negotiated bonus inclusion to our planned tip-on in Jun/Jul/Aug, with an exclusive EDM to the Australian Traveller 'travel ready' subscriber audience.

KLICK X // ON HOLD

We placed our PR/Communications contract with Klick X on hold for two months in April and May, reinstated in June, to save costs during the downturn.

OUR COMMITMENT DURING COVID19 DOWNTURN

- Activated our Crisis Communications Strategy + Action Plan
- Ready for Rebound Partner Support Program: regular communications including funding and grant opportunities, investment in online industry development training initiatives, business support activity, development of new destination website, develop new marketing collateral and a major digital rebound Feel the Love campaign, DMP action list prioritising and business plan
- 2020-21 Partnership Program: offered suitable alternatives to traditional partnership packages, in consideration of pricing model, inclusions and deferred payments/payment plans

MAKING IT POSSIBLE + THANK YOU

- Mid-Western Regional Council: a big thank you to Mid-Western Regional Council for approving our annual contract funds to be paid upfront in July (rather than monthly) to support MRT cashflow at the beginning of the new FY (passed unanimously at 15 April Council Meeting) enabling a 6 month deferred payment plan option for our partners
- Ulan Coal Mines Community Investment Program: thank you to Ulan Coal Mines for their generous contribution to our partnership program and magazine publication in 2020-21 with a \$5K grant

FEEL THE LOVE REBOUND CAMPAIGN

On 31 May we launched the rebound phase of our [Feel the Love in the Mudgee Region campaign](#).

CAMPAIGN BACKGROUND

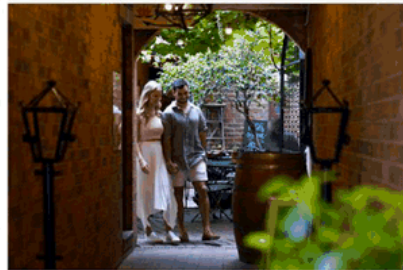
In January 2020, MRT launched its Feel the Love in the Mudgee Region campaign. The campaign was scheduled to be in market through to April, primarily led by social media. However, in March, when COVID-19 regional travel restrictions came into effect the campaign was quickly pivoted to 'Feel the Love Virtually' with a series of virtual experiences developed to keep Mudgee Region top of mind in the downturn, during the dream pitching phase, in readiness for a strong rebound.

The NSW Government announced on 20 May that regional travel restrictions will be lifted from 01 June, along with a series of other eased restrictions enabling destinations to host visiting NSW residents.

We quickly tweaked our FTL campaign with appropriate post-COVID-19 sentiment, and successfully launched to market.

AUSTRALIAN TRAVELLER

IN PARTNERSHIP WITH OUR FRIENDS AT MUDGEE REGION



Mudgee Region

The Mudgee Region is a well-loved contemporary country destination, infused with art and music, serving seasonal farmgate produce and award-winning wine.



2020 REBOUND CAMPAIGN BRIEF

- Maintain momentum from recent success, leverage existing awareness of destination, campaign assets and key messages in market, continue 3-year destination marketing strategy
- Consumer Segment: Relaxation / Road Trips / VFR
- Geo target source markets: Sydney (Sutherland Shire, Northern Beaches, Hills District, Inner Sydney, Eastern Suburbs) and Regional (Wollongong, Newcastle/Port Stephens, Central NSW)
- Communicate the value of an accessible short break drive (or flight) to enjoy the spoils of our contemporary country destination
- Post COVID-19 sentiment: We've missed you! Wide open spaces, fresh country air, COVID-19 safe practices in place, reconnect with loved ones

Our Feel the Love launch promo video can be found [HERE](#). With a reach of over 100,000, we know short video resonated extremely well with our target audiences.

LOCAL RADIO ADVERTISING

Focus: Explore your own backyard virtually + Mudgee Region Hamper delivery/pick-up promo.

MUDGEE REGION = WOTIF'S #1 SEARCHED DESTINATION

[Wotif last week announced Mudgee was the # 1 most searched/booked destination in NSW for travel this June.](#)

This is testament to our region's quick pivoting, creative execution in the downturn, strong industry sector engagement, positive mindset and strong collaborative support throughout the most challenging of times.



KIISFM #1 RADIO SHOW OPPORTUNITY

In June, we hosted the production crew of the Kyle and Jackie-O Show. On-air banter about the Mudgee Region led to the crew of one of Australia's biggest radio shows spending the weekend here.

"We really rolled out the red carpet for them. And what was fabulous is that they started talking about that from last Thursday and Friday on-air which made amazing coverage and they could already feel the love from our region so that perception started to change and there was a lot of fun on-air between Kyle and Jackie O talking to the crew myself and Basso from Real FM got interviewed live on Friday morning to talk about the region with Kyle and Jackie O, all with a bit of fun," Cara said.

If you missed the Kyle + Jackie O interview with Basso of RealFM and Cara of Mudgee Region Tourism, you can [check it out here](#).

All in all, we received over 40 minutes of on-air coverage on the #1 radio show, flipping a negative into an amazing opportunity.

TODAY SHOW

On 22 June, weatherman Tim Davies and the TODAY Show came to town. With the crew set up early in the morning, crosses were made from [The Cellar by Gilbert](#) and featured experiences from [High Valley Cheese Co](#), Indigiearth's bush tucker masterclasses, [Rosby Art Workshops](#) + [Sculptures in the Garden](#) and [Smokin' Bro + Co](#).

It's important for the region to continue to be showcased across a national stage.

"It's all about regenerating interest from a tourism perspective in regional towns and the Mudgee Region has so much to offer. We're in market at the moment with our 'Feel The Love' campaign and Destination NSW are in market with the 'Love New South Wales' campaign," Cara George, CEO Mudgee Region Tourism said.



Q4 Media Clippings – a snapshot

Mudgee Region

The Mudgee Region is a well-loved contemporary country destination, infused with art and music, serving seasonal farmhouse produce and award-winning wine.

Located less than 270km northwest of Sydney, the five-hour journey is all part of your new country road trip, and what awaits is a stunning mix of charm and style.

Distance Makes the Heart Grow Fonder

Although we've been forced into a long-distance relationship - there's no need for us to break up. You can now get your Mudgee Region virtual fix, wherever you are.

We want to keep you inspired and excited until we meet again.

VIEW ALL VIRTUAL EXPERIENCES - 1

Relax, Escape, Unwind

Now is the perfect time to plan your next getaway or spoil your loved ones. Need to relax, escape and unwind? Plan ahead with a gift voucher from Peppercorn Hill.

LEARN MORE - 3

Wine + Chocolate Indulgence

Designed to tantalise your taste buds and indulge your love of chocolate and wine, indulge yourself with premium De Beaupre Wines matched perfectly to divine artisan chocolates - at home.

Experiences include a generous 10% discount + FREE delivery.

LEARN MORE - 2

Bespoke Mudgee Region Hampers

Support our local farmers and producers with a pre-made or bespoke gift hamper. Sure to delight the palate and treat the senses with olive oil, local wine, chocolate, honey and more.

LEARN MORE - 2

Send Love for Free

Show them you miss them with a Suck&Sip Kit of local tea and lush salts from Mad-Gee. Send a kit to your sister, BFF, mum or work wife! Free shipping Australia wide for orders over \$20.00.

LEARN MORE -

Wine + Free-Range Salami

Throughout May, Robert Stein Winery are including a free-range salami from their free-range farm AND free shipping on all website orders over 6 bottles (NSW/ACT only).

LEARN MORE -

Mudgee Made Soaps

Olive Oil Soap by Feimlele Naturals is created using locally sourced oil from Mudgee Region, all natural colours, scents + essential oils and no palm oil. Many of Feimlele's products are grown with the loving help of family + great friends. Inspired by nature for the natural you.

LEARN MORE - 5

Wine from the Bush

While we know you can't visit right now, there's never been a better time to have outstanding Mudgee Region wine delivered straight to your door! Buy local, buy direct and buy your #winfromthebush

LEARN MORE -

Wine + Free-Range Salami

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LEARN MORE - 3

JUNE COVERAGE HIGHLIGHTS

The best winter getaways from Sydney

We've picked out the perfect places to visit to visit during the colder months. Here's where to look, what to see and a glass of red.

Mudgee

Australia has always excited in the popular imagination as the stop-over land of sun, sea and snags. And with such a plentiful supply of beaches, barbecues, barbecues and sunbathers, it's a reputation that's well earned. But our backyard isn't just for the beach. In the cooler months, there's a place just north of Sydney that's been dubbed the 'winter wonderland' for some time. It's Mudgee, and it's the perfect place to visit to visit during the colder months. Here's where to look, what to see and a glass of red.

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(Shared on FB x947) **TimeOut**

The best road trips around New South Wales

Pack the boot, start those engines and hit the open road on one of the best drives in the state.

Kosciuszko Alpine Way

Head to Kosciusko National Park for the best of both worlds: alpine and coastal. The Kosciusko Alpine Way is a scenic drive that takes you from the snow-capped peaks of the Snowy Mountains to the beautiful beaches of the South Coast.

The Waterfall Way

Head to the Waterfall Way for a scenic drive that takes you from the snow-capped peaks of the Snowy Mountains to the beautiful beaches of the South Coast.

(Shared on FB x4,339) **TimeOut**

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Bowral

Head to Bowral for a scenic drive that takes you from the snow-capped peaks of the Snowy Mountains to the beautiful beaches of the South Coast.

Snowy Mountains

Head to the Snowy Mountains for a scenic drive that takes you from the snow-capped peaks of the Snowy Mountains to the beautiful beaches of the South Coast.

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Sydney to Mudgee

Head to Sydney to Mudgee for a scenic drive that takes you from the snow-capped peaks of the Snowy Mountains to the beautiful beaches of the South Coast.



JUNE COVERAGE HIGHLIGHTS

Boost for clubs, pubs and bush as Premier opens up NSW

Deputy Premier John Barilaro told The Daily Telegraph the move to open up the state will boost the regions by "hundreds of millions of dollars in the short term (and) billions of dollars long term".

Opening up the state for regional holidays will also give rural towns the opportunity for an economic hit to get them through quieter months. "So for many businesses... June is the last chance to get their cash registers filled with cash that will tide them over the quiet months of winter," Mr Barilaro said.

The move to again allow regional holidays comes after the deputy premier banned Sydneysiders from travelling to the regions, when COVID-19 restrictions were first put in place.

"I was very strong around Easter, I said, 'I look forward to seeing you around Christmas, and I'll buy you fast bees,'" he said.

"Well, Christmas has come early, that shout is on me. June 1 is the day we're going to want to see people into regional NSW."

Mr Barilaro said sentiment in the regions has changed from initial "anxiety about importing the virus," with people now confident the virus is being managed, and the health system has the capacity to deal with any potential outbreaks.

Looking at June, "about 70 per cent of people in regional or rural NSW, are neutral to the idea or positive to the idea of people coming to the region," he said.



Jacob Stein and his dog Cooper at his winery, Robert Stein Winery and Vineyard, just outside of Mudgee. The business is still closed for tasting but selling take-away. Picture: Robert Kelly. Source: News Corp Australia

The government has been gauging sentiment in the regions through Service NSW research.

"Every region that we've put research in now clearly shows that they're all positive to having the regions open up for economic benefit."

A government official said would-be holiday makers could expect airlines to boost flights to the regions when restrictions are eased, in line with the increase in demand.

"We want you to follow the guidelines we want you to of course abide by social distancing rules, that is important, but we also want to welcome you into the regions again," he said.

Mr Barilaro said that while Queensland's border remained shut, the northernmost would miss the economic uplift interstate tourism will bring.

"There's no reason to cross the border, come to the regions instead," he said.

The move was backed by Deconstruction and Regional Education Minister Andrew Gee, whose Calare electorate covers the major regional centres of Orange, Bathurst and Mudgee.

"I've always been an advocate for regional Australia being treated differently because the population density is plainly different, the infection rates are low so there is a very strong argument for (that)," Mr Gee said.

PLENTY OF ROOM TO MOVE

Dubboo cafe owners the Davis family say their quiet outdoor seating in an old garden nursery is perfect for social distancing — but with only 10 customers allowed it's a tough going.

Chris and Nyaira Davis and daughter Michaela have topped up their own hours to keep cafe Aichewy going, with only three staff qualifying for JobKeeper subsidies.

Mr Davis said the cafe "took a hit" when forced to close but had pushed through the worst of it.

"The biggest complaint from customers now is we have all this space, about 60 per cent of our seating area is an outdoor garden area, and we can only have 10 people even though 40 would fit safely," he said.

Mr Davis said he would welcome an easing of restrictions in regions where it was safe to do so.

"We haven't had a coronavirus case out here for some weeks," he said.

"Obviously as they open up travel that becomes more of a concern but we would embrace any new business we could get."

IT'S A GRAPE TRAGEDY

A budding winemaker who struggled through drought and saved his grape vines from bushfire smoke hopes visitors will soon be allowed to return and finally reap the result of his efforts. Jacob Stein said his business, Robert Stein Vineyard Winery and Farm, had been hit by a "complete whammy" of disasters in 2020, with more customers the only thing that can save his bad year.

Mr Stein said being closed for wine tastings had been very "demoralising" to the business, with coronavirus restrictions on tourism also crippling his walk-up takeaway sales.

"Because there are no active cases in our area, we feel as though easing (restrictions) would help locals support locals a lot more," he said.

"We've still been lucky to be able to produce some good wine from the 2020 vintage, but we're not able to sell it."

Originally published at news.com.au



ESCAPE

JUNE COVERAGE HIGHLIGHTS

EXPERIENCES • ROAD TRIPS

6 of the best road trips from Sydney

Escape Writers



With state travel restrictions to be scrapped on June 1, a road trip within NSW is back on the cards. Here's where you should go.



SUN AND SEA? THE GRAND PACIFIC DRIVE TO JERVIS BAY

Head south from Sydney and pass through the [Royal National Park](#) before traversing the iconic 65 metre Sea Cliff Bridge. Follow the Grand Pacific Drive, [Wollongong](#) and stop for a coffee by the beach at [Clayton](#).

Picture: Destination New South Wales



Don't miss the famous [Janna Kinnorale](#), a natural formation that blasts sea water 20 metres into the air, before heading onwards to the near blue waters of Don't miss the famous [Jervis Bay Swim](#). Try stand up paddle boarding with [Jervis Bay Wild](#), look for wildlife in the [Jervis Bay Marine Park](#) and walk on some of the whitest sand in the world on the glorious [White Sands Walk](#). Total drive time: Approx 3 hrs.

Picture: Destination New South Wales



DREAMING OF BIG SKY COUNTRY? HEAD FROM SYDNEY TO LIGHTNING RIDGE

The historic mining town of [Lightning Ridge](#) is just shy of nine hours' drive from Sydney and there's plenty of great stops to make along the way. First stop [Bateman](#), where you can check out antique stores and those amazing mountain views.

Picture: Destination New South Wales



Other worthwhile pit-stops are Mudgee, famous for its [wine](#) and [food](#), historic [Majandra](#), home of the [Cannon Heritage Centre](#), and [Wagga](#), for a coffee at [Stone's Throw](#).

Picture: Destination New South Wales

NSW travel: 'People are getting iso fever - they're itching to get out and we're itching to have them'



▲ An outdoor hot tub at Sierra Escape, where only one hot tub and one person are allowed to be used at a time. Photograph: Michael A. Smith

D'Arcy says many of his new customers have been hoping to book honeymoon and family stays. "It's people who were going overseas" and are now seeking a "bucket-list style travel experience 'in their own backyard'". The extra workload is not stopping his excitement about reopening. "It's great for the region, given we've been through bushfires, drought and now this... we've had rain, it's looking amazing. The fact we can get people out here is really good."

A 90-minute drive east of Sierra Escape, Scotty Vreba, the founder and chief executive of BubbleBelt Australia, has been doing it tough.

In the Capertee Valley, just west of the Blue Mountains his unique accommodation - a series of translucent, spherical, perspex tents - has "gone through a trauma". First the drought created dust storms and difficulties with water supply. "Then we were impacted by the fires, we lost structures and facilities", when the drought broke, "the rains dragged the top soils down". Finally, "we had four magnificent days of weather, and then Covid-19 hit."

But the shutdown period has not been all bad. "We began just taking advantage of that time to get maintenance done and improve infrastructure... We were given the confidence to do so through grants and jobkeeper. That was the crunch that allowed us to think about our future in a hopeful way." Now, he intends to reopen on 1 June.

Wednesday morning was "absolutely manic", he says. "People are getting iso fever - they're itching to get out and we're itching to have them."

Right now BubbleBelt Australia is concentrating on rebooking guests whose travel has been impacted by coronavirus. It intends to reopen for bookings by the general public on Sunday. "Our dream-case scenario is that it's going to be an influx, but we're remaining realistic," Vreba says. "There's still a lot of unease about the economy and job prospects."



▲ BubbleBelt in the Capertee Valley. Photograph: Michael A. Smith

But he does not intend to discount the property, saying while it is more expensive than a motel: "We're not \$2,000 a night," he says - a reference to the One&Only Resort a short drive away in Wolgan Valley, which is one of the state's most expensive hotels.

"Maybe they know something that we don't," Vreba says with a laugh, when we inform him that, on Wednesday morning One&Only's rates for a weeknight stay on some booking websites were listed as close to \$1,000. "We have been busy with inquiries at Emirates One&Only Wolgan Valley for months and yes, there has been a spike in bookings since the announcement," confirms the property's general manager, Tim Stanhope.

While the easing of lockdowns is an exciting prospect for travellers and the businesses that cater to them, the NSW minister for tourism, Stuart Ayres, warns: "Travel will not look like it used to and visitors and businesses should follow health advice regarding physical distancing and good hygiene practices."

Topic: Travel
New South Wales holidays; Australia holidays; Australian holidays; NSW south coast; Australian lifestyle; Tourism (Australia)

Klick x

NSW

9 best campsites in NSW for next school holidays

From the beach to the bush and all the beautiful national parks in between, from June 1 you can start hitting the road in NSW and these nine campsites are the ultimate spot for a family getaway.

Jessica McSweeney The Daily Telegraph



Regional towns welcome lifting of domestic NSW travel restrictions

NOT NEWS



Transport and infrastructure minister

- Six sites for the perfect NSW summer escape
- Great spots for NSW's best views

The ban on regional travel in NSW will be lifted on June 1 - just in time for the NSW school holidays and the Queen's Birthday long weekend.

The perfect time to break out the camping gear and hit the road, we've short-listed the best camping spots to take the family across regional NSW.

Apsey Falls

Order Wild Rivers National Park

Apsey Falls campground in the Order Wild Rivers National Park is bush camping at its best.

Surrounded by bushwalks with spectacular views, the site near Armidale is great for spotting wildlife and is a popular bird watching spot.

Subscriber only | May 25, 2020 12:42pm



12 Apsey Falls in the Order Wild Rivers National Park.



13 Apsey Falls campsite in the Order Wild Rivers National Park.

Costs: \$6 per adult per night. \$3.50 per child per night.

Facilities: Picnic tables, barbecues and toilets

Tip: Apsey Falls campsite is remote so you need to bring in everything, from food to water and first aid kit. Untreated water is available but you'll need purifier tablets or boil for 10 minutes. Fires recently hit the region so check with National Parks for up-to-date advice.



15 Cave houses in Wollemi National Park near Mudgee.

Gangaddy-Dunns Swamp

Wollemi National Park

A picturesque riverside campsite near Mudgee, kayaking is king here but the river is great for fishing and swimming as well.

Tackle the Pagoda Lookout track while you're there for sweeping views of the national park.

Costs: \$6 per adult per night. \$3.50 per child per night.

Facilities: Toilets, picnic tables, barbecues, kayak hire (September to April)

Tips: This is a popular spot, and you're more likely to nab a space with a tent. Best bring your own drinking water. Fires recently hit the region so check with National Parks for up-to-date advice.

Klick

JUNE COVERAGE HIGHLIGHTS



Travel

Love Is In The Air: Visit Mudgee Region's Virtual Love Hub

by Emeric Brand - 2 months ago



You know what they say about love... distance makes the heart grow fonder. So distance is no reason to "break up": in fact Visit Mudgee Region is seeing it as an opportunity for people to get the most out of Mudgee through video tours, virtual tastings, take-away dining, online sakes, deliveries and more.

With Mudgee set to start re-welcoming people from 1 June, 2020, now is the perfect time to get in the mood for Mudgee. Here are some virtual activities you can take part in:

Wine to your door



If you're a wine-lover and want a taste of some of the region's best selections, go to Walker Wines. There you can choose the wines you want and have them delivered right to your door. If you purchase in multiples of six, then you get 20% of the whole order!

Check out the wine from Gooree Stud, too!



You can watch our video from our trip to Gooree, where our publisher Helen Fyfe got us. Check it out [here](#).

Taste of the region

Just because you can't dine in and enjoy a nice local meal doesn't mean that you can't enjoy what Mudgee has to offer at all. The region is still providing take-away services for their meals. Here are three places to check out:



Palace Restaurant Mudgee

- Club Mudgee - 98 on Mortimer
- Oriental Hotel
- Private Restaurant

You can also indulge in some of Mudgee's finer things at Bonnie View Produce. There you can order and pickup delicacies like chutney, relish, pickles and assortments of jams that are grown on-farm or locally sourced.

Explore Mudgee's beauty

Even from afar, anyone can enjoy the beautiful scenery that Mudgee has to offer.

Look at the stars!

JUNE COVERAGE HIGHLIGHTS

(Shared on FB x137)

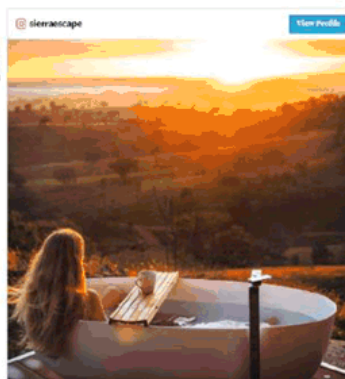


The Australian Travel Destinations We're Putting On Our Bucket List

Sierra Escape

Mudgee's award-winning luxury glamping experience is surrounded by beautiful rolling hills, and breathtaking views. Sierra provides an opportunity to escape from busy city life and immerse yourself in country NSW. Destined for comfort, reset your senses with a relaxing bath, toasting marshmallows on an open campfire or simply sit on the deck with a good book and a heavenly glass of Mudgee wine whilst the sun goes down.

[Learn more here.](#)



Wow! You've seen the Instagram... We're so excited that travel bans to regional NSW will be lifted on June 1 - and that we can welcome guests back! It's been a tough couple of months, but we've been spending the time making Sierra even better - with a couple of exciting announcements coming very very soon (watch this space)! We've had a large increase in demand, however there are still a few last-minute spots available over the next few months. [@sierraescape](#) [#sierraescape](#) [#mudgee](#) [#nsw](#) [#glamping](#) [#luxury](#) [#countryside](#) [#nature](#) [#outdoors](#) [#hills](#) [#views](#) [#sunset](#) [#sunrise](#) [#stars](#) [#night](#) [#glamping](#) [#luxury](#) [#countryside](#) [#nature](#) [#outdoors](#) [#hills](#) [#views](#) [#sunset](#) [#sunrise](#) [#stars](#) [#night](#) [#glamping](#) [#luxury](#) [#countryside](#) [#nature](#) [#outdoors](#) [#hills](#) [#views](#) [#sunset](#) [#sunrise](#) [#stars](#) [#night](#) [#glamping](#) [#luxury](#) [#countryside](#) [#nature](#) [#outdoors](#) [#hills](#) [#views](#) [#sunset](#) [#sunrise](#) [#stars](#) [#night](#) [#glamping](#) [#luxury](#) [#countryside](#) [#nature](#) [#outdoors](#) [#hills](#) [#views](#) [#sunset](#) [#sunrise](#) [#stars](#) [#night](#) [#glamping](#) [#luxury](#) [#countryside](#) [#nature](#) [#outdoors](#) [#hills](#) [#views](#) [#sunset](#) [#sunrise](#) [#stars](#) [#night](#) [#glamping](#) [#luxury](#) [#countryside](#) 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JUNE COVERAGE HIGHLIGHTS

AUSTRALIA · NSW

9 top June long weekend breaks in NSW

Escape Writers



Let your tastebuds go wild in one of the wine regions, enjoy nature and tranquillity in a World Heritage listed National Park, or enjoy the laid back country and coastal lifestyle.



With a diverse range of destinations from the coast to the country, NSW has something for everyone. Let your tastebuds go wild in one of the 16 wine regions (for example Mudgee, pictured above), enjoy nature and tranquillity in a World Heritage listed National Park, go on a coastal adventure, or simply enjoy the laid back country lifestyle. Here are some holiday ideas to help you plan your next short break in NSW.



MUDGEE (3.5 HOUR DRIVE FROM SYDNEY)

An easy drive from Sydney through the Blue Mountains, Mudgee is a charming historic country town surrounded by rolling green hills and offers excellent restaurants, wineries, colonial architecture and superb stargazing opportunities.

What to do: Days can be best spent exploring the [40+ world-class wineries](#), learning about the rich gold rush heritage, taking a scenic walk through the World Heritage-listed [Woollemi National Park](#) and indulging in plenty of local produce.

Where to stay: [Peppertree Hill](#) - Located in the heart of Mudgee's wineries, this luxury accommodation caters for couples, families or groups of friends boasting 10 cottages and one homestead. Photo: Destination NSW

See more: [10 locals' secrets for seeing Sydney](#)

See more: [Best farm stays in NSW](#)

JUNE COVERAGE HIGHLIGHTS

12 best winter getaways in NSW



LIGHTNING RIDGE

A road trip to Lightning Ridge is a heart set adventure - this iconic outback town is full of character. The water in the Lightning Ridge Base Baths comes from the Great Artesian Basin and stays at a consistent 40-56 degrees Celsius. Picture: Destination NSW

See more: [6 OF THE BEST ROAD TRIPS FROM SYDNEY](#)



MUDGEE

Four hours drive west of Sydney, the Mudgee region comes with bush tramps aplenty, strong country town feels (flambers galore) and tons of wineries to scout out. If you visit in autumn, make for the [Mudgee Wine & Food Festival](#) and [Festivals of Mudgee](#) in September. Picture: Destination NSW



All the tents have fire pits, comfortable beds and freestanding bathtubs (best way to warm up and fresher up on a chilly morning). Picture: Destination NSW



The award-winning glamping tents at Sierra Escape, Piambong are located a short distance from Mudgee, and are well insulated in winter. It's a beautiful spot to relax and see Australian wildlife after a day of wine tasting in the region. Picture: Destination NSW



JUNE COVERAGE HIGHLIGHTS

Home / Community

WHAT'S ON JUNE 1 2020 - 4:29PM

2020 Flavours of Mudjee event dates confirmed, with backup dates also put in place

Community

f t v A A A



The Flavours of Mudjee street festival is one of the region's biggest yearly events, photo by Simone Kurtz.

At their May meeting the Mid Western Regional Council approved the temporary suspension of alcohol-free zone Market Street and Church Street, for Flavours of Mudjee 2020.



Two dates were nominated in order to provide a back-up to account for the uncertainty of the COVID-19 pandemic.

• READ ALSO: [Let it snow! Bureau predicts falls down to 800m in region](#)

The event is the culmination of the Mudjee Wine and Food Festival and sees the Mudjee CBD filled to give visitors and locals the chance to experience local wine, food and produce in a street party atmosphere.

Council voted unanimously to suspend the alcohol-free zone for the nominated locations for the hours of 4-9pm on Saturday, September 26. Should Flavours not proceed then, due to COVID-19 restrictions, the hours of 5-10pm on the alternative date of Saturday, November 21, have also been approved.

• READ ALSO: [Resident pushes for Old Mendocan Road sealing to be finished](#)

If the second date is used the times would be moved back an hour to accommodate daylight savings time.

But before that, next week's easing of regional travel restrictions should also enable people to once again sample the "flavours" of the region.

Do you have something to say? We welcome your letters which may run in print and online.

JUNE COVERAGE HIGHLIGHTS

TRAVEL

Soak Up The Universe At 13 Of The Most Magical Places To Stargaze In Australia

By Jessica Best
3rd Jun 2020

f t v in

New South Wales Warrumbungle National Park COONABABRAH

You're going to want to bring your camping gear for this one. Warrumbungle National Park is a definite hike (six-hour drive from Sydney) but it tops the list for one very important reason. It is Australia's first (and only) Dark Sky Park making it the ultimate spot for stargazing, amateur astronomy and coming under the starry of skies.



Depending on the time of year, if you look up at the night sky in Australia you might spy Jupiter, Mars, Saturn or Venus. Maybe you'll see the Southern Cross and a smattering of other non-toot-listen or extra-bright stars like Alpha Centauri, Antares or Sirius.

Australia is rich with dark places where you can be truly starmuck by the plethora of twinkling balls of gas in the sky (let's be real that's what they are). From the real splendour of the Milky Way, interstellar clouds, colourful star clusters and our neighbouring galaxies.

Here are the best places to go stargazing in Australia.



Mudjee Observatory

MUDJEE

Astronomers are a passionate bunch—and John Vetter, the founder of Mudjee Observatory, is no exception to the rule. About 15 minutes drive out of Mudjee, the observatory is essentially a private observatory Vetter built himself on his own property (including a towering fence of trees that shield the site from the lights of town).

His telescopes are used by researchers from the University of NSW, the staff of Sydney Observatory and members of the Sutherland Astronomical Society, and when we visited, Vetter showed us the Jewel Box Cluster, the Orion Nebula and the Omega Centauri globular cluster (a collection of about a million stars that looks like a firework). If you're after a personalised, educational experience, we highly recommend booking a tour here.

Western Australia

Sand Dunes

LANCELIN

With cooling but white sand to reflect the night skies, Lancelin's sand dunes (only an hour and a half out of town) have to be one of the best places to go stargazing. Grab a board and cruise down the massive dunes by day, then kick back and enjoy the stars after dark. The perfect day right here.

URBAN LIST

Home / Life / Destinations

JUNE 18, 2020 - 2:00PM

COVID-19 restrictions easing with NSW holidays back on the agenda | Photos, pictures

Nadine Morton



HOLIDAYS are back on the agenda, with Central West tourist accommodation providers open and ready to welcome back guests.

While NSW borders remain open, Queensland's are firmly shut with holidaymakers urged to travel locally and explore the sights and sounds in their own region.

No matter whether you're looking for a weekend getaway, a family adventure or a trip with your best mates, the Central West is filled to the brim with incredible accommodation options with all budgets in mind.

Here's a few ideas to get you started:

Luxury glamping in style in Mudgee



Sienna Escape in Mudgee. Photo: SUPPLIED

Even before restrictions were officially lifted, Sienna Escape in Mudgee was "swamped" with bookings.

"On the day that the [NSW] premier [Gladys Berejiklian] said restrictions would lift on June 1 we got hit with phone calls," owner Cameron D'Arcy said.

"From June 1 until late August we're already fully booked, and the weekends are fully booked until October/November."

"We got 25 bookings in one day. On a good day we might get three or four, but to get 25 is unprecedented."

Mr D'Arcy said while some bookings were returning customers, many have been new clients.

"I think a lot of people are itching to get outside and get into nature," he said.

While you're in Mudgee, the region's wineries are now welcoming up to 50 people for tastings.

Also reopen are libraries in Mudgee, Galgong and Randoo, along with a number of other businesses.

Boutique elegance in Bathurst



Bathurst Court Estate Boutique Hotel owner Christine Le Fevre. Photo: MIA BROWN

Bathurst's Court Estate Boutique Hotel is all about luxury, personal touches and a passion for seeing guests have their stay, easier than ever says. The hotel, located just outside the Bathurst CBD, may have lost all of its bookings when the coronavirus pandemic hit, but things are now looking good.

"We've now seen a huge resurgence in our regular clients," Ms Le Fevre said. "It's certainly not a great big deluge and rush which is nice because we've got to look after everyone's safety."

"We're not going to fill the property every night so we can give people more space."

Since travel restrictions were lifted, Ms Le Fevre has taken bookings from people in Sydney, Canberra, Southern Highlands and the Orma/Dubbo region.

"We're now seen a huge resurgence in our regular clients."

Bathurst Court Estate Boutique Hotel owner Christine Le Fevre

"They're really after that short trip that's not too far from where they live," she said.

"They're staying not just for one night, but two or three nights."

Ms Le Fevre said Bathurst is becoming known as a "foodie destination" and many of her customers are coming that with visiting friends and relatives.

"It makes people realise what's really important to them is to spend time with family and friends," she said.

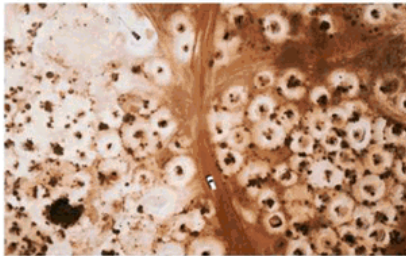
While you're in Bathurst, don't forget to pack your walking shoes for a lap of the Seneca Mount Panorama circuit. It's 6.233 kilometres long and its bathurst road is a UNESCO World Heritage site.

clickx

GUIDES

7 Totally Underrated NSW Trips You Haven't Done Yet

By Kassia Bymes 4 June 2020



Say it with me now: road trips are back. With most states now allowing travel within their borders, we can finally get out of the house and back into our very big backyard. Let's not waste it.

There are damn near endless cool places to visit around New South Wales, so I've decided to focus on a few of the more hidden gems.

I've also checked to make sure all the inclusions are currently open, however it's a good idea to look at the [NSW National Parks Alert List](#) for updated info before you go.

#1 Mungo National Park



View More on Instagram

14,680 likes

Down in the South-West-ish corner of New South Wales, Mungo National Park is one of the oldest places in the world - outside of Africa - to have been occupied by modern humans since ancient times. That alone is enough reason to go.

If you needed more, does the photo above look like a scene out of Star Wars to anyone else? Colour me obsessed.

#2 Orange / Mudgee



View More on Instagram

196 likes

Like all sane adults, I'm going to include a lesser-known wine region. Well actually, I couldn't pick just one, so I went for two instead.

Like any good travel writer, I have personally visited and **tasted wine** from Orange and Mudgee so I could someday write this article, and I have to say they're all pretty tao (in my professional wine opinion).

Not that either of these destinations is a secret, but they're seriously underrated for the wine they're producing. IMO. In fact, I just tasted a Zinfandel from **Loewe Wines** in Mudgee and HOLY CRAP it's good. So I'm including them and there's nothing you can do about it.

AWOL

JUNE COVERAGE HIGHLIGHTS



Tourists travelling to western New South Wales advised to book ahead for June long weekend

ABC Western Plains / By Jen McCutcheon
Posted Fri 5 Jun 2020 at 11:37am



Gangaddy-Dunns Swamp in the Wollemi National Park is a popular destination near Mudgee. (ABC Western Plains/Jen McCutcheon)

Share

It's about making sure that our visitors are safe," said the director of visitor experiences Julie Bishop.

Key points:

- Western NSW has rolled out the welcome mat to tourists after restrictions eased
- Travellers are warned to book accommodation in Queensland before hitting the road
- NPWS has started an online system to manage numbers

"Campgrounds in particular, but also our other visitor precincts — whether it's a lookout area, a walking track, a picnic area. We also need to adhere to the health order that everyone in the community is adhering to."

The picturesque Gangaddy-Dunns Swamp in the Wollemi National Park near Mudgee is already at capacity.

"We don't want to get to the point of turning people away. So that we don't have to do that, get on the phone or online and book.

"There is still availability further west in the Warrumbungle National Park and the Pilliga Nature Reserve."

NPWS has also started an online system to manage visitor numbers and help health authorities with contact tracing if needed.

"We now have a new camping normal," Ms Bishop said.

"That information is being recorded, one of the reasons for this approach.

"Of course, it would be managed confidentially so we would provide assistance for the health department in relation to contact tracing"



The New South Wales National Parks and Wildlife Service (NPWS) is warning people planning camping trips this long weekend they may be turned away if they

JUNE COVERAGE HIGHLIGHTS



Gourmet Traveller WINE Promotion

TOP WINES FROM MUDGEE

DON'T FORGET TO ORDER THESE WINES FOR WINTER FROM MUDGEE & ORANGE.

<p>FIRST RIDGE WINES firstridge.com.au, 0288 141152</p> <p>2017 BARRBERA, \$30 You need this award-winning wine in your life. Spicy berry aromas and bracing rich dark plum notes, with spiced vanilla oak, silky tannins and bright acidity. The perfect accompaniment to almost any food, from delicate meals and seafoods to more robust meats and hearty soups. Drink now or cellar for up to 10-15 years - if you can resist.</p>	<p>HUNTINGTON ESTATE Huntingtonestate.com.au, 1800 995 938</p> <p>2019 SPECIAL RESERVE CABERNET SAUVIGNON, \$45 Lovely complex notes, vigorous and casual aromas, a wine of superior concentration and clarity, elegance and lush fruit sweetness counteracted by ample but soft tannins. Shiny texture, outstanding drive and length of palate. All components are in great harmony. - much more</p>
<p>GILBERT Gilbertfamilywines.com.au, 021 6375 1371</p> <p>2018 MUDGEE, MUDGEE, \$30 A six variety red blend of shiraz, sangiovese, petit verdot, barbera, pinot noir and tempranillo is a perfect match for a mid-week winter night by the fire. With notes of dark berries, plum and cocoa. It's a textural and punchy red blend that showcases the vibrancy and freshness Mudgee reds can display in their youth.</p>	<p>LOGAN Loganwines.com.au, 021 6375 1335</p> <p>2018 RIDGE OF TEARS MUDGEE SHIRAZ 54AM, \$50 Ridge of Tears showcases the style and quality potential of shiraz from Mudgee. Crafted from low yielding vines for perfect balance and concentration, it is plucked by hand and fermented in small batches before being basket pressed and matured in oak for 12-15 months.</p>

<p>GILBERT Gilbertfamilywines.com.au, 021 6375 1371</p> <p>2018 PINOT NOIR, ORANGE, \$28 40% whole cluster fermentation from an array of clones sourced from two high-altitude sites in Orange. This is a delicate and focused style of pinot noir with notes of red cherry, forest floor and spice.</p>	<p>ROBERT STEIN WINERY Robertstein.com.au, 021 6375 3991</p> <p>2016 RESERVE SHIRAZ, \$50 The Reserve Shiraz is made from grapes hand-harvested from the 40-year-old vines on the Robert Stein family vineyard. This is one of the flag-bearers of the new wave of Mudgee, made by third-generation young gun Jacob Stein and his team. This Shiraz is medium bodied and full of complex spice and dark fruits, with excellent ageing potential.</p>
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Best Australian holiday hot spots that are better than Bali, Japan and Europe



Salmon and seafood from Donna Cafe, Federal. Picture: Destination NSW Source: Supplied

On the mainland, the New York Times rave-reviewed Donna Cafe in the tiny town of Federal, NSW. An hour and a half's drive from Sydney Paradise, this cafe serves up gorgeous handmade Terada style sushi and sashimi, and baguette signature dishes that quickly sell out each day.

They also have Quicks Cafe and Sale in the lush Bellinger basinlands, a half-hour drive from the beautiful beaches and subtropical rainforest hills of Coffs Harbour, NSW.

Snowboarding: While Niseko and Hakuba remain the go-to spots for a while, there are plenty of Aussie fields to plough with six fields opening on June 22. If you've woken up in Bali, Thredbo and Perisher already. Falls Creek is a only 1.5h and a half-hour drive from Melbourne and live from Canberra. Booking 600 berths with 15 lifts, 65 kilometres of cross-country trails, around 90 trees and a world-class supergrip for the downhillers, advanced snowboarders.



Family enjoying a day of skiing in Charlotte Pass Ski Resort in the Snowy Mountains. Picture: Destination NSW Source: Supplied



It's not too late to book a season in the snow this year. Picture: Destination NSW Source: Supplied

In NSW, Charlotte Pass has some of the country's best snow with less than half the crowds and lines of other parks. Snowbound, pristine and visually spectacular with views of Mount Kosciuszko and the Main Range. It's also Australia's highest resort, giving reliable snow cover throughout a season that is set to begin by July.

EUROPE

France: While we've already covered your Mediterranean COVID substitute, De Beaupierre Wines, in hidden gem Rylstone, NSW, promises a taste of France in Australia. The multi-generational producers of French-style wine specifically chose Rylstone, just a three-hour drive from Sydney, for its similarity to the Burgundy region in France.

Round out the French experience with a stop at nearby Mudgee High Valley, serious cheesemakers with a strong farming background who use traditional recipes.



De Beaupierre Wines is a taste of France in NSW. Source: Instagram

Klickx



Obviously it's not all Western Australia on the list with wine region Mudgee in New South Wales coming in at number 3.

Oh and that same Margaret River mentioned above came in at number 4.

Perhaps the trend that has emerged from this list is that Aussies are keen to stretch their legs where there is access to world-class wine and tasty local produce.

The Top 10 Trending Airbnb destinations in Australia:

1. Albany
2. Busselton
3. Mudgee
4. Margaret River
5. Wilsons Promontory
6. Southern Highlands
7. Far South Coast NSW
8. Mid North Coast NSW
9. Phillip Island
10. Jervis Bay

So jump on Airbnb and book one of the trending hotspots above and then pack the car and get set on an epic road trip – come on, you have earned it after being stuck within four walls.

Book now: [Airbnb Australia listings](#)

See more: [Travel news](#)

TAGS: AIRBNB | ALBANY | BUSSELTON | MARGARET RIVER

So WHERE Next

JUNE COVERAGE HIGHLIGHTS

Here's cheers: Australia's 52 top wineries

42. SHAW - SMITH
LOCATION: Adelaide Hills, SA.
BEST KNOWN FOR: Stunning chardonnays and pinot noirs from its Limestone coast, while the consistently smart sauvignon blanc is the market leader in its price range.
HIGN SAYS: The views that overlook it are the high altitude 2018 Limestone pinot, but even more impressive is the 2017 Ballannah Vineyard Shiraz.

43. DUKE'S VINEYARD
LOCATION: Great Southern, WA.
BEST KNOWN FOR: Pinot noir and chardonnay under the Nargle Hill Reserve label.
HIGN SAYS: The 10-hectare vineyard is in the very cool, south-facing, granite-soil Pinnington subregion. The 2018 Nargle Hill Reserve chardonnay is the standard bearer for the area, elegant and alive, under the same Nargle Hill label, an early start and well for the time. The 2018 vintage is such a subject for future years for the 100-year-old vine.

(Shared on FB x2,711)

The Sydney Morning Herald

(Shared on FB x1,435)

THE AGE
brisbane times
WA today

44. TOLPODDE
LOCATION: Gulliver's Gulch, Vic.
BEST KNOWN FOR: Low-intensity chardonnay and pinot noir – the what you get is what you see.
HIGN SAYS: Located in 1988, the vineyard was bought in 2011 by the family of the late 1980s, the grape is from the family's Grand Old Vine (GOV) label, a baby grape (GOV) vintage. The vineyard is well known for its chardonnay and pinot noir. It is for the best of its, you're being seen off it, it is in 2018, but an outstanding.

45. MOUNT LANGI GHIRAN
LOCATION: The Grampians, Vic.
BEST KNOWN FOR: The most popular wine in all Australia.
HIGN SAYS: The 2017 Langi Ghiran, from the original vines, is arguably the best of this more aggressive range. The best since 2017 named after former owner/vintner Trevor Storer. It is more consistent after age to the Langi and 2017 than in the best willows in the glass portfolio, being between the two others in style.

46. YERINGBERG
LOCATION: Yarra Valley, Vic.
BEST KNOWN FOR: Superb wines across the range, but the cabernet and Shiraz are kind, but labelled Yeringberg, stands out.
HIGN SAYS: The Yeringberg and Shiraz is great. In 2017, however only by a few off-range 2017 cabernet sauvignon, considering the 10-year family's 100-year winemaking in the business. There are a lot of effort in the photo.

47. ROBERT STEIN
LOCATION: Mudgee, NSW.
BEST KNOWN FOR: Benchmark rieslings, led by 2019 Dry riesling, but Jacob Stein has also created a more elegant Mudgee red style.
HIGN SAYS: The flagship red, The Kinross Shiraz 2016, is worth mentioning, but for consistent quality in a region better known for reds, the riesling range of four different labels merits special note.



JUNE COVERAGE HIGHLIGHTS



Domestic bliss is up and away

Time to put away the emotional baggage and dust off the 'wheel' deal



Divin Vasa

QANTAS AND JETSTAR will increase their domestic flights in June and July. Services will increase from 19 per cent to 15 per cent (more than 300 more return flights) by the end of the month, with focus mostly on capital cities, particularly flights between Sydney and Melbourne, as well as to and from Canberra. Intra-state gets a boost in too with Qantas starting its postponed Sydney to Byron Bay route. Extra flights will likely operate in July, depending on demand and more relaxations of state borders. qantas.com.au, jetstar.com

STATE OF PLAY

ViaNSW.com has made gateway plans easy with its early list of 2020 in NSW. You can see out the year on a positive note by:

- Exploring the country's first Dark Sky Park in the Blue Mountains
- Making a splash in the state's iconic ocean pools (there are more than 100)
- Taking on Australia's longest ski run, The Snowy Crackerback Supertrail
- Swimming with whales with Dive Jarvis Bay from August to November
- Watching the sunset at The Living Desert and Sculptures in Broken Hill

via.com.au/2020/06/01

NEW YEAR, NEW VIEW

Staking that 2021 trips Paris like ahead of party? You're not alone, according to travel and lifestyle communications agency Anne Wild & Associates. A survey it conducted found 24 per cent of respondents said they'd travel internationally for their first holiday after restrictions lift, with 75 per cent looking to Europe as first beachdown point. www.annewildandassociates.com.au

PAY IT FORWARD

Coming across to a browser near you is a one-stop inspiration and booking hub that

make budgeting easy. Play Travel – already known for its by its model where customers can pay for holidays in weekly instalments before travel – will launch the complete version of the site in June 2020, enabling travellers to contribute to a "holiday fund" and create an itinerary that meets a budget. playtravel.com.au

CLEAN SLEEP

Don't worry that private accommodation rental isn't going to be clean enough. There has introduced new guidelines to ensure property managers, homeowners and travellers receive aligned and clear advice. New measures include disinfecting high-touch surfaces, avoiding back to back stays, and stocking and bacterial cleaners, handwashes and hand sanitizers for guests. stay.com.au

V IS FOR VOVO

Melbourne's new hotel business continues with the announcement of VVO's new South Melbourne has been added to the pipeline. Scheduled to open at the northern end of St Kilda Rd in early 2021, the 175-room property will feature the "voco Life" concept with well-lit restaurant and bar spaces working for

THE Sunday Telegraph
Herald Sun
Sunday
Sunday Mail

different hours of the day. Offering easy access to its Kilda Rd corner location as well as LaSalle Stadium and Melbourne Grand Prix Circuit, upper-level rooms will also enjoy views over Royal Botanic Gardens. voco.com.au

HOUSE RULES

Get your tickets ready and bookings made up and heading back to hotel (and social media favourite) Ialyon House is set to reopen from July 2. The Canberra Beach, NSW, property will follow stringent health and safety protocols with a four-course dinner each night at on-site restaurant Paper Day as part of the stay. halyonhouse.com

ON YOUR BIKE

Pedal off all that Aussie cheese and wine by kicking in an Apple like bike tour. There's something for all abilities including:

- Maria Island National Park With ocean, 20km of track, it's perfect for beginners. mariainland.com.au
- Valley Ride Visit local producers and explore scenic countryside and historic buildings with Havel River guided tours. facebook.com/havelride

HAVE YOU BEEN TO

GULGONG, NSW?

A pretty 19th-century gold rush town located four hours northwest of Sydney, Gulgong is home to about 130 National Trust-listed buildings. Step back in time by visiting Gulgong Pioneers Museum and panning at Gulgong Gold Experience. Then take a drive; many of the region's wineries are at your doorstep. gulgongpioneersmuseum.org, gulgonggold.com.au



JUNE COVERAGE HIGHLIGHTS

Home / News / Local News / Mudgee / Honey / Travel / Destinations / South Pacific / Australia

Where to go for the winter school holidays in Australia

By LINDA BIRD | 1 month ago

As lovely as it was staring at our own four walls during the last school holidays, we can all make up for lost time by booking something fantastic outside our homes. In some cases, you can even look beyond your own state.

Need some inspiration? Check out the following options:

Mudgee, New South Wales



Pictured: An outdoor tub beckons at Mudgee's eco-luxe Sierra Escape accommodations. (iStock)

Dragging the kids to a noted wine region might seem like a pretty silly move until you consider the lay of the land. Yes, the Mudgee region (located a little over three hours northwest of Sydney) might seem like an adult wonderland with its 40+ cellar doors and wineries, fine dining restaurants and picturesque tourist drives but the kids aren't exactly left in the cold.

READ MORE: [The truth about your weekend away amid coronavirus restrictions](#)

Mudgee Honey Haven provides a tasty lunch and mini golf experience and Ba Mack farm experiences exhilarate while the nearby gold rush town of Gulgong wins kids and adults over with the Gulgong Pioneer Museum and the Gulgong Gold Experience. Checking out the boutiques of both towns, popping in for a tasting at Robert Stein Winery and Lows Win, as well as a meal at family friendly Charnwood Food & Wine completes the stay.

Check out [Visit Mudgee Region](#) for more holiday ideas.

READ MORE: [The NSW yoga retreat we're aching to try as restrictions ease](#)

Kangaroo Island, South Australia



The pristine waters of South Australia's Kangaroo Island. (iStock)

honey | travel

Whether you opt for a luxury lodge or a campground, a trip to Australia's third-largest island is a winner for wildlife lovers. Our tip? Check into one of the large [hambars & dining homes](#) in Emu Bay and sign up for a swim at outdoor activities that make the most of the local scenery and furry, feathered and gilled inhabitants (swimming with wild dolphins at [Kangaroo Island Marine Adventures](#) and quad biking with [Kangaroo Island Outdoor Activities](#) gets our vote).

READ MORE: [How to score a pass on the snow for the 2020 ski season](#)

The kids will love visiting rehabilitated animals at [Kangaroo Island Wildlife Park](#), swimming the pristine waters at Vivonne Bay and donning their body weight in lavender scones and ice-cream at [Emu Bay Lavender Farm](#).

South Australia's borders will reopen July 20 – the week after the New South Wales school holidays ends, so one of the late bloomers.

Visit [Tour Kangaroo Island](#) for details.

Gold Coast, Queensland



(iStock)

With a July 30 date pegged for the reopening of Queensland's borders, there's no better time to book the kind of holiday Aussie kids have adored for decades. Not so sure about a hotel stay? There are plenty of private accommodation options right by the heart of the action in Surfers Paradise.

(Shared on FB x86) **Mudgee Guardian**
 AND GULGONG ADVERTISER

JUNE COVERAGE HIGHLIGHTS

Home / News / Local News

JUNE 18 2020 - 1:01PM

Today Show coming to town on Monday

Local News

f t e A A A



Cellar by Gilbert will host the Today Show on Monday morning.

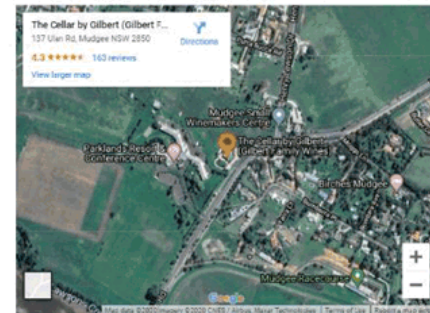
Nine Network's The Today Show will once again head to the region on Monday for a live weather cross, having previously visited last year in the lead up to the Mudgee Snag Festival.

Read more:

- [These were the most borrowed items at Mudgee library last decade](#)
- [Flavours of Mudgee September date cancelled, focus now on November](#)

In partnership with Destination NSW and the Today Show, Mudgee Region Tourism will host the live weather cross segment on Monday morning from the Cellar by Gilbert with an aim of featuring local products and experiences.

The first cross is at 5.40am, the last is at 8.40am.



JUNE COVERAGE HIGHLIGHTS

THE BIG SWITCH

ALICE SPRINGS, NT

POPULATION 26,000
 REGIONAL RISE 547,000
 REGIONAL LOSS 526,500
 TIME TO GET HOME 2:4

If you were thinking the heart of the outback is too remote for those with urban tastes, you'd be surprised to learn the hipsters are already there. Zach Cleaver, 30, had just such an experience when he moved to Alice Springs in February. "People were like, 'Oh, another person from Melbourne,'" he recalls. "I guess I was surprised by how much, even in Alice Springs, there's an element of gentrification."

First encountered by actress when Scottish explorer John McDouall Stuart journeyed from Adelaide to the Top End in the 1830s, Alice Springs, an iconic red dot, has been home to the Ansett people for thousands of years. Their Dreaming stories reach into the adjacent MacDonnell Ranges and as far afield as Port Augusta in South Australia. Within a decade of shortly after the Overland Telegraph networked the route. There was little to see at Alice Springs besides a waterhole and a telegraph station until prospectors discovered gold nearby and the population boomed from the early 1890s onward.

Alice Springs today retains its patina of frontier prime. It's a place where recreation is a hobby more than a practical necessity. Cleaver moved there partly to escape Melbourne crowds and partly to work as a financial researcher with Aboriginal people nearby in the APY Lands. "I've always wanted to work with Aboriginal Australians to learn more about their culture," he says. "A job came up and it seemed like a good opportunity. I had never been to the Northern Territory before." He has found the town to be very friendly. "I got involved with a cycling club. I've been doing a fair bit of mountain biking. I didn't know just how beautiful the landscape would be."

The Red Centre's cultural richness is one of its great draws besides Aboriginal art and traditional practices. Alice Springs has a strong motor movement. The city even had a referendum to build a pair of leather shoes. Cleaver is on an 18-month contract and it's only days. But he's warning to relocate life and he reckons others will, too. — Anne Albers

enjoying none of the fame of the Bernese or Cotswolds.

The Clare Valley is a network of townships about 100km north of Adelaide. Clare is the biggest, with a population of just over 2000. The remainder tiny townships such as Auburn, Swain Hill and Minton, home to the majestic Marriambi Hall country estate, which served as the teaching base in Peter Wright's *Prison of Hanging Rock*. The region is most famous for its red wine and can be best enjoyed by cycling the Hanging Rock, a breathtaking 25km bike track that weaves through the vineyards of wineries such as Jim Barry, Grosse, Knappa, Pils and Mulling.

Ryan, his wife Belinda and their three children live in a farmhouse on a sprawling 100 in the east of the valley, a total removal of pace from the 10 years he spent working as a journalist in Sydney, where he lived in Bellevue Hill. "I had to go to the airport here the other day and it took me an hour and 40 minutes," he says. "In Sydney you can get stuck on New South Head Road and it can take you that long to get to Williams River."

Aside from the obvious attraction of living in such a famous wine region where he is in tune with many industry figures, Ryan cites the easy lifestyle, the proximity to Adelaide and the strong sense of community as Clare's biggest draws. He is all rapt up with reliable broadband and he and Belinda are thrilled with their eldest daughter's primary school, and can't imagine ever living in a big city again. "I used to need an office space in Adelaide from time to time but I don't even bother with that anymore," he says.

"So many people are realising now that you don't need to be in a certain place to get things done. There are different ways of doing and working. Spending half your life in a city and being stuck in an office doesn't have to be."

— David Buchanan



CLARE, SA

POPULATION 2000 (CLARE & GULLY VALLEYS LGA 2000)
 REGIONAL RISE 206,000 (LGA)
 REGIONAL LOSS 200,000 (LGA)
 TIME TO GET HOME 1:1

For wine writer Nick Ryan, the pleasure of being in South Australia's Clare Valley can be simply explained. "Where else in Australia can you go to your local burger joint and get a seriously good cheeseburger for 10 and a bottle of winehouse wine for \$10?"

The colony of South Australia was just three years old when the first European settlers arrived in the Clare Valley in 1839. Many came from Germany and Ireland, bringing with them the vineyarding traditions that have made Clare the special place it is today. But a lot like the old winehouse winery — which has no website, no coffee dock, and whose social calendar of customers must order their wine by writing formal letters — Clare remains a small town of a traditional rural

MUDGEE, NSW

POPULATION 12,000 (MUDGEESBORO REGION LGA 26,000)
 REGIONAL RISE 220,000 (LGA)
 REGIONAL LOSS 161,000 (LGA)
 TIME TO GET HOME 2:2

The village of Mudgee was founded in 1838 and the town retains its low colonial buildings. The town hall, church, post office and grand old pubs give it a solid, old-world feel. The city centre is a place to linger on a Saturday morning and in recent years there's been an influx of young people working in its budding food and wine industry.

It was this vibrancy and the friendliness of Mudgee that enticed lawyer Russell Stamer, 37, and his wife Danielle, 38, an early childhood teacher, to pull up stakes from Mandurah in Sydney's east and cross the Great Divide with their young son (and another on the way). Mandurah is in Randwick Council, where the average house is \$2,146,000. The average wage in Randwick is much higher than in Mudgee, but it takes 85 years to pay off a house there on the average wage compared to 22 years in Mudgee.

Three years ago the Stammers bought a 10ha farm out of Mudgee, which they visited on weekends. They found it so much they decided to move. Russell got a job with a local realtor's firm and started work in January. "The hospitality and friendliness has been overwhelming," he says. He has applied on to coach the rugby team, the Mudgee Vikings, and Danielle is loving the tranquility of farm life with their baby son Toby and four-year-old Joseph.

"I'm really enjoying the work," Russell says. In Sydney he worked with a mid-tier law firm on large corporate transactions. "Now it's a lot more face to face, dealing with individuals and actually helping people with outcomes. It is much more satisfying." He says he'd doing the same amount of work but it's



more relaxed. There's competition, but of a different kind. "People will bump up for morning tea with these amazing cafes they've made. One day it might be an incredible chocolate cake, and then someone will rock up with a hamster pie... we had a client come in one day with freshly baked scones."

Sports broadcaster Ken Sutcliffe grew up in Mudgee and, when he left to pursue a career in media, he never felt he'd ever go back. "Then change," Sutcliffe says. "And this town has changed for the better." He moved back to write and has become the town's chief spokesman. "There is a friendliness here. The sporting facilities are outstanding. Did you know there are more coffee shops in Mudgee, per capita, than anywhere in Australia?"

Sutcliffe lives on the edge of town and walks in each morning to have coffee and gossip with old mates. "I walk past paddocks with the scent of freshly cut lawns in my nostrils," he says, "and I think to myself, 'That bush Cleopatra No 5 anytime!'" — Greg Beauger

BALLAN, VIC

POPULATION 4000 (MOORABOOL LGA 35,000)
 REGIONAL RISE 547,000 (LGA)
 REGIONAL LOSS 526,500 (LGA)
 TIME TO GET HOME 2:7

The drive from Melbourne to Victoria's big tree-planting destination has an inauguration start. Heading west along the sandy flats of the MR, you soon pass a sign saying "yephere" (yephere) just as the speed limit hits 100km/h and the road starts to undulate. The mood lifts. The terrain rises as you slide off the freeway and cruise up the rolling Old Melbourne Road into Ballan. It's an hour from the CBD.

Home to about 3000 people in the middle of Moorabool Shire, Ballan might enjoy a recent reputation as a haven for fleeing city slickers but the town dates back to the late 1830s and took off during the 1850s gold rush as a staging post between Melbourne and Ballarat. Its main thoroughfare, Ingham Street, part of the Old Melbourne Road, has a hotel and post office that date from its gold mining days.

But it isn't history that's attracting new residents to Ballan. A wander past the real estate agencies in Ingham Street begins to tell the story. Lots of places with a 1 or 4 in front of the sale price, numerous still in its figures. Combine that with a railway station two blocks from the main street and trains that take just over an hour to carry commuters to Melbourne CBD, delightful spots along the Wimmera River and proximity to nearby national parks and reserves, and you start to get the picture.

Bonnie Griffiths and her husband Stephen, both 38, bought The Tea Cafe in the main street about three years ago. Both originally from nearby Melton, they developed a taste for small-town life during a few years working in hospitality in the northfield, and the chance to buy the cafe was too good to refuse. "They've bought their own house," Bonnie explains, "quarter of an acre, brick house, big back yard — we paid \$420,000." Bonnie says.

There are other towns around Melbourne's perimeter, from the Daylesford, Geelong or Carleton Place. Ballan is still in the early days of new development, still a little sleepy, a little country. And of the new character for it. — Stephen Lunn



klickx

JUNE COVERAGE HIGHLIGHTS

Home / News / Local News

JUNE 22 2020 - 4:30PM

How a 'bit of fun' on-air led to a VIP trip in the region for Kyle and Jackie O's production crew

BY BENJAMIN PALMER

Local News

f t v a A A



CHUFFED: The KISS FM crew at The Zim House on Saturday, with cutouts of the show's hosts, Kyle and Jackie O. Photo: Simone Kurtz

BY BENJAMIN PALMER

OVER the last few days, the Mudgee region has hosted both the *Troley Show* on Monday morning and the production crew of the Kyle and Jackie O Show at the sponsorship home at the weekend.

Mudgee Region Tourism CEO Cara George explained how a bit of on-air chatter about the Mudgee region led to the crew of one of Australia's biggest radio

shows spending the weekend here.

"So a few weeks ago, a couple of Sydney ladies told me that Kyle and Jackie O on the KISS FM station had said Show were talking poorly about Mudgee. They didn't know much about us and someone had said 'maybe they would go to Mudgee post-hoc for their first trip, and they kind of dropped out a little bit,'" Cara laughed.

"They didn't know where Mudgee was and what we

had to offer. And, yeah, it wasn't... you know, some people say AI media is good media" but this wasn't great media for the region. So, once I heard that I reached out and emailed all the producers and broadcasters in the crew and said, "You know, guys, I get it. You don't know about us but you've got us all wrong."

"So I kind of set a few things straight and just let them know what we do, offer around here and show them

some images of our beautiful region, and offered to host them, our show, just to turn their minds around. So, within a few hours, I had eight of the crew including the producer and executive producer started to change and there was a lot of fun on-air between Kyle and Jackie O talking to the crew myself and Jason from Real FM got interviewed live on Friday morning to talk about the region with Kyle and Jackie O, all with a bit of fun."

For the crew members, this was their first big trip out of bedouins.

"We really rolled out the red carpet for them. And that was fabulous in that

they started talking about their love for Thursday and Friday on air which made amazing coverage and they could already feel the love from our region so that production started to change and there was a lot of fun on-air between Kyle and Jackie O talking to the crew myself and Jason from Real FM got interviewed live on Friday morning to talk about the region with Kyle and Jackie O, all with a bit of fun."

Cara said.

"The crew were absolutely amazing, they were just, they were really appreciative genuine people and they literally just fell in love with the region."

"So we've already got them booked their next steps. We've already had a little bit of coverage this morning when they opened the show they talked about Mudgee in a really positive light which was wonderful."

(Shared on FB x69) Mudgee Guardian AND GEOLOGICAL ADVERTISING

JUNE COVERAGE HIGHLIGHTS

Home / News / Local News

JUNE 22 2020 - 4:30PM

The Today Show makes a visit to Mudgee to showcase the region to the nation

Benjamin Palmer

Local News

f t v a A A



PRODUCE: Today Show weather presenter Tim Davies with High Valley Cheese Co's Shaun Barry.

(Shared on FB x101) Mudgee Guardian

On Monday morning, the Today Show made their first visit to the region since 2019 when it was announced Mudgee was in the running to host a 'stag festival' - which it later won.

With the crew set up early in the morning, crosses were made from Celar by Gilbert and featured products from High Valley Cheese Co and Mudgee's own Indigiearth owned by Ngemba Wellwan woman Sharon Windsor.

"It was awesome to share Indigiearth with Australia. I'm passionate about sharing bush foods, native goodness and wellness with the world," Sharon said.

Read more:

- ['He will be sadly missed': Town mourns after loss of prominent figure](#)
- [Jump club relocation opens up raft of opportunities for region's riders](#)
- [Gulgong truck driver fined over \\$2,000 for work, rest hours offences](#)

"I would love for people to embrace and enjoy our food, connect with Aboriginal culture through food, appreciate and understand the oldest living culture in the world and it's still right here in our backyard."

Mudgee Region Tourism CEO Cara George told the *Mudgee Guardian* it's important for the region to get a national stage.

"It's all about regenerating interest from a tourism perspective in regional towns and the Mudgee region has so much to offer. We're in market at the moment with the 'Feel The Love' campaign and Destination NSW are in market with the 'Love New South Wales' campaign," she said.

"So together those two forces have joined and we've got the Today Show out here this morning, enjoying some lovely rain. But yeah, the we've just had an opportunity to to get out our region to a national audience again..."

JUNE COVERAGE HIGHLIGHTS

AUSTRALIA · NSW

How to do Mudgee with kids

Divin Yasa June 22, 2020

f t v a A A



There's plenty of room to run about - the scenic garden surrounding the Tasting Room at Lowe Wines, Mudgee. Picture: Destination NSW

With its rolling hills dotted with vineyards and rustic farm gates offering a wealth of epicurean adventures, the Mudgee region is quick to fool the untrained eye.

Here, just a 3.5-hour drive northwest of Sydney, is a holiday destination for gourmands and couples seeking romantic getaways filled with open fires and outdoor bathtubs. A spot for those who would like to welcome a new day as they take a hot-air balloon ride over the region's 40+ cellar doors and multitude of reserves, dams and wetlands.

See more: [Visit Mudgee for beautiful bushwalks](#)

See more: [The ultimate winter weekend in Mudgee](#)

That's all well and good, but since we all know parenting and wine have gone together since the dawn of time (or certainly since the commercial production of wine), there's also no better place to take the kids for your next holiday. Are you? Let us make the way



There are plenty of sheep to spot on the drive into Mudgee. Picture: Destination NSW

STAY MY WAY

Do you want to rest your head at a Big 4 camping ground, a farm stay, a quaint sandstone cottage or perhaps a converted train carriage? In the Mudgee region (made up of Mudgee proper, the gold rush town of Gulgong, Kandos and Rylstone as well as a handful of rural villages), all options are possible, depending on your budget.

At [Bob Mack Farmstay](#), you have the option of staying in a two-bedroom cottage or a converted 'Red Rattler' train (also two-bedroom) before enjoying a full country breakfast and heading off onto the 285-acre farm to bottle-feed baby lambs, collect eggs and ride horses. Similarly, at [Mudgee's Cleverly Cottages](#), a children's animal farm can be enjoyed by those who book one of the property's six self-contained B&B cottages and homes.

AND ... ACTION!

There's no sense beating around the bush; you will begin with the wineries, but the good news for the little ones is that some of the best options have plenty of activities for them to enjoy as you swirl and sip.

[Lowe Wines](#) has a wine walk and cycle trail with more than 20 points of interest across the picturesque property. The kids will love the choc' police and the lakeside swing while you pay your respects to the region's annual harvest of around 14 million bottles of wine.



JUNE COVERAGE HIGHLIGHTS



The 1850s | *Real Australia*

79

Hit the road to Mudgee

Mudgee might not be the perfect country town – a place that's allowed to be laid-back (think proper pubs and a boutique hotel that was once an overnight stop for the Gallic de La Fayette Mail coaches in the 1800s) and plenty to satisfy the 21st-century palate. A NSW wine town, Mudgee is remarkable for being the cradle of both vineyards that were epicures' first stop on their road to award-winning Burgundy, Chateau de 49 hectares that produce traditional styles dominated by sauvignon, all with a whole bunch of character and European finesse, and then had a second chance to reinvigorate its brand.

The region is known for its delicious dairy products, in particular butter, but it's also a major producer of almost all high-grade olive oil as well as honey, pumpkins, garlic, stone fruit, peaches and more.

To get a taste of everything, time your visit to coincide with Mudgee Festival. Market on the third Sunday of every month at the Mudgee Show – local produce in spring, which has live music, cooking, lectures, classes and more. Or go on a Mudgee Food Walk, where you'll get a guide to two famous differences (each usually to engage with the farmer and part of a self-guided tour plus a picnic). Depending on the season, you might enjoy produce of olive oil or live-range pork or maybe a seasonal wedding venue or the hotel.

Or simply bring by any cafe or restaurant to town or outback as well as the guide home to see our picks on Alby & Robert, tucked away in a gorgeous courtyard off Mudgee's main drag, Karl's Wine Bar, which has been serving up food, wine and music for almost a century. Zia & Isaac are the organic and biodynamic Lane Wine producers and enjoy live jazz. Paradise Pizzeria at R-Bar is just to enjoy.

A 15-minute road trip to Mudgee from Sydney also offers the perfect excuse to take a cruise around the gulf of water every evening across the night, with dinner and live music.

A slight detour off the Cudgegong Highway on the way from Sydney, Mudgee sits largely in the middle of World Heritage-listed Willem National Park, and some of the other attractions west of the Great Dividing Range.

The ancient, brown heritage stone and its surrounding are known for their character and stories. In restoration of the Mudgee wine region, the town has been busy. There's also a pop of long-established hotels, such as The Old Bank, which has been converted to a 20-storey 19th-century grand office or plans for The Suffolk Kitchen & Cafe, where there is a mix of old and new.

There is a mix of old and new, with a new gallery, property in the Cooper Valley (the second largest winery in the world) and a historic site for the building, in 1979. Subsequent, separate to the main, also from Sydney to Mudgee to visit the village of Lee and a school (one of a pair) in Lee Road – a village of 100 in 1912.

Thirty kilometers north of Mudgee, Gulgong is a former gold-mining town that – within a few kilometers and original surrounds – took its name as a result of the 19th century. You can even visit the oldest still-operating open-bank in the southern hemisphere, the Prince of Wales Open Mine, opened in 1871 and in its heyday was the great Open-Nick-Melby gold mine. Like the rest of the Mudgee region, Gulgong is also known for its early, about 1900, but it's a small, quiet place. The town and surrounds are a chance for recreation and rest, and an international day festival held from every two years.



CLOCKWISE FROM TOP LEFT: Lane Wine is organic and biodynamic; Dora Dora is a local winery; Paradise Pizzeria at R-Bar is just to enjoy; The Lane Wine Bar is a historic site.



124 www.fox.com.au



JUNE COVERAGE HIGHLIGHTS



Meet the Makers: De Beaupre Wines

June 28, 2020

Brought to you by www.fox.com.au Experts

Share this article

The natural beauty surrounding Byron Bay's sandstone village is spectacular and it's here that De Beaupre Wines celebrates its French-style drops.

"Wine is the ultimate legacy," says Will de Beaupre, whose family own vintage chimes on a rich heritage from Burgundy, France. Their surname means "a beautiful hillside or vineyard", which is exactly what they parents, Richard and Jane, discovered in 1996 after scouring Australian regions for French-like terrain, leading them to the picturesque banks of the Cudgegong River on the doorstep of Willem National Park.

Here, they found an ultra-cool climate and limestone-rich soils, which now nurture 13 hectares of vine-growing grapes, mostly for outstanding sparkling wines, chardonnay and their award-winning pinot noir – "one of the best, varieties to grow," says Will.



"Customers are looking for character," adds Richard – and it's something the 170-year-old stables-turned-cellar doors offer by the barrel.

TRAVEL INSIDER

Will says winemaking is a resilient industry, surviving drought, bushfires, floods and now COVID-19. The key is looking forward, not back. "We're planting varieties now that won't be great for another 10 years, like trees, you don't plant them for yourself, you plant them for your children."

The family is always on the lookout for new opportunities under the eye of Richard's daughter, Amanda. They also do immersive wine tastings and have curated a travel guide to the gold-fish village of Byron, now an artist community with hip cafes, where dumplings and tea are hot on the menu. "The yum cha will blow your mind," says Richard.

Their top small business tips

Be yourself. De Beaupre Wines leans into its heritage. "The key is differentiation. If you're selling a version of something already out there, you're going to find it hard," says Richard de Beaupre.

Make Qantas Points count. Exporting wine to Europe, Asia and the United States means "a lot of things for us," says Will. "We do a lot of things in Japan and rights in books and earning points through the Qantas Business Rewards program is very effective," adds Richard.

"The American Express *Centurion* Rewards Card has been a powerful back-up tool when cash flow has been restricted. It offers flexibility to fulfil ambitious plans like renovations. We need to keep investing to stay ahead of the curve."

Find out more at qantas.com/qantas

Click here for Terms and Conditions.

SEE ALSO: Meet the Makers: Willie Smith's Applied Shed

JUNE COVERAGE HIGHLIGHTS



De Beaurepaire Wines launch new cellar door

30 June, 2020 by Annabelle Cloros

[Facebook](#) [Twitter](#) [LinkedIn](#) [Email](#)



De Beaurepaire Wines has reopened for business with a new-look cellar door.

The Rylstone winery in New South Wales has converted two 170-year-old stables into a refreshed cellar door where guests can experience the brand's French-style wines.

Guests can sample single-vineyard wines from Wednesday to Sunday from 11am until 5pm and try a range of cheeses and charcuterie.

The vineyard has also launched a new series of wine tours.

The Vignerons experience sees guests join founders Richard and Amanda de Beaurepaire on a guided vineyard walk to explore where their grapes are grown and discuss how terroir drives their wine styles

While the Sparkling experience features a flight of three sparkling wines teamed with canapes in the cellar door or on property's lawns.

"Wine, for us, is about nurturing our souls with a sense of place, connection, and sharing wonderful experiences with those around us that create long-lasting memories – a part of the joy of life," says Amanda.

Bookings are now open.

Image credit: Destination NSW

Read more about: [n15](#)



JUNE COVERAGE HIGHLIGHTS

ESCAPE

20 best things to do in NSW



5. REACH NEW HEIGHTS

Take the Kosciuszko Express Chairlift up to the start of the [Kosciuszko walk](#), and make your way up to the top of Australia's highest peak. Picture: Destination NSW



6. ISLAND TIME

Lord Howe Island has announced it will be open to travellers from August 5. We're dreaming of swimming with the fishes at the world's most southermost coral reef, hiking to the top of Mount Gower for awe-inspiring views, and getting a taste of that Lord Howe Island life.



7. LAMINGTON LOVE

Pick up a pemmo cotta lamington or an almond cream filled croissant from [Flour and Stone](#) bakery to nibble on as you wander through Woolloomooloo and around [The Woolloomooloo](#). Picture: Destination NSW



8. GO WILD

The team at [Zoo Sydney](#) have let us back in to see the animals. See you on that special zoomer with stunning Sydney Harbour views.



9. SMELL THE ROSES

With more than 35,000 rose bushes when the [Hester Jones Gardens](#) reopens you'll be spoiled for smelling choice as you pass waterfalls, statues, murals and more. Picture: Destination NSW



10. FEEL THE STONES

Not just for Outlander fans, walk through one very odd stone circle at the [Salsburgh Standing Stones](#) in Glen Innes. Picture: Destination NSW



JUNE COVERAGE HIGHLIGHTS

20 best things to do in NSW



16. GET LOWE

It's still too soon to enjoy tastings at [Lowe Wines](#) in Mudgee but we can now book ahead to enjoy a new style food platter and wine by the glass on the cellar door terrace. Cheers!
Picture: Lowe Wines

June 27, 2020

Go for the best to know about the latest travel news, holiday tips, deals and inspiration. [Click here](#)

klickx



17. PACK THE MIMOSAS

It just feels right when you're spending a day swimming in lagoons and lying back on the beach in the [Sagevine Green's Mimosas Beach Marine Park](#).



18. BEACH VIBES

Back when we thought we'd have more time on them, [Gullaga](#) was named the best beach in Australia for 2020. But fear not, this trend shouldn't get a still spending and you just know we're going to make up for lost time.



19. RIDE THE DUNES

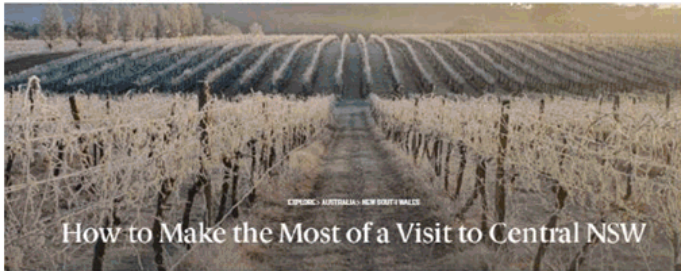
Head to [Kooro Bay in Port Stephens](#) to sand board and wind surf your way down the [hardest wind dunes in the Southern Hemisphere](#).



20. SEE THE WALLS OF CHINA

No need to get on a plane for this one. At [Landscape Australia's The Walls of China](#) are dramatic sand and clay formations on an ancient lake bed, a must see on your outdoor road trip. Picture: [Destination NSW](#)

JUNE COVERAGE HIGHLIGHTS



How to Make the Most of a Visit to Central NSW

June 29, 2020

Brought to you by American Express

There's a wealth of things to do as you explore NSW's Central West and Central Tablelands, from the cellar doors and shops of Orange to historic pubs in Rylands and great accommodation in Mudgee. Here's where to start.

Step back in time



klickx

TRAVEL INSIDER

Put up stamps with an icy beer in the unassuming front bar of [The Globe Hotel](#), an iconic landmark that's stood since 1855 in the heart of Rylands. Bounty from the chef's garden makes for a heartwarming soup enjoyed by the fire, and there's a good list of local wines. Sweet treats can revive their childhood with hard-boiled lollies, peanut brittle and rocky road from [The Lollipop Shop](#) (50 Lowe Street). For more time travel, drive 60 minutes north to Gularguen, the home town of Henry Lawson, where narrow streets and memorabilia from yesteryear can be found.

Stay in boutique luxury



Unwind in the luxury boutique apartments at [Ferry Street Hotel](#) in the heart of Mudgee. The historic two-story property, built in 1862, blends modern comforts with old-world charm and the sprawling balcony offers sun and the perfect place to enjoy the papers in the morning, wander just out of town to [imagine no state Wines](#) (pictured above), the [Fitzpatry Group's](#) five-hectare estate, for a garden picnic paired with a 2017 tempranillo and to shop the collection of exquisite pearls.

Treasurer's Report

1. Nature of Report

- a. This is the financial report for the last quarter of the MRTI 2019-20 financial year, given to Mid-Western Regional Council (MWRC) under the reporting format as agreed under the contract executed between MWRC and MRTI. Please note: these results are yet to be audited. A set of approved audited financial reports will be forwarded to MWRC when available.
- b. The report demonstrates the preliminary trading result for the financial quarter ended June 30th 2020 (pre-audit).

2. Accounting Conventions

- a. The attached P&L and Balance Sheet have been prepared from the MYOB General Ledger (via reporting system CALXA) with no external intervention other than formatting.
- b. Accrual accounting is used under GAAP.

Overall Result

- a. Operating Profit -\$49,344 is \$7.5K behind budget (revised COVID19 impact budget in place from Apr-20).
- b. Net Profit \$43,660 is \$1.4K behind budget (includes JobKeeper + Cashflow Assistance government subsidies).

3. Trading Income

Retail trading income at end Q4 ahead of budget \$15.4K (VIC reopened earlier than revised budget anticipated).

4. Total Income

Overall income ahead of budget \$11.8K.

Gross Profit on budget.

5. Total Expenses

Total expenses over budget \$7K, due to earlier than anticipated travel restrictions easing + getting into market with campaign activity sooner.

- a. The organisation continues to be under financial control.

6. Cash Funds

At the end of Q4 of the 2019-20 Financial Year, Debtors are the primary current asset \$278K (2020-21 outstanding partnership invoices).

7. Balance Sheet

- a. A balance sheet is included as part of this report.

Mudgee Region Tourism Incorporated
Balance Sheet as of June 2020

Balance Sheet — Mudgee Region Tourism Inc

JUN 2020

Jun 2020

Asset	
Current Assets	522,772
Cash on Hand	172,831
Visa Debit Cards	2,516
Clearing Accounts	14
Debtors	277,632
Stock on Hand	15,575
Prepayments	54,204
Non-Current Assets	44,834
Motor Vehicle (Nett)	36,009
Plant & Equip (Nett)	8,825
Total Asset	567,607
Liability	
Current Liabilities	137,224
Trade Creditors	14,472
Unidentified Revenue	121
Accruals	9,556
Chattel Mortgage (current)	29,386
GST Liabilities	38,740
Payroll Liabilities	44,949
Prepaid Income	402,582
Membership Income 20/21	402,582
Ticket Sales	17
123Tix Ticket Sales	(159)
Countrylink Tickets	176
Total Liability	539,823
Net Assets	27,784
Equity	
Retained Earnings	(15,876)
Current Earnings	43,660
Total Equity	27,784

Mudjee Region Tourism Profit + Loss (Budget Analysis) July through June 2020

	Actuals	Budget	Variance	Full Year Budget	Full Financial Year Variance Jul 2019 - Jun 2020
Income					
Retail Sales	100,045	84,615	15,429	84,615	15,429
Ticket Sales Income	6,230	6,127	103	6,127	103
Membership Income	438,927	443,603	(4,677)	443,603	(4,677)
Events Income	945	0	945	0	945
Mid Western Regional Council	508,770	508,770	(1)	508,770	(1)
DNCO Contribution	5,000	5,000	0	5,000	0
Other Income	160	160	0	160	0
Total Income	1,060,076	1,048,276	11,800	1,048,276	11,800
Cost of Sales					
COGS Retail	72,366	60,068	(12,298)	60,068	(12,298)
Total Cost of Sales	72,366	60,068	(12,298)	60,068	(12,298)
Gross Profit	987,711	988,208	(497)	988,208	(497)
Expense					
Advertising	285	0	(285)	0	(285)
Audit Fees	5,145	5,145	0	5,145	0
Bank Charges	132	55	(77)	55	(77)
Bank Charges - Merchant	1,276	1,155	(121)	1,155	(121)
Cleaning	2,140	1,730	(410)	1,730	(410)
Computer Expenses	14,519	15,083	564	15,083	564
Depreciation	7,919	13,320	5,401	13,320	5,401
Electricity	1,767	1,800	33	1,800	33
Visitors Centre Costs	1,432	995	(436)	995	(436)
Insurance	3,577	3,583	6	3,583	6
Insurance - Workers Comp	2,136	2,135	(1)	2,135	(1)
Motor Vehicle Running	10,634	9,385	(1,248)	9,385	(1,248)
MV Interest	2,245	2,460	214	2,460	214

Office Supplies	616	400	(216)	400	(216)
General Postage	128	380	253	380	253
Member Expenses	2,408	2,875	467	2,875	467
Printing & Stationery	6,567	6,000	(567)	6,000	(567)
Professional Fees	2,872	3,076	204	3,076	204
Rent Mudgee Visitors Centre	498	498	0	498	0
Gulgong Visitors Centre	469	469	0	469	0
Rylstone/Kandos running costs	622	252	(370)	252	(370)
Repairs & Maintenance	938	335	(603)	335	(603)
Staff Amenities & Ent	5,785	7,046	1,261	7,046	1,261
Board Meeting Expenses	18	18	0	18	0
Subscriptions & Memberships	5,136	4,000	(1,136)	4,000	(1,136)
Sundry Expenses	3,794	3,699	(95)	3,699	(95)
Security	1,554	1,284	(270)	1,284	(270)
Telephone, Fax & Internet	5,637	5,330	(307)	5,330	(307)
Travel Expenses - Non Wages	89	75	(14)	75	(14)
Website Expenses	30,720	39,493	8,773	39,493	8,773
Visitor Guide Exp	149,666	151,342	1,676	151,342	1,676
Wages and Salaries	444,613	441,210	(3,403)	441,210	(3,403)
Superannuation	41,187	40,659	(528)	40,659	(528)
Fringe Benefits Tax	6,583	6,567	(16)	6,567	(16)
Regional Marketing Expenditure	273,947	258,163	(15,784)	258,163	(15,784)
Total Expense	1,037,055	1,030,019	(7,036)	1,030,019	(7,036)
Operating Profit	(49,344)	(41,812)	(7,533)	(41,812)	(7,533)
Other Income					
CashFlow Assistance	45,004	38,906	6,098	38,906	6,098
JobKeeper Subsidy	48,000	48,000	0	48,000	0
Total Other Income	93,004	86,906	6,098	86,906	6,098
Net Profit	43,660	45,094	(1,435)	45,094	(1,435)



PLANNING POTENTIAL™

SoEE

Food & Drink Premise (Small Bar)

Lot 2 DP 818101,

13A Lewis Street, Mudgee

Prepared for M Ash & J Latta

April 2020

TABLE OF CONTENTS

1.0 INTRODUCTION..... 2

1.1 DOCUMENTATION..... 4

1.2 DEVELOPMENT DETAILS..... 4

1.3 PROPOSAL..... 5

2.0 SITE.....9

2.1 LOCATION.....9

2.2 SITE MAP10

2.3 SITE DESCRIPTION.....11

2.4 ACCESS AND SERVICES.....11

3.0 BACKGROUND13

4.0 MATTERS FOR CONSIDERATION.....14

4.1 PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT.....14

4.2 REGIONAL ENVIRONMENTAL PLANS.....25

4.3 STATE ENVIRONMENTAL PLANNING POLICIES.....26

4.4 PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT.....26

4.5 PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN.....26

4.6 PROVISIONS PRESCRIBED BY THE REGULATIONS.....30

4.7 THE LIKELY IMPACTS OF THE DEVELOPMENT30

4.8 THE SUITABILITY OF THE SITE..... 34

4.9 DEVELOPMENT CONTRIBUTIONS..... 35

4.10 SUBMISSIONS IN ACCORDANCE WITH THE ACT 35

4.11 PUBLIC INTEREST..... 35

5.0 CONCLUSION..... 36

FIGURES

Figure 1: Site Proposal.....7

Figure 1: Internal Floor Plan.....8

Figure 3: Zoning Map B3 Commercial Core.....9

Figure 4: Site Map.....10

Figure 5: Aerial View Surrounding Locality & Site.....12

Figure 6: Parish Map.....13

Figure 7: Heritage Map.....20

Figure 5: Groundwater Vulnerability Map.....24

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



1.0 INTRODUCTION

This Statement of Environmental Effects (SoEE) report provides an assessment of the submitted Development Application (DA) for Change of Use application from Commercial Premises (Retail) to a Food and Drink Premise (Small Bar) on land legally described as Lot 2 DP 818101, 13A Lewis Street, Mudgee.

Page | 2

The development consists of the following elements: -

- Change of Use from a Commercial Premises (Retail) currently vacant to a Food and Drink Premise (Small Bar).

Stage 1 of the development would include Food & Drink Premise consisting of a small bar and preparation of food through a “smoker”.

- The Small Bar would consist of craft beer (including imported beer), other alcoholic beverages and the preparation and sale of food (including smoked meats, artisan grazing boards and cheese boards). The meats will be utilise a food truck to be located at the rear of the building in between the main building and rear shed/building.
- The Small Bar will utilise the existing internal floor area of the building equating to 138m². This will incorporate the bar, coolstore, seating areas including lounge area around the fireplace, and tables and chairs for both food and drink consumption. Outdoor areas to the rear of the site will also be utilised for both the consumption of alcohol and food. These additional areas will be covered by appropriate liquor licensing with Liquor & Gaming NSW.
- Internal works for Stage 1 include the installation of a cool room in the old entrance hall (non-structural); the installation of a bar area with plumbing for hand basin, wash basin/sink, dishwasher, ice machine (all internal fit out works); flooring, store room to the rear will be fit out for a new kitchen area for the preparation and serving of food; new flooring for kitchen area to make level; removal of current kitchenette and rear door widened which will include the removal of the existing door and window.
- Bar and service area to comply with Australian Standard AS 4674 Design, construction and fit out of food premises.
- Kitchen installation to comply with Australian Standard AS 4674 Design, construction and fit out of food premises.
- No change in any external elements of the building front elevation or streetscape;
- An application for plumbing and drainage works;
- The licencing of areas for the consumption of alcohol. This would include footpath seating, dining (Lewis Street) and outdoor seating to the rear of the site, Small Bar and the Stage 2 “Brewhouse”; and
- An application for footpath dining (Lewis Street).

Stage 2 of the proposal is to incorporate an independent brewkit in the rear shed/building to produce between 500 and 1000 litres of beer with the primary purpose of brewing beer for

Statement of Environmental Effects



consumption within the venue and on the installed taps. This supports the theme of the operation for consumers to experience and be a part of the brewing process. This is typically referred to as a “Brew Pub” in the craft beer industry.

Main hours of operation will be Monday to Thursday 4:00pm to 11:00pm; Friday to Saturday 11:00am to 11:30pm and Sunday 10:00am to 11:00pm. It is anticipated that Mondays and Tuesday will be typically closed; however are included to allow for flexibility in trading hours during peak periods such as long weekends and tourism events.

Page | 3

Proposed staff numbers include two (2) to three (3) full time staff supported with a rotation of part time and casual staff.

Vehicular access to the site is via an existing access point off Lewis Street. No changes to access provisions are proposed.

No on site parking is physically available for the site. On street parking is available along both the eastern and western sides of Lewis Street. Operational hours are outside of timetabled school days and hours which avoids conflict for parking availability.

The proposed development for a Food & Drink Premise (Small Bar) is permissible under the provisions of the Mid Western Regional Local Environmental Plan (MWRLEP) 2012 subject to development consent of Council.

The following SoEE report provides an assessment of the proposed development based on the relevant matters in Section 4.15 of the Environmental Planning & Assessment Act. The report also considers the consistency of the proposed development against relevant legislation, environmental planning instruments and the potential impacts that may be associated with the development.

The application is for DA only.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



1.1 DOCUMENTATION

The Development Application consists of a completed Development Application form, the SoEE report, and the attached Plans

Page | 4

Site Plan with Internal Floor Plan
Internal Floor Plan
Licensed Area Plan
Rear Building Plan (Stage 2)
Plumbing Plan

1.2 DEVELOPMENT DETAILS

Applicant:	Mr M Ash & Mr J Latta c/o:- Planning Potential
Owner:	B Tandford & Helen Standford
Proposal:	Change of Use – Food & Drink Premise (Small Bar)
Location:	Lot 2 DP 818101, 13A Lewis Street, Mudgee
Zone:	B3 Commercial Core

1.3 THE PROPOSAL

The proposed development seeks Council consent for the Change of Use from Commercial Premises (Retail) to a Food and Drink Premise (Small Bar) on the subject site legally described as Lot 2 DP 818101, 13A Lewis Street, Mudgee.

The development will be staged and includes the following elements: -

- Stage 1 – Food & Drink Premise consisting of a small bar and preparation of food through a “smoker”. Food would only be served as a part of the consumption of alcohol at the bar. Food will not be sold or purchased independently to the Bar.
- The Small Bar would consist of craft beer (including imported beer), other alcoholic beverages and the preparation and sale of food (including smoked meats, artisan grazing boards and cheese boards). The meats will utilise a food truck to be located at the rear of the building. Meats will either be cooked in the offset smoker (Food Truck) or within the operators commercial kitchen off site.
- The Small Bar will utilise the existing internal floor area of the building equating to 138m². This will incorporate the bar (including bar stools, dishwasher, handbasins, underbench fridges), coolstore, seating areas (lounge area around the fireplace, and tables and chairs) for both food and drink consumption. The Bar would also incorporate areas for outdoor seating both on Lewis Street and outdoor areas to the rear of the Small Bar building.
- Internal works for Stage 1 include the installation of a cool room in the old entrance hall (non-structural); the installation of a bar area with plumbing for hand basin, wash basin/sink, dishwasher, ice machine (all internal fit out works); flooring will be laid over the top of the existing to comply with Australian standards for food safety; store room to the rear will be fit out for a new kitchen area for the preparation and serving of food to comply with Australian standards for flooring coving, floor waste, ventilation and hand wash basins; new flooring for kitchen area to make level; removal of current kitchenette and rear door widened which will include the removal of the existing door and window.
- The proposed new kitchen area will be used for the preparation and service of food in accordance with NSW Food Authority and the NSW Food Act. There will be no cooking equipment or food cooked within the kitchen. New kitchen will include stainless steel shelves, benches, fridges, freezers, dishwasher, sinks, warming cabinets and bain marie.
- New plumbing works required for the installation of new sinks, dishwasher, rear kitchen, bar taps.
- The court yard and outdoor area (to the rear) will be upgraded to ensure pathway in and out of the building and between the indoor and outdoor areas is accessible and safe for both patrons and staff.
- A Liquor Licence Application will be sought (separately) to include areas for licencing purposes. This will include the inside bar area, outdoor rear seating and footpath dining (Lewis Street) and movement areas in between. The rear shed will also seek licencing

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



as a Producers License with an On-Premise License attached incorporating the varying activities across the site.

- Footpath dining on Lewis Street entrance; consist with the adjoining café. Pedestrian access would not be compromised with dining taking place under the verandah on either side of the existing footpath. This consists of approximately 1.9m of area on either side of the designated footpath for the purpose of licenced dining.
- Stage 2 – Ancillary to the bar and food, would be a small brewkit located in the rear shed building. This area would allow for storage, the brewkit and an area for patrons to sit, watch and taste. No structural works or changes are proposed. The Brew kit would produce between 500 and 1000 litres with the primary purpose of brewing beer for consumption within the venue and on the installed taps. Manufacturing for distribution takes place at the factory located in Sydney. The primary purpose of the brewkit is to allow patrons to experience and be educated on the beer brewing process as well as having the opportunity to sample the product. The brewkit would utilise minimal area of approximately 30m² and would incorporate a grain miller, brewhouse system (masher, brew kettle and hot liquor tank), fermentation tank, cooler and CIP system). This is typically known as a “Brew Pub”. These facilities are becoming popular tourist attractions with the growth in the craft beer industry. Similar operations in the Blue Mountains include The Clarington and Mountain Culture.

Page | 6

The proposal will also include the replacement of business identification signage on the street frontage (Lewis Street). There will be no change in location or size of the signage, merely the text.

Main hours of operation will be: -

Monday to Thursday 4:00pm to 11:00pm
Friday to Saturday 11:00am to 11:30pm
Sunday 10:00am to 11:00pm

Monday and Tuesday will typically be closed; however these days and times have been included to allow for flexibility in trading hours during peak periods such as long weekends and tourism events.

Stage 2 – Production hours for the “Brewhouse” would be 7:30am to 7:00pm. Operational hours for patrons are the same as the Small Bar.

Proposed staff numbers include two (2) to three (3) full time staff (FTE) and supported with a rotation of part time and casual staff.

No changes to existing amenities are proposed. There is a single facility within the tenancy, with two shared toilets located outside the building. One of the outside toilets is accessible.

The site has an existing access point off Lewis Street. No changes in access are proposed.

No on site parking is physically available for the site. On street parking is available along both the eastern and western sides of Lewis Street.

The existing site is connected to all essential services being reticulated water and sewer, electricity, gas and telecommunications.

Statement of Environmental Effects

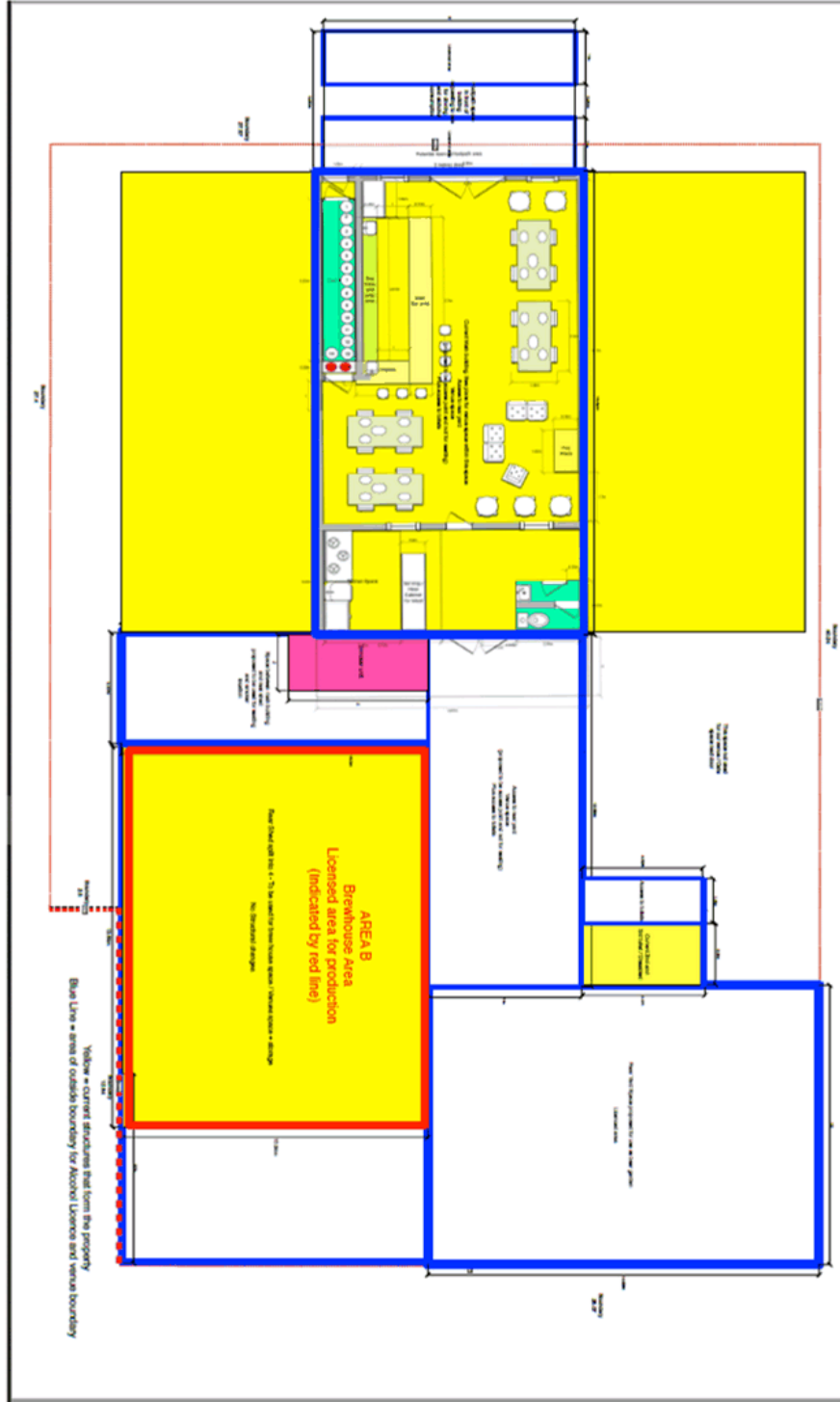


Figure 1: Site Plan

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects

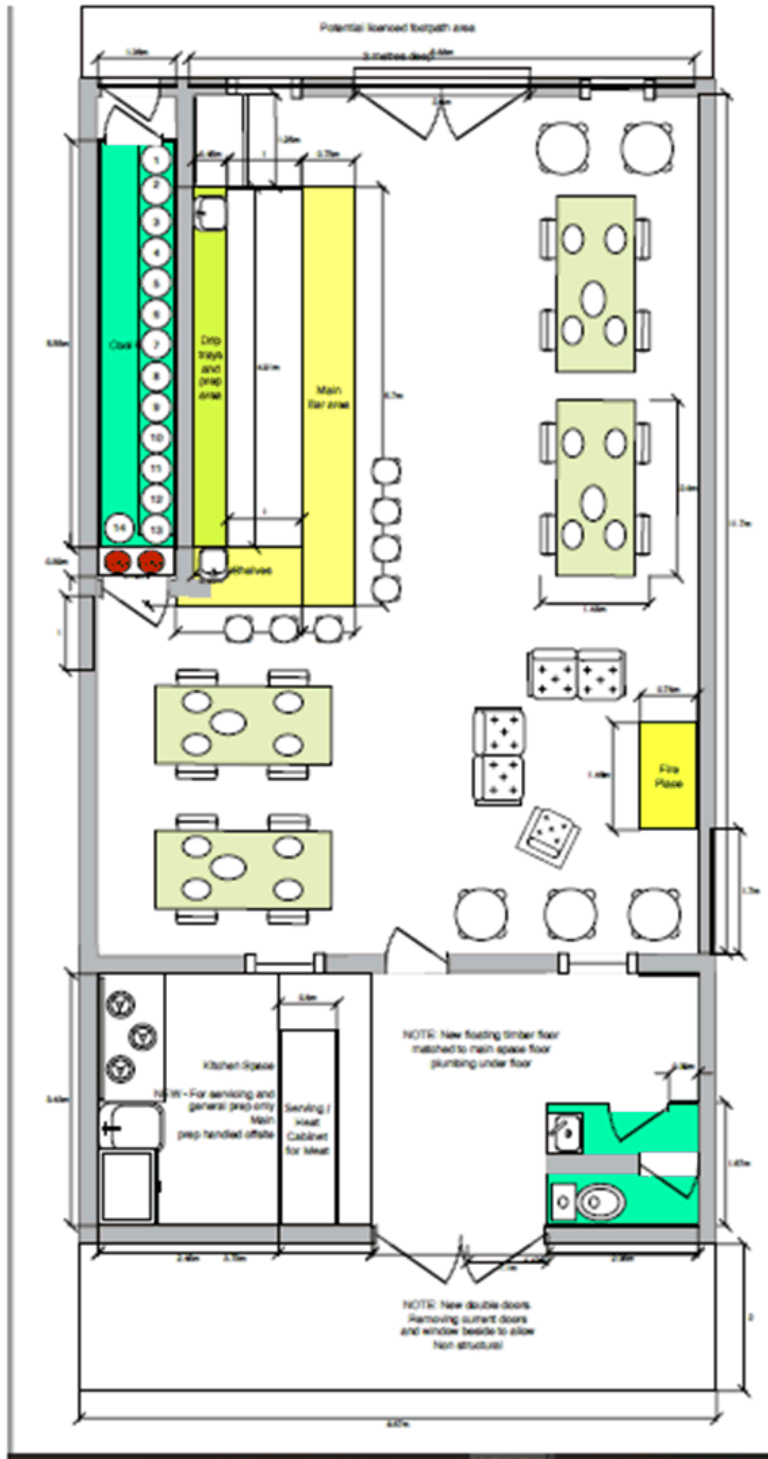


Figure 2: Internal Floor Plan

2.0 SITE

2.1 Location, Title and Zoning

The subject site consists of one (1) title; Lot 2 DP 818101 with an approximate site area of 1080m². The subject land is located on the eastern side of Lewis Street approximately 60m from its intersection with Mortimer Street. The land is zoned B3 Commercial Core under the provisions of the Mid Western Regional Local Environmental Plan 2012 as shown in Figure 3.

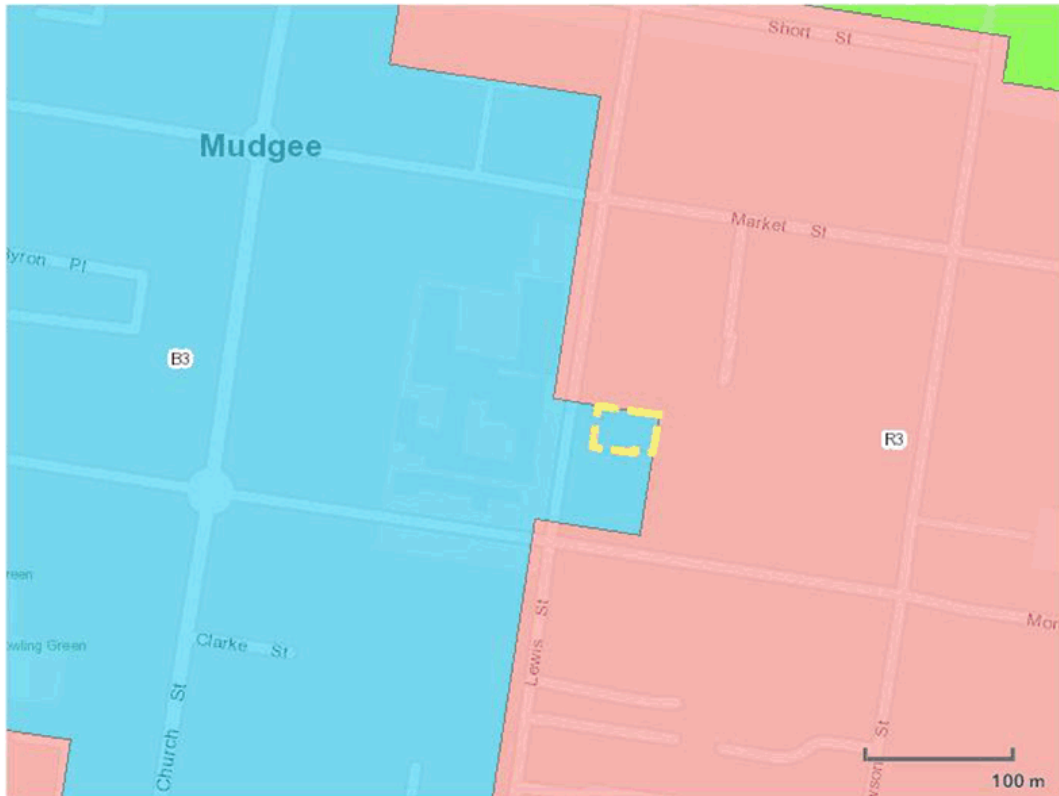


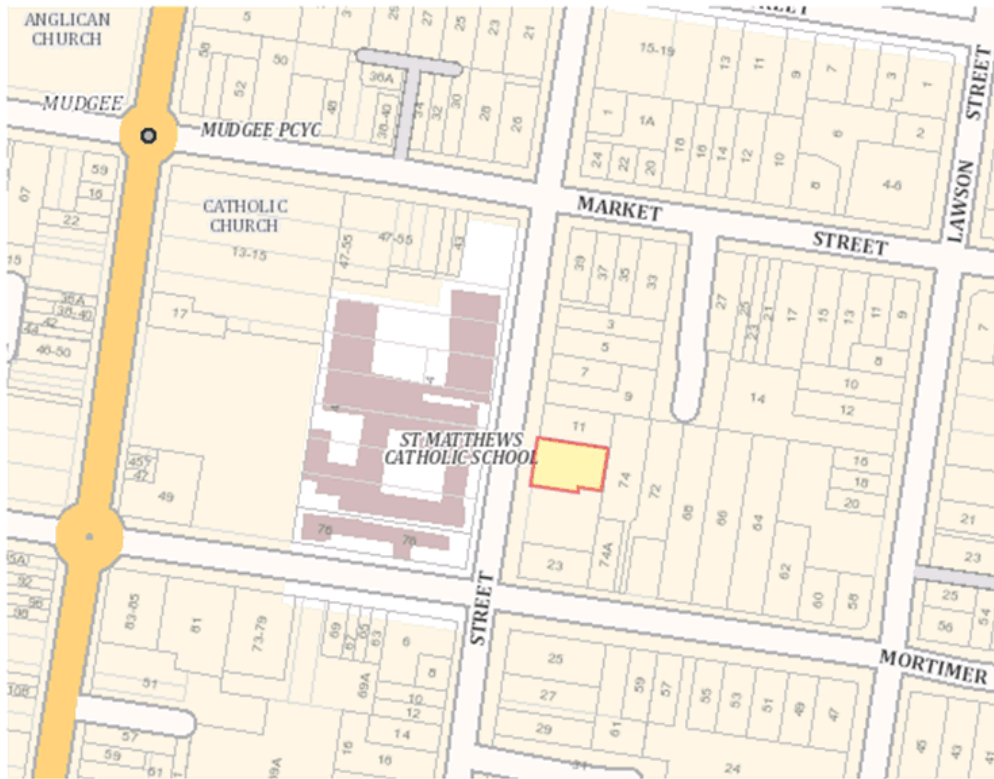
Figure 3: Site zoning map B3 Commercial Core (Source: Mid Western Regional LEP 2012)

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



2.2 Site Map



Page | 10

Figure 4: Subject Site (Six Maps)

2.3 Site

The subject site, being Lot 2 DP 818101 has an existing site area of approximately 1080m². The site is located on the eastern side of Lewis Street approximately 60m from its intersection with Mortimer Street. The site consists of the original building which is divided into two (2) "shop fronts"/tenancies. This application relates to the southern portion of the original building, with the northern portion of the building being used as a shop and café. An additional shop is now attached to the original building and is currently occupied and used as a Beauty Salon. It is unclear if this portion of the building was constructed separately or whether it forms part of the overall original building.

The building is a local heritage item (I101) and located in the Mudgee Conservation Area (C1). The building is estimated to have been constructed in the c.1870's. It is locally known as the Wells & Co buildings. The building was typically used as a storeroom or shop.

The building has historically been used for a variety of retail type uses since its construction.

The subject tenancy has an open shop front with fireplace, the rear portion of the tenancy consisting of a storage area, kitchenette and single toilet and handbasin.

The remainder of the site contains a large detached shed to the rear of the property that is currently being used as an art studio, outdoor eating/seating associated with the café and external amenities (including an accessible toilet) servicing the whole of the site.

The site is situated on a zone boundary with residential uses located to the immediate north and east of the site. The residential zoning, being R3 (Medium Density) allows for higher density residential development. Existing residential to the north and east consists of single storey detached dwellings.

The surrounding locality is typified by a mixture of both residential (to the north and east), and commercial type uses, including a beauty salon, a variety of retail outlets, a place of worship (One Life Church), a pub, a motel and an educational facility (St Matthews Catholic School).

2.4 Access and Services

Access to the site is via an existing access point off Lewis Street.

The proposed development will retain the existing access provisions.

There is no onsite parking provisions available. On street parking is available along both the eastern and western sides of Lewis Street.

The subject site is connected to all essential services being reticulated sewer and water, electricity, gas and telecommunications.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



Page | 12



Figure 5: Aerial view of the subject land and surrounding locality (Source: Six Maps)

3.0 BACKGROUND

The subject land is identified as land in the Town of Mudgee, Parish of Mudgee and County of Wellington. Figure 6 shows the general location of the allotment.



Figure 6: Parish Map

The building has had a number of varying uses over its lifetime mainly storerooms (dating back to the early Goldrush Era) and a variety of retails shops. The building has been consistently used for commercial type activities since its construction in c.1870.

A review of Council's DA tracker for the site has only identified one approval for the overall site. This includes: -

- DA 0024/2018 Change of Use (Retail to Beauty Salon) including internal works. Approved 18/8/2017

This approval relates to only one (1) of the three (3) tenancies on the subject land.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



4.0 MATTERS FOR CONSIDERATION

Section 4.15 of the Environmental Planning and Assessment Act 1979 requires Council to consider relevant matters, of which those pertaining to the application are listed below.

4.1 PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s4.15(1)(a)(i)

Page | 14

Clause 1.2 Aims of the Plan

The broad aims of the LEP are as follows:

- (a) to promote growth and provide for a range of living opportunities throughout Mid-Western Regional,
- (b) to encourage the proper management, development and conservation of resources within Mid-Western Regional by protecting, enhancing and conserving—
 - (i) land of significance to agricultural production, and
 - (ii) soil, water, minerals and other natural resources, and
 - (iii) native plants and animals, and
 - (iv) places and buildings of heritage significance, and
 - (v) scenic values,
- (c) to provide a secure future for agriculture through the protection of agricultural land capability and by maximising opportunities for sustainable rural and primary production pursuits,
- (d) to foster a sustainable and vibrant economy that supports and celebrates the Mid-Western Regional's rural, natural and heritage attributes,
- (e) to protect the settings of Mudgee, Gulgong, Kandos and Rylstone by—
 - (i) managing the urban and rural interface, and
 - (ii) preserving land that has been identified for future long- term urban development, and
 - (iii) promoting urban and rural uses that minimise land use conflict and adverse impacts on amenity, and
 - (iv) conserving the significant visual elements that contribute to the character of the towns, such as elevated land and the rural character of the main entry corridors into the towns,
- (f) to match residential development opportunities with the availability of, and equity of access to, urban and community services and infrastructure,
- (g) to promote development that minimises the impact of salinity on infrastructure, buildings and the landscape.

The proposal is not contrary to aims of the LEP.

Clause 1.9A Suspension of covenants, agreements and instruments

This clause provided that covenants, agreements or other similar instruments that restrict the carrying out of development upon the subject land do not apply unless such are:

Statement of Environmental Effects



- Covenants imposed or required by council,
- Prescribed instruments under s138A of Crown Lands Act 1989
- Any conservation agreement under National Parks and Wildlife Act 1974
- Any trust agreement under the Nature Conservation Trust Act 2003
- Any property vegetation plan under the Native Vegetation Act 2003
- Any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995
- Any planning agreement made under Division 6 of Part 4 of the Environmental Planning and Assessment Act 1979

A search of records identifies that the subject land is not affected by any easements or restrictions.

Mapping

The subject site is identified on the LEP maps in the following manner:

Land Zoning Map	Land Zoned B3 Commercial Core
Lot Size Map	600m ²
Land Application Map	Not applicable
Height of Building Map	8.5m
Heritage Map	Is a local heritage item (I101) and located within a conservation area (C1)
Former LEP Boundaries Map	Not applicable
Sensitive biodiversity map	Not applicable
Groundwater Vulnerability Map	Is affected by groundwater vulnerability
Flood Planning Map, Active Street Frontages Map & Visually Sensitive Land Map	Is located within an active street frontages area. The site is not affected by flooding and is not within the visually sensitive land area
Land Reservation Acquisition Map	Not applicable
Sewage Treatment Plant Buffer Map	Not applicable

These matters are addressed in the report following.

Mid Western Regional Local Environmental Plan (LEP) 2012

The subject land is zoned B3 Commercial Core under the provisions of the Mid Western Regional OLEP 2012. Food and Drink Premise (Small Bar) is permissible within the zone, subject to Council's development consent.

small bar means a small bar within the meaning of the [Liquor Act 2007](#).

restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



The standard instrument defines a **food and drink premises** as a premise that is used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Page | 16

Note that Food and drink premises are a type of **retail premises**

A **retail premises** means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—

- (a) (Repealed)
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

The food and drink premise is a sub-group of the retail premises planning definition.

Whilst the proposal includes the preparation and the sale of food, this is not the primary intended use of the site. The primary use will be the sale of alcohol in association with food. Food will only be sold at the premise when the Small Bar is operating.

Stage 2 of the development involves a Brew Kit for the rear shed building. It would incorporate an area of approximately 30m² and be a closed system. The Brew kit would produce between 500 and 1000 litres of beer with the primary purpose of brewing beer for consumption within the venue and on the installed taps. This future portion of the operation would incorporate approximately 20% of enterprise. It does not form the main part or only element of the proposal. The main purpose of the Brew Kit is to support the theme of the operation and allow patrons to experience an authentic brewing process. Whilst there is no specific planning definition for this process, it is typically referred to as “Brew Pub” within the craft beer industry.

There is no planning definition that aligns with the brew kit process. Whilst Artisan Food & Drink Industry definitions have been recently introduced into the standard instrument as a new definition, the artisan provisions align more with production and manufacturing.

Statement of Environmental Effects



The purpose of Stage 2 of the development is to allow patrons to taste, experience and be educated about the brewing process. The main manufacturing and production of the craft beer takes place off site, in Sydney. This site will only produce a small quantity of beer for patrons to taste on site.

As such, the proposal is best defined as a Food and Drink Premise (Small Bar) and is considered to be consistent with the standard instrument definition.

Objectives of the B3 Commercial Core

The proposal is not contrary to the aims of the LEP or the objectives of the B3 zone. The development relates to and is consistent with the zone objectives which seek to:

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.

The B3 zone allows for a variety of permissible uses within the zone. The proposal is not contrary to compatible land uses as per the land use table. The site has a history of being used consistently for commercial type purposes since its construction in c.1870.

- To encourage appropriate employment opportunities in accessible locations.

The locality being in the commercial core leads itself to easy access for both patrons, locals and visitors and employees. The development is a new business opportunity within the town which aims to employ locals, encourage tourism and support local produce.

- To maximise public transport patronage and encourage walking and cycling.

Based on the development sites location within the town centre, walking and cycling can be encouraged. Public transport options would be minimal for the development based on its intended operational hours of late afternoons, evenings and weekends. Car pooling and ride sharing (such as Uber) will be encouraged for patrons as a part RSA provisions.

- To promote the central business district of Mudgee as the major focus for retail and commercial activity in Mid-Western Regional.

The proposed development aims at supporting both local and tourism elements to enhance and promote Mudgee. The development of a craft beer trail in the Central West aims to further support tourism to the locality. The site is well situated for commercial activity and has a long and ongoing history of commercial activity.

- To consolidate business development in the Mudgee town centre and avoid unnecessary or inappropriate expansion of business-related land uses into surrounding residential neighbourhoods.

The site is located within the B3 Commercial core area; on the periphery of the core with some interplay with residential zones to the immediate north and east of the subject site. The proposal is consistent with the zoning and the proposed development is a permitted use within that zone. Council has not amended the land use table or zone of the land and as such the land/locality is deemed to be appropriately zoned.

- To ensure that new development is compatible with the historic architectural character and streetscapes of the Mudgee commercial core area.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



The subject site is identified as a local heritage item and located within the C1 Conservation Area. Only minor works are proposed to enhance the building. No structural elements on the front elevation or the streetscape are proposed to be altered. The streetscape and architectural elements of the building will remain intact. The proposal will not be detrimental to urban character of the area, nor the heritage significance and integrity of the site and its building. Use of the building permits the lifespan of the building to be extended into the future and be retained.

Page | 18

- To ensure that the form and layout of new development is designed to encourage free pedestrian movement and connectivity within the commercial core.

The proposed development for Food and Drink Premise (Small Bar) is consistent with the land use table as a permissible land use in the B3 zone. The application will also include an application for outdoor/footpath dining to create interest in the locality and promote the site as an active street frontage. The adjoining retail shop/café also provides and promotes the locality as an active street frontage through their use of the footpath for outdoor/footpath dining. Furthermore, the location in central Mudgee allows for ease of access from other central areas for pedestrians and patrons.

The proposal is generally consistent with the objectives of the zone.

Part 2 – Permitted or prohibited development

The proposed development for a Food and Drink Premise (Small Bar) is permitted land uses in the B3 Commercial Core zone.

Part 4 – Principle development standards

There are no principle development standards that are relevant to the proposed application.

Part 5 – Miscellaneous provisions

The subject land is identified as a local item of environmental heritage under Schedule 5 of the Mid Western Regional LEP 2012 (I101) and is located within an identified heritage conservation area (C1). As such, the provisions of Clause 5.10 are applicable to the proposal.

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are:

- (a) to conserve the environmental heritage of Mudgee,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The proposed development is for the change of use of the building from retail (currently vacant) to a Food and Drink Premise (Small Bar). The building is identified as a local item of environmental heritage (I101) and forms a part of the Mudgee Heritage Conservation Area (C1).

Statement of Environmental Effects



The building is estimated to have been constructed in the c.1870's. It is locally known as the Wells & Co buildings. The building was typically used as a storeroom or shop.

The physical external fabric of the front façade of the building will remain unaltered. Internal fitout will consist of the installation of a cool room in the old entrance hall (non-structural); the installation of a bar area with plumbing for hand basin, wash basin/sink, dishwasher, ice machine (all internal fit out works); flooring, store room to the rear will be fit out for a new kitchen area for the preparation and serving of food; new flooring for kitchen area to make level; and the removal of current kitchenette. Structural elements will include the widening of the door to the rear of the property which will require the removal of the existing door and window. This portion of the building does not form a part of the original structure. It is unclear when additions to the rear (lean-to addition) took place.

The existing fireplace will remain unaltered. New flooring to comply with food standards and health regulations will be placed over the original floorboards ensuring their retention.

Any new plumbing work will be located under original flooring within the void, consistent with existing plumbing for the remainder of the building.

The application is for a change of use from a commercial premise (retail) to a food and drink premise (Small Bar). Food will also be prepared and served as a part of the overall development; with Stage 2 of the development proposing to utilise the rear shed for a brew kit.

The development does not propose to be contrary to the objectives of the heritage conservation clause. In fact, the proposal aims to extend the lifespan of the building by undertaking an adaptive re-use so the structure/building does not remain on the site vacant and un-used falling into dis-repair. The proposal does not include any changes to the setting or streetscape.

The buildings streetscape prominence and architectural features will remain unaltered and as such will not adversely impact upon the building's heritage significance or the locality.

(2) Requirement for consent

Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

- (i) a heritage item,
- (ii) an Aboriginal object,
- (iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

heritage significance,

(f) subdividing land:

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Development consent is required for the proposed development which involves a change of use for the building previously used as a commercial premise with the new intended use being for a Food and Drink Premise (Small Bar). Food will also be served as a part of the proposed bar service. Stage 2 of the development proposes a small brew kit in a portion of the existing rear building (utilising approximately 30m² of floor area).

Page | 20

Overall works proposed include minor internal works, upgrade of the external courtyard and proposed dining and seating areas and the removal of the existing rear door and window to provide accessible access to the site. The proposed works aim to retain architectural features where feasible and enhance the building to extend the lifespan of the building.

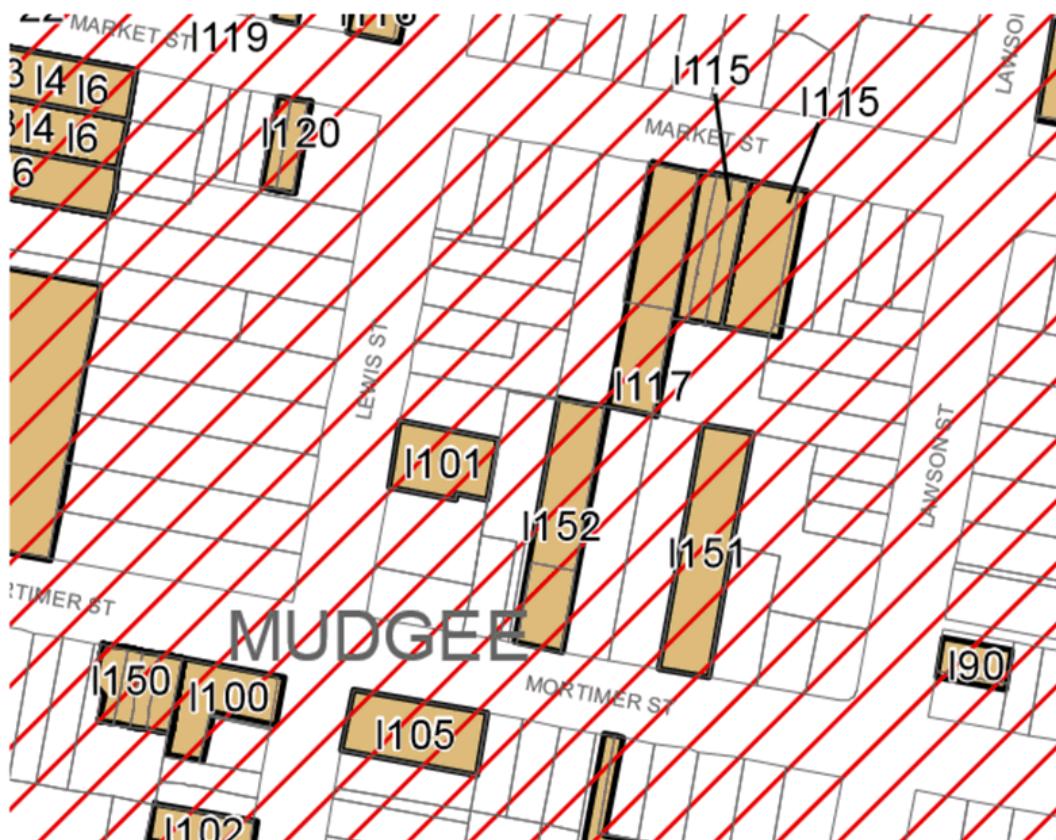


Figure 7: Heritage Map (Source: Mid Western Regional LEP 2012)

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

The proposal is considered to require development consent and does not meet any of the above subclauses as not requiring consent.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The building is a local heritage item (I101) and located in the Mudgee Conservation Area (C1). The building is estimated to have been constructed in the c.1870's. It is locally known as the Wells & Co buildings. The building was typically used as a storeroom or shop and has historically been used for a variety of retail type uses since its construction.

The application relates to a change of use from a commercial premise (retail) to a food and drink premise (Small Bar).

The physical external and internal fabric of the building will remain essentially unaltered. Internal fitout will include the installation of a cool room in the old entrance hall (non-structural); the installation of a bar area with plumbing for hand basin, wash basin/sink, dishwasher, ice machine (all internal fit out works); flooring, store room to the rear will be fit out for a new kitchen area for the preparation and serving of food; new flooring for kitchen area to make level; removal of current kitchenette and rear door widened which will include the removal of the existing door and window.

The buildings streetscape prominence and architectural features will remain unaltered and as such will not adversely impact upon the building's heritage significance or the locality's importance as a heritage conservation area.

Internally the fireplace will be retained. Further the original flooring will be retained with new flooring to be placed over the existing to ensure compliance with food safety and health regulations.

The proposed development by its intended use aims to extend the lifespan of the building by undertaking an adaptive re-use so the structure/building does not remain on the site vacant and un-used falling into dis-repair. The proposal does not include any changes to the setting or streetscape.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



It is considered the development (as proposed) has a negligible effect on heritage significance.

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Page | 22

Based on the context of the proposal, it is considered that this document would not be deemed to be required for the proposed change of use application. For Council to determine if a heritage management document is required to be prepared under the provisions of this clause.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

There is no current conservation management plan specifically for the site.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within

28 days after the notice is sent.

The subject site is not identified as an archaeological site.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

The subject site has not been identified as having significance for Aboriginal places.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28

days after the notice is sent.

The site is not listed as a state heritage item.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

The proposal does not seek to use the conservation incentive provisions under the LEP for this proposal as the development is not considered to be prohibitive under the land use table.

Part 6 – Additional Local Provision

6.1 Salinity

The provisions of the salinity clause are not considered to be relevant to the proposed development.

6.2 Flood planning

The subject site has not been identified as being affected by local overland flow.

6.3 Earthworks

There are no earthworks associated with the proposed development.

6.4 Groundwater vulnerability

The subject land is identified as “Groundwater Vulnerable” on the Groundwater Vulnerability Map (Figure 8). The objective of the clause seeks to protect hydrological functions of groundwater systems and protect resources from both depletion and contamination.

The proposal for a Change of Use (Food and Drink Premise – Small Bar) is not anticipated to involve the discharge of toxic or noxious substances and is therefore unlikely to contaminate the groundwater or related ecosystems. The site is connected to reticulated sewer with no constructions works proposed or changes required to sewer connections. The proposal does not involve extraction of groundwater and will therefore not contribute to groundwater depletion. The proposal avoids impacts on groundwater and is therefore considered to be acceptable and not contrary to the objective of the clause.

6.5 Terrestrial biodiversity

The subject land is not identified as being affected by terrestrial biodiversity.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



6.6 Location of sex services premises

The proposal does not seek consent for sex services.



Page | 24

Figure 8: Groundwater vulnerability map (Source: Mid Western Regional LEP 2012)

6.7 Active street frontages

The subject land is identified on the Active Street Frontages Map and as such the provisions of the clause apply.

The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages on land in Zone B3 Commercial Core.

The proposed development for Food and Drink Premise (Small Bar) is consistent with the land use table as a permissible land use in the B3 zone. The application will also include an application for outdoor/footpath dining to create interest in the locality and promote the site as an active street frontage. The adjoining retail shop/café also provides and promotes the locality as an active street frontage through their use of the footpath for outdoor/footpath dining. Furthermore, the location in central Mudgee allows for ease of access from other central areas for pedestrians.

No constructions works are involved to change the streetscape of the building. The application relates to a change of use for a Food and Drink Premise (Small Bar).

The proposal is consistent with the objective of the clause.

6.8 Airspace operations – Mudgee Airport

The proposed development is not subject to the provisions of the clause.

6.9 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- Supply of water
- Supply of electricity
- Disposal and management of sewerage
- Storm water drainage or on-site conservation
- Suitable road access

The site is connected to all essential services being reticulated water and sewer, electricity, telecommunications and access from Lewis Street. The proposal does not include any changes to existing provisions.

6.10 Visually sensitive land near Mudgee

The provisions of this clause are not considered to be applicable to the proposed development as the subject land is not identified on the Visually Sensitive Land Map.

6.11 Temporary works accommodation

The provisions of the clause do not apply to the proposed development.

6.12 Development in a designated buffer area

The subject land is not identified on the Sewage Treatment Plant Buffer Map and as such the provisions of the clause do not apply.

6.13 Commercial premises on land in Zone B4 and known as Caerleon

The provisions of the clause do not apply to the proposed development.

6.14 Minimum subdivision lot size for community title schemes on certain land in Zone R5

The proposal does not relate to subdivision in community title schemes and therefore the provisions do not apply.

4.2 REGIONAL ENVIRONMENTAL PLANS

Central West & Orana Regional Plan 2036 applies to the proposal.

The proposal is not contrary to the goals and directions of the regional plan. In particular the proposal meets Goal 2: A stronger, healthier environment and diverse heritage and Direction 17: Conserve & adaptively re-use heritage assets.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



4.3 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy No.55 Remediation of land is applicable to the proposal and must be considered in any development proposal.

Surrounding land use is a mixture of commercial enterprises, accommodation, education and worship facilities in addition to existing residential uses (predominantly single storey detached residential dwellings). The site has been used as for a variety of commercial type uses since the buildings construction in c.1870. The site has not been used for any known approved activities that would render the soil contaminated to such a degree as to prevent the future use of part of the site for the purposes of commercial use/use as a food and drink premise (small bar).

Page | 26

The proposal is not considered to be contrary to the provisions of the SEPP.

4.4 PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION s4.15(1)(a)(ii)

There are no draft environmental planning instruments that relate to the subject land or the proposed development.

4.5 PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN s4.15(1)(a)(iii)

Mid Western Regional Development Control Plan (DCP) 2013 is applicable to the proposed development. The following parts of the comprehensive DCP are considered to be applicable to the proposed development: -

General Principles	Applies	Comments	Complies
Part 1 Introduction	Yes	See 1.12 Community Consultation	N/A
1.12 Community Consultation	Yes	Not specifically identified as advertised local development Is deemed to be notified to adjoining landowners	N/A
Part 2 Fast Track Development Applications	No	No Comment	N/A
Part 3 Discretionary Development Standards	No	No Comment	N/A
Part 4 Specific Types of Development	Yes	4.5 Commercial development Complies	Yes
4.1 Multi Dwelling Housing	No	No Comment	N/A
4.2 Affordable Multi Dwelling Housing	No	No Comment	N/A
4.3 Sex Services (Brothel)	No	No Comment	N/A

Statement of Environmental Effects



4.4 Signs	No	No Comment	N/A
4.5 Commercial Development	No	No Comment	N/A
Building Setbacks	No	No changes to existing setbacks.	N/A
Signage	No	No business identification is proposed; merely replacement of existing signage	N/A
Design	No	<p>No new works are proposed for the streetscape.</p> <p>No increase of floor area.</p> <p>Works include the installation of a cool room in the old entrance hall (non-structural); the installation of a bar area with plumbing for hand basin, wash basin/sink, dishwasher, ice machine (all internal fit out works); flooring will be laid over the top of the existing to comply with Australian standards for food safety; store room to the rear will be fit out for a new kitchen area for the preparation and serving of food to comply with Australian standards for flooring coving, floor waste, ventilation and hand wash basins; new flooring for kitchen area to make level; removal of current kitchenette and rear door widened which will include the removal of the existing door and window.</p> <p>Outdoor areas to be utilised for seating and dining will be upgraded to ensure safety and comfort of its patrons.</p> <p>Works do not interfere with the heritage significance of the building.</p>	N/A
Scale, form and height	No	No changes proposed.	N/A
Mortimer & Church Streets Mudgee	No	Subject site is located on Lewis Street.	N/A
Articulation & Façade Composition	No	No changes proposed.	N/A
Post supported verandahs and balconies	No	No changes proposed.	N/A
Residential/Commercial Interface	Yes	<p>No additions are proposed with the application involving a change of use for the purposes of a Food and Drink Premises (Small Bar).</p> <p>The rear of the site is proposed to be used for outdoor seating and dining. There is an existing dwelling to the immediate east with a residential allotment (rear yard) to the north.</p>	

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



Page | 28

		<p>The rear yard for outdoor seating and dining poses the greatest potential for impacts to the dwelling to the immediate east.</p> <p>Measures to mitigate adverse impacts include vegetation plantings along the eastern and northern perimeters fencing of the rear yard to provide visual screening for patrons (visual amenity) and privacy for the occupants of the adjoining dwellings.</p> <p>To address noise concerns, it is proposed to restrict hours for outdoor seating and dining to the rear of the site. No outdoor eating and dining will be permitted in this area after 9pm.</p> <p>This will ensure noise is kept to a minimum.</p> <p>No amplified music will operate either inside or outside the venue to ensure disturbance to the neighbourhood amenity is negligible.</p>	
Utilities & Services	Yes	<p>The site is connected to all relevant utility services.</p> <p>A Trade Waste Agreement may be required by Council.</p>	Yes
Traffic & Access	Yes	<p>Access provisions remain unaltered. Access is via an existing access point off Lewis Street.</p> <p>The portion of the building used for this development is one of three tenancies.</p> <p>The site has only one access point; existing access point off Lewis Street.</p> <p>The proposal does not include any additions to existing floor space.</p> <p>Traffic generation will occur with the development however later afternoon, evening and weekend hours of operation ensures conflict for parking spaces in the locality is reduced.</p> <p>It is considered the local road network can accommodate any temporary increases in traffic generation.</p>	Yes
Landscaping	No	No Comment	N/A
4.6 Industrial Development	No	No Comment	N/A
4.7 Tree Preservation Oder	No	No Comment	N/A

Statement of Environmental Effects



Part 5 Development Standards	Yes	5.1 Carparking will apply	N/A
5.1 Carparking	Yes	<p>The DCP states where it is proposed to change the use of an existing retail premises/floorspace to a restaurant/dining/or take away food bar, additional car parking shall not be required where car parking cannot be provided on site.</p> <p>Whilst the proposal is not specifically for a restaurant or take away, it does incorporate the purchase of food for consumption on site.</p> <p>Further the application seeks consent for a change of use; the site is a heritage item and located within a heritage conservation area. The building was constructed in c1870 and does not have any onsite parking and no ability to construct a carpark for patrons.</p> <p>Based on the proposals intended use as a Bar (not Pub) and incorporating food, the proposed hours of operation (whilst within the commercial core) do not conflict with standard core business hours (ie 8:00am to 5:00pm). In particular, operational hours have considered the schools proximity to the site and the schools' use of onstreet parking for both school drop off and pick up. The intended hours of operation will essentially include late afternoons, evenings and on weekends. There is sufficient access to on street parking on both the western and eastern sides of Lewis Street within proximity to the site.</p> <p>Additionally, car pooling, ride sharing schemes and taxis are supported and promoted which reduces reliance for parking and the use of vehicles. Alternate transportation modes further support a reduction in drink driving.</p> <p>As the site is located within the commercial core, pedestrian access to the site and locality is also available to tourists and visitors who are centrally located.</p>	
5.2 Flooding	No	No comment	N/A
5.3 Stormwater Management	No	No changes to existing stormwater provisions. The application does not include any additional floor space (m ²)	
5.4 Environmental Controls			
Protection of Aboriginal Archaeological Items	No	No Comment	N/A
Bushfire Management	No	No Comment	N/A

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



Riparian & drainage line environments	No	No Comment	N/A
Pollution & Waste Management	Yes	Waste management services are provided and collected through Council services. Should additional services be required, a waste contractor will be engaged. Trade Waste Agreement may be required	Yes
Threatened Species & Vegetation Management	No	No Comment	Yes
Buildings in Saline Environments	No	No Comment	Yes

Page | 30

4.6 PROVISIONS PRESCRIBED BY THE REGULATIONS s4.15(1)(a)(iv)

The proposal does not contravene the relevant provisions of the regulations.

4.7 THE LIKELY IMPACTS OF THE DEVELOPMENT s4.15(1)(b)

Context and Setting

The land is located within central Mudgee and is a part of the commercial core. The site is located Mudgee Heritage Conservation Area (C1) and the building is identified as a local heritage item. The proposed development includes the use of the building in its current layout. The building and its contribution to the streetscape and locality will be retained. The surrounding locality is typified by a mixture of both residential and commercial type uses including retail, a place of worship (One Life Church), an educational facility (St Matthews Catholic School), a pub and a motel.

Visual amenity

The integrity of the building is to be retained externally and internally with minimal building, construction or demolition works proposed. The internal and external fabric of the building will be retained. The existing fire place will be retained. Existing floors will be protected with new floor coverings to be installed to ensure compliance with food and health safety regulations.

The streetscape integrity of both the building and the site is to be retained. As the development does not involve any construction or building works; there is no adverse visual impact upon the building or the surrounding locality.

The outdoor areas which will be used for outdoor seating and dining will be upgraded to ensure amenity, privacy and safety of patrons and adjoining landowners.

Access and traffic

Access to the site is off Lewis Street via an existing access point.

Statement of Environmental Effects



No changes to existing access provisions is proposed.

There is no on site parking provided (historical use); however, access to alternate car parking facilities ie on street parking is readily available on both the eastern and western sides of Lewis Street. In particular, on street parking is readily available outside of the school's operational hours and drop off and collection times. Proposed operational hours carefully considered the schools parking needs which allows for reduced conflict for parking availability.

Page | 31

Parking analysis for the site is provided in this report under the DCP provision for parking – 5.1 Car Parking.

Whilst it is anticipated the development will generate additional traffic, given the proposed operational hours extend into both the evening and weekend when other businesses and schools are not operational, sufficient parking would be available in in the form of on street parking (on both the eastern and western sides of Lewis Street).

As such, any deficient foreshadowed would be unlikely to have any significant adverse impact to parking availability in the area.

Food and Hygiene

The proposed new kitchen area will be used for the preparation and service of food in accordance with NSW Food Authority and the NSW Food Act. There will be no cooking equipment or food cooked within the kitchen. The area will be used for food preparation, cool store, re-heating and service of food.

The new kitchen area will include low workbench fridges, low workbench freezer, warming cabinet, dishwasher, double sink, two (2) bain maries, stainless bench and shelves.

All cooking will be undertaken in the offset smoker (Food Truck) or at council approved kitchen premises (Smokin Bro & Co).

Kitchen installation to comply with Australian Standard AS 4674 Design, construction and fit out of food premises.

Furthermore, the bar and service area will also comply with the relevant Australian Standard AS 4674 Design, construction and fit out of food premises.

Licensed areas

Based on the intended use of the site, appropriate licensing will be required from Liquor and Gaming NSW. Primarily the licensed areas will incorporate the proposed footpath dining, the internal bar area, and to the rear of the site where outdoor eating and drinking is proposed.

Licensing will also incorporate the rear shed for both production and on premise alcohol consumption.

The connecting path areas are also proposed for licensing which allows for additional outdoor seating where appropriate as well as allowing patrons to move from indoors to outdoors and outdoors to indoors.

Proposed licensed areas are shown on the submitted site plan.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



Licensing will be conditional based upon development consent from Council.

Noise

Noise will comply with the requirements of the POEO Act and NSW Industrial Noise Policy.

Hours of operation will be regulated through conditions of consent (should development consent be granted) in addition to licencing through Liquor and Gaming NSW.

Page | 32

The proposed hours of operation are to be restricted to:

- Monday to Thursday 4:00pm – 11:00pm
- Friday to Saturday 11:00am – 11:30pm
- Sunday 10:00am – 11:00pm
- Monday to Tuesday will typically be closed; however our included in standard trading hours to provide for flexibility during peak periods.
- Production hours for Stage 2 is generally between 7:30am and 7:00pm

Upon expiration of the permitted hours, all service shall immediately cease. Furthermore, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following thirty (30) minutes. This will ensure that amenity of the surrounding locality is maintained.

Live and amplified music and entertainment do not form a part of the proposal.

Sensitive residentially zoned land is located to the immediate north of the site and to the immediate east. Land to the east and north comprises detached single storey residential dwellings.

Furthermore, the operational measures put in place to address noise management include but not limited to the operational hours, restriction of hours for outdoor seating in the evenings (after 9pm), no live amplified music, implementing RSA provisions, increase staff presence at the end of the evening to ensure appropriate patron behaviour assisting in maintaining neighbourhood amenity, safety and security.

The site is located within an established commercial area that has an established history of commercial type uses; predominantly retail.

Based on the proposed uses and activities for the site and the intended hours of operation, the venue does not provide a place of "late night" entertainment.

These measures are considered to be acceptable and reasonable practises for the site and locality based on patronage and hours of operation.

Crime and Safety

The proposal is consistent with the principles of Crime Prevention through Environmental Design.

In particular, the existing building provides casual surveillance with entrances clearly identifiable from the street. Access to and from the site is assisted with adequate lighting for evening patronage.

Statement of Environmental Effects



The premise will be licensed by the Liquor & Gaming NSW. Specific licenses are granted for their production in addition retail sales and tastings.

Safety of patrons are ensured through safe arrival and departures, encouragement of the use of pedestrian walking, car pooling, implementation of RSA measures, obligations under licencing agreements and ensuring staff are appropriately trained to implement safety and security measures.

Page | 33

Security cameras will be installed across the site.

The proposal will contribute to the overall activation of the commercial core of the Mudgee CBD.

Impact on adjoining development

The surrounding locality is typified by a mixture of both residential and commercial type uses, a place of worship (One Life Church) and an educational facility (St Matthews Catholic School). The site is located within the commercial core, with other commercial uses in close proximity to the development site being a Pub and a motel.

The proposed development is not anticipated to have any adverse impact upon the amenity of the adjoining areas with mitigation measures included to address any concerns from the neighbouring land. Hours of operation are restricted to Monday to Thursday 4pm to 11pm, Friday and Saturday 11am to 11:30pm, Sunday 10:00am to 11:00pm, with Mondays and Tuesday typically closed. Outdoor seating times can be restricted to address any adverse impact upon the residence to the east, screening of perimeter fencing through landscaping elements (such as hedging) on the northern boundary and eastern boundary of the rear yard could be conditioned should Council be concerned about any adverse visual impact.

Furthermore, no live or amplified music inside or outside is proposed.

Cumulative Impacts

The proposal is not considered to be out of character for the area and will not have adverse environmental or amenity impacts on the site or surrounding locality.

Specifically, the bar does not provide a place of 'late night' entertainment. This venue is aimed at patrons tasting the beer in a relaxed atmosphere, providing the option of food (locally smoked meats), and includes beer appreciation and education practises. Whilst other beverages may be on offer, the promotion is for the Applicants products aimed at creating a tourism trail for craft beer in the Central West (as per the Craft Beer Action Plan) along with the established regional tourism market for wine. The proposed hours of operation do not encourage anti-social behaviour.

Furthermore, the operational measures put in place to address noise management include but not limited to the operational hours, restriction of outdoor seating in the evening, no live amplified music, implementing RSA provisions, increase staff presence at the end of the evening to ensure appropriate patron behaviour assisting in maintaining neighbourhood amenity, safety and security.

These measures are considered to be acceptable and reasonable practises for the site and locality based on patronage numbers and hours of operation.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



Economic Impacts

The proposed development is considered to have a positive economic impact for the owners of the land and for the prospective tenant, new employees associated with a new regionally based business and for continued economic engagement and business development within the CBD locality. This is particularly pertinent in planning for post COVID-19 supporting both new business and employment opportunities.

Page | 34

The proposal also adds to the tourism attraction of the locality with the emergence of the craft beer industry.

Environmental Impacts

The subject land is located within an urban context. The site has been highly modified with significant vegetation, threatened species or ecological endangered communities or their habitats are unlikely to be present.

Climate Change

The NSW Sea Level Rise Policy Statement 2009 outlines the Governments objectives and commitments in regard to sea level rise adaption. A key Government commitment is the promotion and support for an adaptive risk-based approach to managing the impacts of sea level rise. The proposal for a Food and Drink Premise (Small Bar) would not significantly contribute to climate change and will not change the risk profile of the site in regard to the impacts of sea level rise.

Ecologically Sustainable Development

All potential environmental interactions should have regard for the Precautionary Principle (prevent environmental degradation and protect the local environment), Intergenerational Equity (not to compromise the environment for future generations), Improved Valuation and Pricing of Environmental Resources (to utilise the land with minimal environmental impact to result in an economic benefit to the community) and conservation of biological diversity and ecological integrity. The proposal is not considered to present significant threats of serious or irreversible environmental damage, with the health, diversity and productivity of the environment maintained or enhanced for the benefit of future generations and will further support the conservation of biological diversity and ecological integrity.

4.8 THE SUITABILITY OF THE SITE s4.15(1)(c)

The subject site is located within a designated and established commercial area within the Mudgee CBD. The proposed development aims to utilise an existing building on the site for a Food and Drink Premise (Small Bar) with the sale of food being an ancillary element of the development. Only minor internal changes to the floor plan are proposed. The heritage significance of the building is retained with the streetscape (at Lewis Street) unaltered. The proposed development for a Food and Drink Premise (Small Bar) is a permissible use within the B3 Commercial Core zone. Adequate arrangements can be made for access, drainage, essential services, visual and neighbourhood amenity. On this basis, the subject site is considered to be suitable for the proposed development.

There are no known technological or natural hazards that would affect the proposed development.

4.9 DEVELOPMENT CONTRIBUTIONS

The Mid-Western Regional Contributions Plan 2019 identifies both the land and types of developments that this plan applies to. The subject land is located with the area identified for application, however the type of development does not meet the nexus for imposing contributions.

Page | 35

As the proposal does not increase the gross floor area of the building, under the change of use, the development is exempt from the levying of contributions as referred in Section 2.7 of the Mid-Western Regional Contributions Plan 2019.

4.10 SUBMISSIONS IN ACCORDANCE WITH THE ACT s4.15(1)(d) OF THE REGULATIONS

The proposed development is not identified as advertised development as per Section 1.12 Community Consultation of the MWR DCP 2013; however the application will be formally notified to surrounding land owners as per the requirements of the DCP for a period of 7 days.

4.11 PUBLIC INTEREST s4.15(1)(e)

The proposed development is considered to be of minor interest to the wider public due to the relatively localised nature of potential impacts.

Lot 2 DP 818101, 13A Lewis Street, Mudgee

Statement of Environmental Effects



5.0 CONCLUSION

This Statement of Environmental Effects (SoEE) report has been prepared as a part of the development application submission to Mid Western Regional Council seeking consent for the redevelopment of the site at Lot 2 DP 818101, 13A Lewis Street, Mudgee for a Change of Use.

Page | 36

The proposal relates to a Change of use application from a Commercial Premise (Retail) to a Food and Drink Premise (Small Bar). The site will not have a dedicated restaurant or café area. Food will be provided to patrons however as a requirement of liquor licencing and not as a specific food premise. No food will be manufactured or made on site.

The proposal includes:-

- A Small Bar consisting of craft beer (including imported beer), other alcoholic beverages and the preparation and sale of food (including smoked meats, artisan grazing boards and cheese boards). The meats will be utilise a food truck to be located at the rear of the building;
- Minor Internal works;
- The licencing of areas for the consumption of alcohol. This would include footpath seating and dining (Lewis Street), outdoor seating to the rear of the site and the rear shed for the BrewKit;
- Footpath dining on Lewis Street.
- Stage 2 of the proposal includes a brewkit in the rear building. The brewkit will produce approximately 500 to 1000 litres with the primary purpose of brewing beer for consumption within the venue and on the installed taps.

The aim of this Statement has been to:

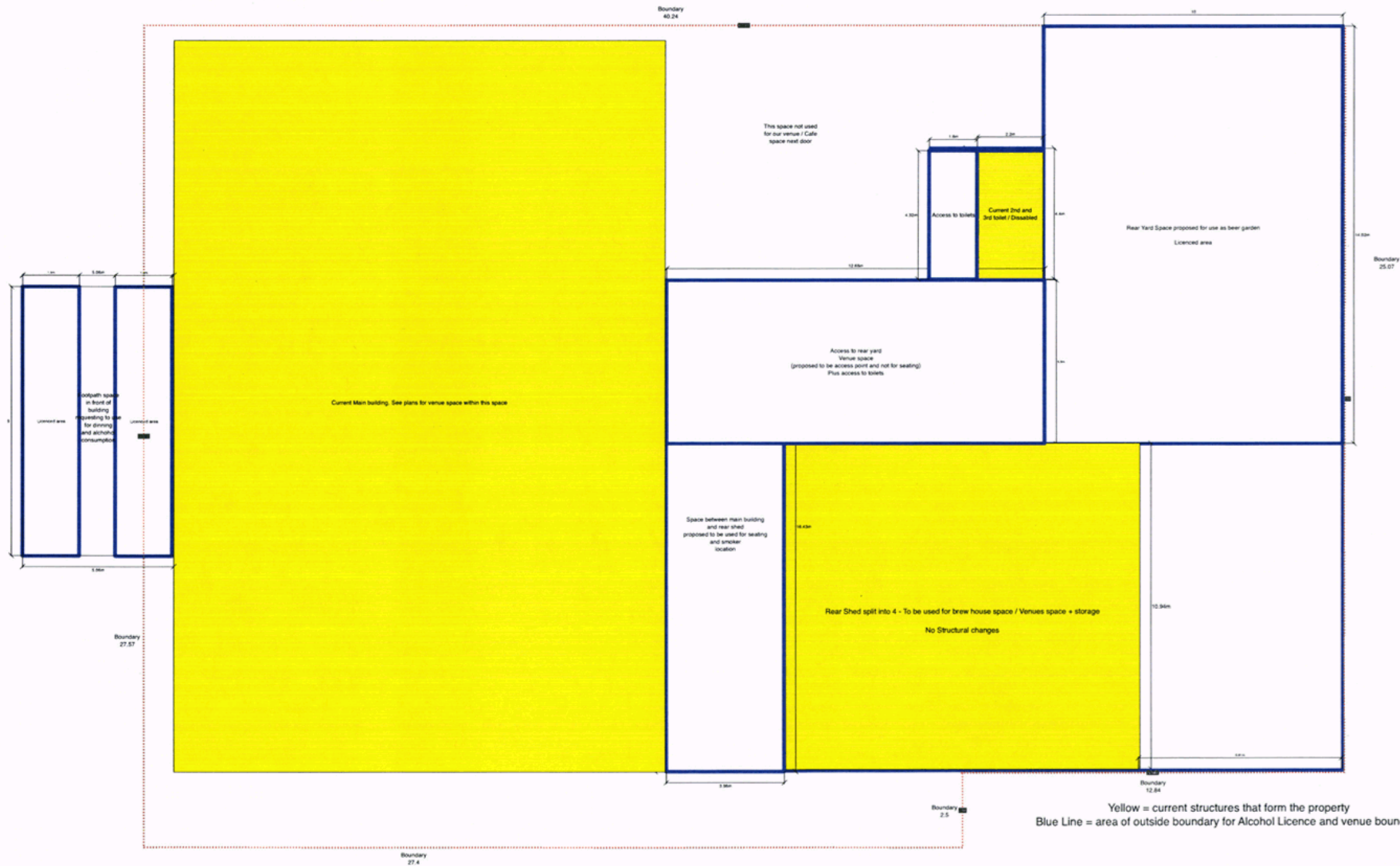
- describe the proposal;
- demonstrate compliance/planning merit of the proposal against the relevant statutory controls and local planning provisions; and
- provide an assessment of the likely environmental effects of the proposal.

The subject site is located within a designated commercial area, is currently vacant with prior use being for retail operation. The buildings streetscape prominence and architectural features will remain unaltered and as such will not adversely impact upon the existing heritage context of the area.

Adequate arrangements can be made for access, car parking, drainage, essential services, operational details, visual and neighbourhood amenity.

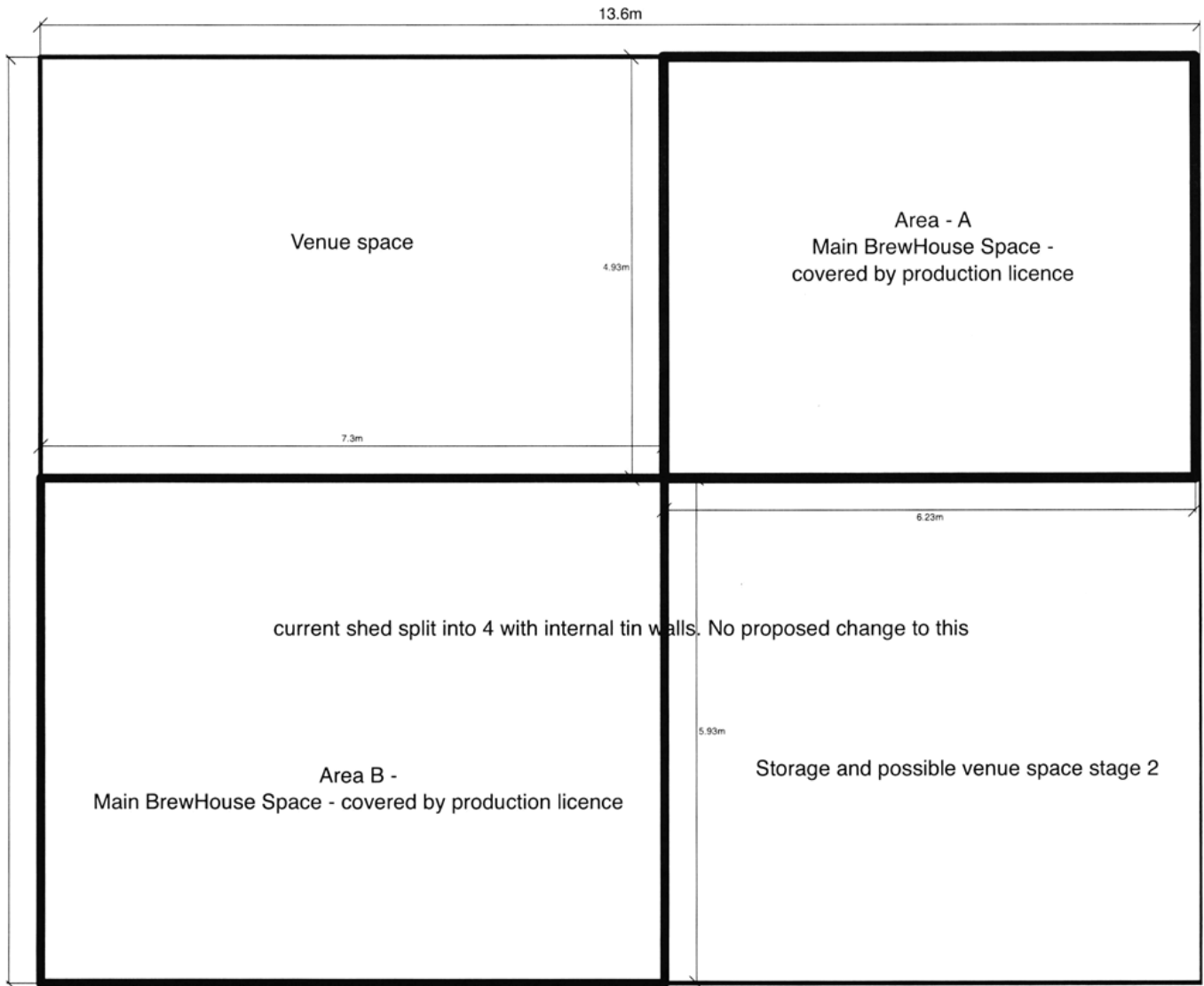
The proposed development for a Food and Drink Premise (Small Bar) is a permissible use within the B3 Commercial Core zone. The development is considered to be an acceptable use for the site and complies with the relevant aims, objectives and provisions of the Mid Western Regional LEP 2012 and the Mid Western Regional Development Control Plan 2013. A section 4.15 assessment of the development indicates that the development is acceptable.

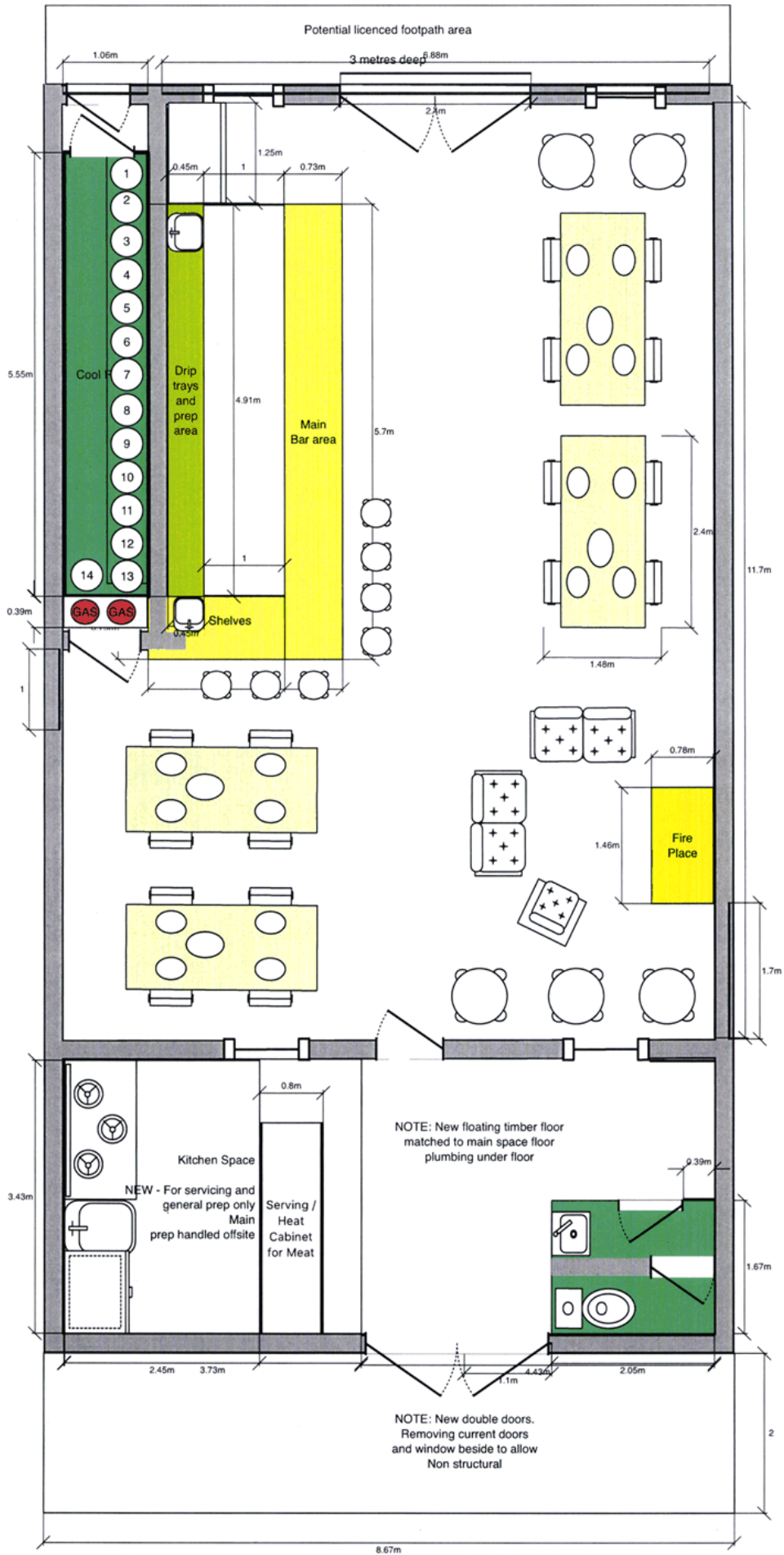
Accordingly, it is requested that Council give favourable consideration to the application.

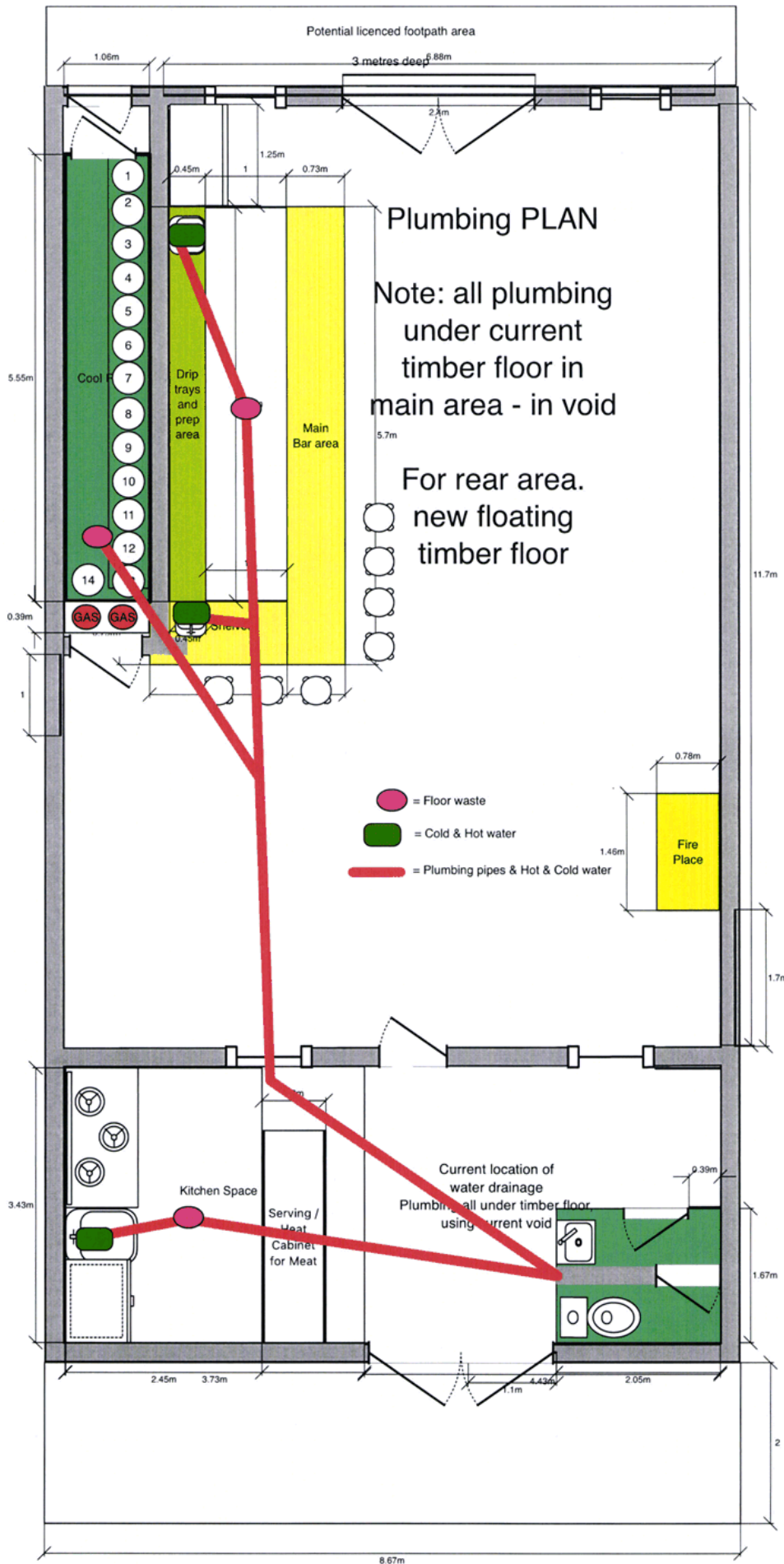


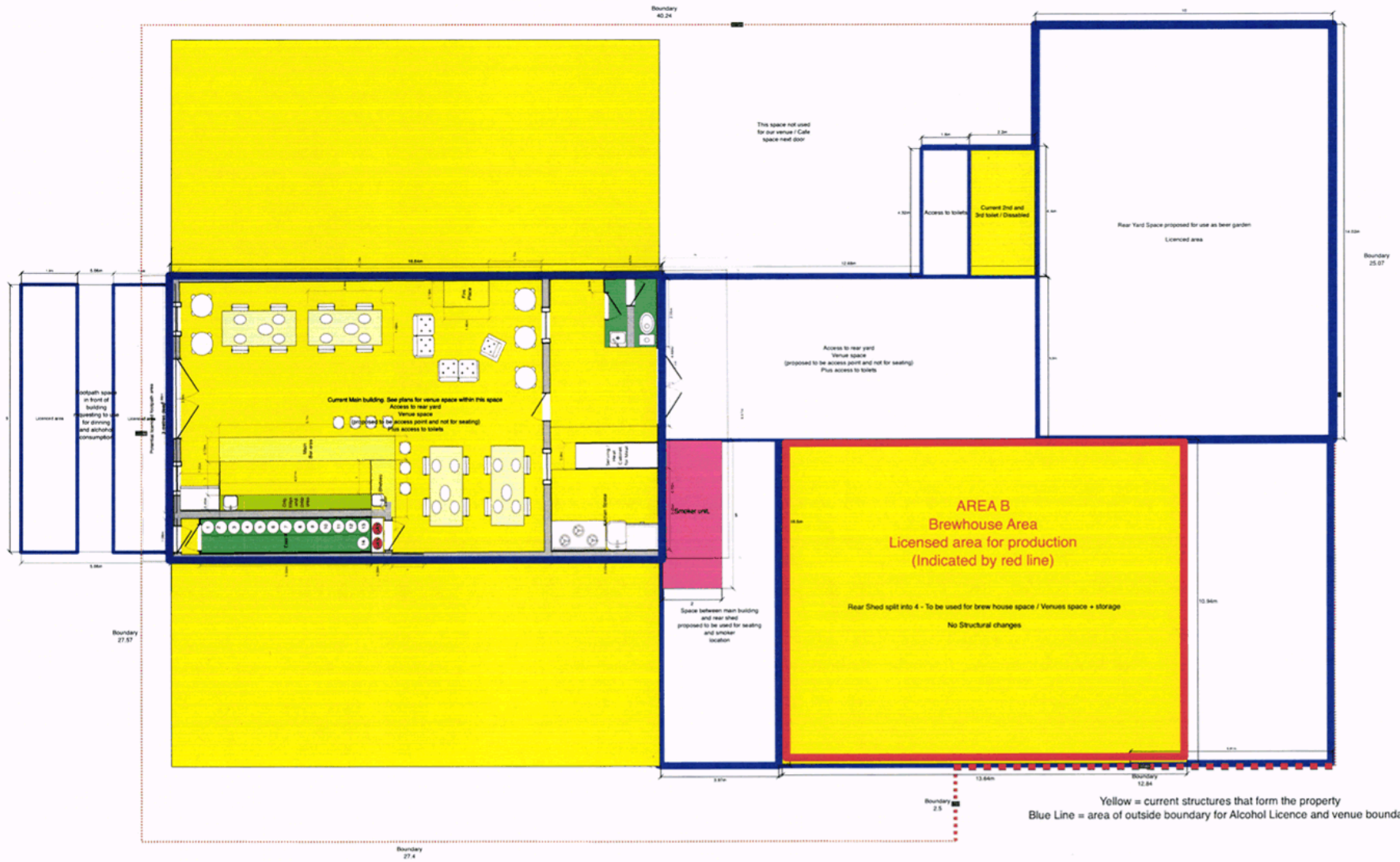
Brewhouse and Venue Space

Venue space









Yellow = current structures that form the property
Blue Line = area of outside boundary for Alcohol Licence and venue boundary

For Official Use Only



Our Ref: D/2020/579838

Mr Cameron Amos
Town Planner
Mid-Western Regional Council
86 Market Street
Mudgee NSW 2850

Dear Mr Amos,

RE Development Application DA0290/2020 - proposed Small Bar and Artisan Food and Drink Industry at 13A Lewis Street Mudgee – Lot 2 DP 81801

Police have reviewed the information provided with Development Application D/2020/579838 prepared by Planning Potential in Orange for Michael ASH and John LATTA. From reviewing the information provided within the application and documentation from other sources, Police have no objections to the proposed business however there are concerns regarding location, parking and noise.

In summary, the proposed location is to be utilised for a small bar, along with a producer wholesaler (brewery) at 13A Lewis Street, Mudgee. This location is within the CBD of Mudgee on the boundary of a Commercial Zoning area B3. Surrounding the proposed business is Residential Zoning B3. The proposed business neighbours a retail business and a cafe who share the same premises. Opposite the proposed premises is St Matthews Catholic School for children and situated at the rear boundary of the premises, at 74 Mortimer Street Mudgee, is a purpose-built group home for persons with intellectual disabilities. I note also, a hotel, motel and food businesses in proximity.

The proposed business intends to operate on the days Monday to Sunday with amended hours Monday to Thursday 4pm to 11pm; Friday and Saturday 11am to 11.30pm; Sunday 10am to 11pm.

One concern of police relates to the location of the business. It will be providing alcohol and food to customers internally and externally at times when school is in session and with intention to run lengthy weekend and if approved, holiday trading. The intended hours of the business have the potential to adversely affect the parking availability in Lewis Street. There are several other popular business groups and the school competing for parking.

The principal concern of police is the increase in noise generation and unpopular behaviour and its effect on residents in the immediate vicinity. It is understood that this area of the CBD-residential amalgamation is a hotspot for complaint due to noise generated from closely located hotels/motels/shops and this correspondence encourages vigilance in stemming noise amplification that would further adversely affect the residents in the area.

I note the developers have indicated they are prepared to implement amendments to design including noise reduction measures, relocation of rear seating for patrons, inclusion of noise reduction barriers, change in hours of trade and CCTV installation to monitor areas accessible to the public as well as appropriate staffing allocation to assist to monitor patron behaviour.

Page | 1

Orana Mid Western Police District

143 Brisbane Street Dubbo NSW 2850

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After reviewing the information provided within the Development Application as well as the noting the intentions of the applicant John LATTA it appears all issues identified by Police, Challenge Community Services and Compliance, Assets & Infrastructure NSW Department of Communities and Justice have been notionally addressed.

Ensuring measures are put in place as outlined by Mr Latta in his discussions with Police should help to reduce anti-social incidents and neighbourhood disturbances. However, as the business is not yet operational there is no assurance that all risks have been identified nor does it completely ensure that complaints will not be received.

I trust this review will be of assistance to your consideration of this business development.

Yours sincerely,



Peter McKenna APM
Superintendent
Orana Mid-Western Police District
6 August 2020
jt:dl



Your Ref: Cameron Amos: DA0290/2020

11 June 2020

General Manager

Mid-Western Regional Council

PO Box 156

MUDGEES NSW 2850

Dear Sir/Madam,

**DEVELOPMENT APPLICATION DA0290/2020 – PROPOSED CHANGE OF USE – SMALL BAR AND ARTISAN FOOD AND DRINK INDUSTRY @ 13A LEWIS STREET MUDGEES – LOT 2 DP 818101
CONSENT AUTHORITY: MID-WESTERN REGIONAL COUNCIL
APPLICANT: MR JOHN F LATTA, MR MICHAEL A ASH**

I refer to your letter dated 1 June 2020 and the subsequent copy of DA0290/2020, we have completed a review of the proposed change of use and strongly object to the approval.

74 Mortimer St Mudgees is a purpose built home for people with a disability, built by the Department of Human Services NSW in 2010. Challenge Community Services has provided supports to the residents of the Home since late 2010, almost 10 years.

The residents of this home are settled and comfortable in their supported environment, an approval of a licenced premises in such close proximity to their home would cause a great deal of disruption and impact negatively on their quality of life. As per the EPA website, *“prolonged exposure to loud noise can result in – anxiety – other health effects – The impacts of noise depend on the noise level, its characteristics and how it is perceived by the person affected.”*

The noise level which would impact the residence regardless of the time of day would not be acceptable, these residents have existing health concerns that would be further impacted due to their inability to comprehend the random noise within their home often associated with people

Business Services

PO Box 487
Tamworth NSW 2340
1800 679 129

Foster Care

PO Box 2437
Green Hills NSW 2323
1800 084 954

Disability Services

PO Box 487
Tamworth NSW 2340
1800 679 129

Therapeutic Services

PO Box 487
Tamworth NSW 2340
1800 795 441

effected by alcohol. The location of the proposed outdoor seating area (11am-9pm) and brew shed (7.30am-7pm) is within meters of habitable rooms: both bedrooms and living areas. (Refer image below). These hours are already in breach of the "Protection of the Environment Operations (Noise Control) Regulation 2017".



If you wish to discuss further please contact me on 0267631846

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Nerida Taylor'.

Nerida Taylor
Resources Manager



Communities
& Justice

12th June 2020

Mid Western Regional Council
PO Box 156 Mudgee NSW 2850

Att: The General Manager

Subject: DA0290/2020 – Proposed Change of Use – Small Bar and Artisan Food and Drink Industry @ 13A Lewis Street Mudgee – Lot 2 DP 81801

The Minister for Disability Services is the owner of the property at 74 Mortimer St Mudgee which shares the boundary with the property mentioned on the Development Application DA 0290/2020 at 13A Lewis St Mudgee. Our agency, the Department of Communities and Justice, wish to advise Council our objection to the proposed development.

The Department constructed a purpose built Group Home at 74 Mortimer St Mudgee which was completed in August 2010 for the purpose of housing people with intellectual disabilities who have complex support needs. The NGO, Challenge Disability Services, provides a service that takes care of the vulnerable people who reside there on a 24 hour, 7 day a week basis.

Our agency purchased that particular block of land after an extensive market search to ensure the residents would be away from places like licensed establishments and according to the plans supplied with the notification letter the proposed development will be within metres of the Group Homes outdoor living area where the residents like to enjoy their quiet comfort and bedrooms.

The operation of a licensed premises this close to our property is incompatible with our facility and the noise coming from such a venue would upset the residents making it very difficult for the on-site staff to manage. The parents and guardians of the residents are very anxious about what could happen if this proposal was allowed to go ahead.

I appreciate your consideration to our concern, please feel free to contact the undersigned for further information.

Yours sincerely,

David Lawrence
Manager- Asset Maintenance and Compliance
Assets & Infrastructure
NSW Department of Communities and Justice

[Redacted contact information]

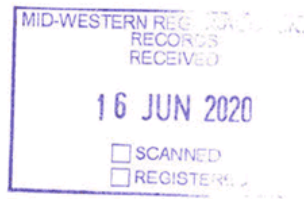
Department of Communities and Justice

[Redacted contact information]



Proposed Beer
garden
operating to
9pm

Group Home for
5 residence with
Disabilities
staffed 24/7.



One Life Church INC



9th June 2020

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

Dear Brad,

Re: DA0290/2020 – PROPOSED CHANGE OF USE – SMALL BAR AND ARTISAN FOOD AND DRINK INDUSTRY @ 13A LEWIS STREET MUDGEE – LOT 2 DP 818101

Whilst I am not vehemently opposed to the abovementioned Development Application, I do wish to submit an objection and provide the grounds for my concerns herewith.

Who we are/what we do?

As you may be aware, our adjacent property and building located at **15 Lewis Street lot 1 DP 818101**, [known as One Life Church INC] has for the past 25 years served our needs as a church and primary 'place of worship'. Apart from our regular Sunday services, we also run other programs throughout the week that cater for a wide range of age and social demographics from within our community.

Youth programs

Our 'Uprise Youth' program caters for children aged 12 – 18 and is held weekly on Friday nights from 6:00pm – 9:00pm.

For the past 18 months, we have also made provisions for Barnardos Mudgee to utilise our facility [at no cost] to host a young girls community youth group on Thursday's after school hours from 3:30pm – 5:00pm on a weekly basis.

I believe that the proximity of the proposed development could have the potential to impose unwarranted social-impacts and influences on some vulnerable teens who regularly attend these programs. On occasion, some teens involved in these programs come from homes that are experiencing pressures induced by either substance, or alcohol abuse, or a combination of both. It is in our interests to provide these young people with an environment that is both nurturing and safe and free from any associated influences.

Reciprocal right of way

Another area of unease is the use of the reciprocal right of way driveway located on the Northern side of our building/boundary that runs off Lewis Street. I am unable to locate any mention of provisions for maintaining or mitigating this right-of-way in the applicant/s application for both during and following the development?

In keeping with its mutual use, of particular concern is the existence of one of our primary fire exit doors. This door opens into the driveway off our second auditorium. With this proposal, there is the undoubted potential for the driveway to become congested with either patrons or stationary delivery vehicles. In this event, this would greatly hinder the safe evacuation of people from within our building if the need ever arises. I believe that further consideration should be given to this and consulted upon.

On-street parking

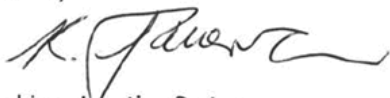
Availability of on-street parking allocations along Lewis Street, whilst addressed by the applicant/s, could also prove to conflict with some of our needs during meeting times. With competition from staff at St Matthews School, [weekdays] and from the already established local businesses, [weekends], the ability to locate a park close to our building, can at times prove challenging. The addition of a business of this nature would only stand to increase the already limited parking available, although to be fair, this would primarily be of a concern for us on Sunday's only.

Neighbouring Noise

I believe sufficient measures have been proposed in the applicant/s application in order to mitigate their own noise generation, however, agreement of noise generated from our property may need to be agreed upon. During our occupation over the past 25 years this has never been flagged as an area of concern by either residents or tenants of any neighbouring properties. We do both play and perform live music through sound amplification equipment. This has always been a part of our ordinary practise of worship and we would like to ensure an amicable agreement could be both reached and maintained with the applicant/s should their application be approved.

Should you need to contact me to discuss any of the contents of this letter, please don't hesitate to get in touch with myself via any of the contacts provided.

Yours faithfully



Ken Sauerbier – Location Pastor
One Life Church INC Mudgee

Lewis Planned Development,
Cameron Ames,
Mid-Western Regional Council

23rd July, 2020.

Dear Sir, Development Application - DA0290/2020.

I wish to express my concern for the impact of the above D.A. on the amenity of the surrounding residential area.

It is understood that the odours from the meat smoking and Brewhouse areas could adversely impact on the nearby residential areas involving 5 or 6 houses, a residence for people with disabilities, residential units facing Market Street and St. Matthews School.

These areas will also suffer from the expected noise late at night from alcohol drinking and music, especially from the Beer Garden area.

In addition, dining and alcohol consumption proposed on the footpath is inappropriate in a mainly residential area and opposite a school.


This submission is on behalf of two neighbours in Lewis Street. The owner of 5 Lewis Street would also be involved but is away.


Thank you.

Yours faithfully,

Tom Cooke

Graham T. Riley


Graham


G.T. Riley

MID-WESTERN
Regional Council
86 Market Street
MUDGEES 2850

REF: DA application 0290/2020
Attention: Mr Cameron Amos

Dear Sir,

My name is Danielle Fajarda and I am the resident of [REDACTED]
[REDACTED] living next to the Artisan café.

The new proposal for food and alcohol is a concern for me because of the alcohol.

I am 74yo and taking care of my mum who is 95 year old.

I didn't realise it was going to be just over my fence. Yesterday because the gate was open I had a look and could believe is really going to be so close to my fence and I will be scare if someone drunk can jump over my property.

Also at the end of my garden is a house with staff looking after some disability people, I know it's not my business but just wondering...

Thank you for taking note of my concern.

Yours faithfully,
Danielle Fajarda



Letter delivered in person Thursday 9th of July 2020
[REDACTED]

ACOUSTICS AND AIR

13A LEWIS STREET MUDGEE

NOISE IMPACT ASSESSMENT

REPORT NO. 20199
VERSION A

JUNE 2020

PREPARED FOR

MUDGEE BEER FACTORY & SMOKEHOUSE
15 CORRIE ROAD
NORTH MANLY NSW 2100

DOCUMENT CONTROL

Version	Status	Date	Prepared By	Reviewed By
A	Draft	24 June 2020	Nic Hall	John Wassermann
A	Final	25 June 2020	Nic Hall	John Wassermann

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This firm is a member firm of the Association of Australasian Acoustical Consultants and the work here reported has been carried out in accordance with the terms of that membership.



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Wilkinson Murray is an independent firm established in 1962, originally as Carr & Wilkinson. In 1976 Barry Murray joined founding partner Roger Wilkinson and the firm adopted the name which remains today. From a successful operation in Australia, Wilkinson Murray expanded its reach into Asia by opening a Hong Kong office early in 2006. Today, with offices in Sydney, Newcastle, Wollongong, Orange, Queensland and Hong Kong, Wilkinson Murray services the entire Asia-Pacific region.



13A LEWIS STREET MUDGEE
NOISE IMPACT ASSESSMENT

REPORT NO. 20199 VERSION A

TABLE OF CONTENTS

	Page
GLOSSARY OF ACOUSTIC TERMS	
1 INTRODUCTION	1
2 THE PROPOSAL	2
2.1 Surrounding Land Use and Sensitive Receivers	2
2.2 Project Description	3
3 NOISE CRITERIA	5
3.1 NSW Noise Policy for Industry	5
3.1.1 Project Intrusiveness Noise Levels	5
3.1.2 Project Amenity Noise Levels	6
3.1.3 Project Noise Trigger Levels	8
3.2 Liquor and Gaming NSW Noise Condition	8
3.3 Summary of Noise Criteria	9
4 OPERATIONAL NOISE ASSESSMENT	10
4.1 Noise Prediction Methodology	10
4.2 Operational Noise Sources and Assessment Scenarios	10
4.3 Maximum Patron Numbers	11
5 CONCLUSION	12

GLOSSARY OF ACOUSTIC TERMS

Most environments are affected by environmental noise which continuously varies, largely as a result of road traffic. To describe the overall noise environment, a number of noise descriptors have been developed and these involve statistical and other analysis of the varying noise over sampling periods, typically taken as 15 minutes. These descriptors, which are demonstrated in the graph below, are here defined.

Maximum Noise Level (L_{Amax}) – The maximum noise level over a sample period is the maximum level, measured on fast response, during the sample period.

L_{A1} – The L_{A1} level is the noise level which is exceeded for 1% of the sample period. During the sample period, the noise level is below the L_{A1} level for 99% of the time.

L_{A10} – The L_{A10} level is the noise level which is exceeded for 10% of the sample period. During the sample period, the noise level is below the L_{A10} level for 90% of the time. The L_{A10} is a common noise descriptor for environmental noise and road traffic noise.

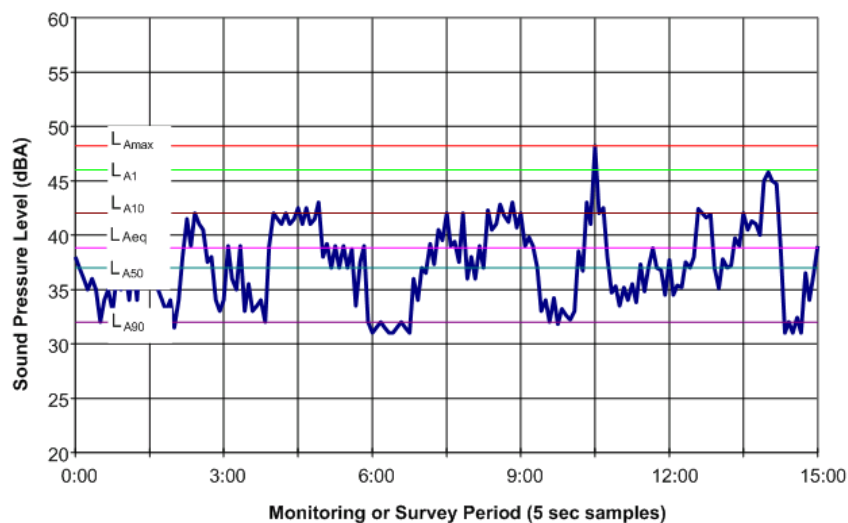
L_{A90} – The L_{A90} level is the noise level which is exceeded for 90% of the sample period. During the sample period, the noise level is below the L_{A90} level for 10% of the time. This measure is commonly referred to as the background noise level.

L_{Aeq} – The equivalent continuous sound level (L_{Aeq}) is the energy average of the varying noise over the sample period and is equivalent to the level of a constant noise which contains the same energy as the varying noise environment. This measure is also a common measure of environmental noise and road traffic noise.

ABL – The Assessment Background Level is the single figure background level representing each assessment period (daytime, evening and night time) for each day. It is determined by calculating the 10th percentile (lowest 10th percent) background level (L_{A90}) for each period.

RBL – The Rating Background Level for each period is the median value of the ABL values for the period over all of the days measured. There is therefore an RBL value for each period – daytime, evening and night time.

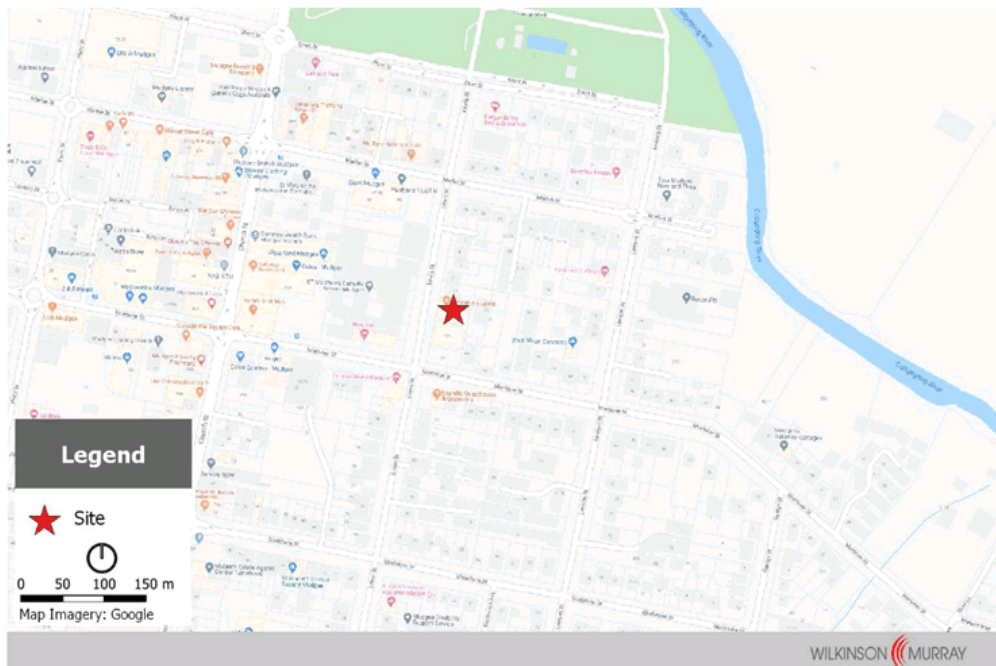
Typical Graph of Sound Pressure Level vs Time



1 INTRODUCTION

Development consent is being sought from Mid-Western Regional Council for the operation of a small bar at 13A Lewis Street, Mudgee (the Proposal). The project locality is shown in Figure 1-1.

Figure 1-1 Project Locality



Wilkinson Murray Pty Ltd (WMPL) has been engaged by Mudgee Beer Factory and Smokehouse Pty Ltd to assess potential noise impacts from the operation of the Proposal on nearby residential receivers.

The noise assessment presented herein has been conducted in general accordance with the *Noise Policy for Industry* (NPI) and the NSW Office of Liquor and Gaming noise conditions.

2 THE PROPOSAL

2.1 Surrounding Land Use and Sensitive Receivers

The surrounding land use immediately to the south commercial. To the east, across Lewis Street, is St Matthews Catholic School. The nearest and most potentially affected sensitive receivers are the residential dwellings immediately to the north and east of the Site. Residential receivers identified for this assessment are summarised in Table 2-1 and shown in Figure 2-1.

Table 2-1 Sensitive Receivers

Receiver ID	Address
R1	11 Lewis Street
R2	74 Mortimer Street

Figure 2-1 Sensitive Receivers



2.2 Project Description

The proposed development seeks Council consent for the Change of Use from Commercial Premises (Retail) to a Food and Drink Premise (Small Bar) on the subject site legally described as Lot 2 DP 818101, 13A Lewis Street, Mudgee.

The development will be staged and includes the following elements: -

- Stage 1 – Food & Drink Premise consisting of a small bar and preparation of food through a “smoker”. Food would only be served as a part of the consumption of alcohol at the bar. Food will not be sold or purchased independently to the Bar.
- The Small Bar would consist of craft beer (including imported beer), other alcoholic beverages and the preparation and sale of food (including smoked meats, artisan grazing boards and cheese boards). The meats will utilise a food truck to be located at the rear of the building. Meats will either be cooked in the offset smoker (Food Truck) or within the operators commercial kitchen off site.
- The Small Bar will utilise the existing internal floor area of the building equating to 138m². This will incorporate the bar (including bar stools, dishwasher, handbasins, underbench fridges), coolstore, seating areas (lounge area around the fireplace, and tables and chairs) for both food and drink consumption. The Bar would also incorporate areas for outdoor seating both on Lewis Street and outdoor areas to the rear of the Small Bar building.
- Internal works for Stage 1 include the installation of a cool room in the old entrance hall (non-structural); the installation of a bar area with plumbing for hand basin, wash basin/sink, dishwasher, ice machine (all internal fit out works); flooring will be laid over the top of the existing to comply with Australian standards for food safety; store room to the rear will be fit out for a new kitchen area for the preparation and serving of food to comply with Australian standards for flooring coving, floor waste, ventilation and hand wash basins; new flooring for kitchen area to make level; removal of current kitchenette and rear door widened which will include the removal of the existing door and window.
- The proposed new kitchen area will be used for the preparation and service of food in accordance with NSW Food Authority and the NSW Food Act. There will be no cooking equipment or food cooked within the kitchen. New kitchen will include stainless steel shelves, benches, fridges, freezers, dishwasher, sinks, warming cabinets and bain marie.
- New plumbing works required for the installation of new sinks, dishwasher, rear kitchen, bar taps.
- The court yard and outdoor area (to the rear) will be upgraded to ensure pathway in and out of the building and between the indoor and outdoor areas is accessible and safe for both patrons and staff.
- A Liquor Licence Application will be sought (separately) to include areas for licencing purposes. This will include the inside bar area, outdoor rear seating and footpath dining (Lewis Street) and movement areas in between. The rear shed will also seek licencing as a Producers License with an On-Premise License attached incorporating the varying activities across the site.
- Footpath dining on Lewis Street entrance; consist with the adjoining café. Pedestrian access would not be compromised with dining taking place under the verandah on either side of the existing footpath. This consists of approximately 1.9m of area on either side of the designated footpath for the purpose of licenced dining.
- Stage 2 – Ancillary to the bar and food, would be a small “brewkit” located in the rear shed

building. This area would allow for storage, the brewkit and an area for patrons to sit, watch and taste. No structural works or changes are proposed. The brewkit would produce between 500 and 1,000 litres with the primary purpose of brewing beer for consumption within the venue and on the installed taps. Manufacturing for distribution takes place at the factory located in Sydney. The primary purpose of the brewkit is to allow patrons to experience and be educated on the beer brewing process as well as having the opportunity to sample the product. The brewkit would utilise minimal area of approximately 30m² and would incorporate a grain miller, brewhouse system (masher, brew kettle and hot liquor tank), fermentation tank, cooler and CIP system). This is typically known as a "Brew Pub". These facilities are becoming popular tourist attractions with the growth in the craft beer industry. Similar operations in the Blue Mountains include The Clarington and Mountain Culture. The proposal will also include the replacement of business identification signage on the street frontage (Lewis Street). There will be no change in location or size of the signage, merely the text.

Main hours of operation will be:

- Monday to Thursday 4:00pm to 11:00pm
- Friday to Saturday 11:00am to 11:30pm
- Sunday 10:00am to 11:00pm

Monday and Tuesday will typically be closed; however these days and times have been included to allow for flexibility in trading hours during peak periods such as long weekends and tourism events.

Stage 2 – Production hours for the "Brewhouse" would be 7:30am to 7:00pm. Operational hours for patrons are the same as the Small Bar.

Proposed staff numbers include two (2) to three (3) full time staff (FTE) and supported with a rotation of part time and casual staff.

No changes to existing amenities are proposed. There is a single facility within the tenancy, with two shared toilets located outside the building. One of the outside toilets is accessible. The site has an existing access point off Lewis Street. No changes in access are proposed.

No on site parking is physically available for the site. On street parking is available along both the eastern and western sides of Lewis Street. The existing site is connected to all essential services being reticulated water and sewer, electricity, gas and telecommunications

3 NOISE CRITERIA

3.1 NSW Noise Policy for Industry

The NPfI provides a framework for assessing environmental noise impacts from industrial premises and industrial development proposals in New South Wales.

The NPfI recommends the development of project noise trigger levels, which provide a benchmark for assessing a proposal or site. The project noise trigger levels should not be interpreted as mandatory noise criteria but, rather, as noise levels that, if exceeded, would indicate a potential noise impact on the community.

The project noise trigger level is the lower value of the project intrusiveness noise level and the project amenity noise level. The project intrusiveness noise level assesses the likelihood of noise being intrusive above the ambient noise level and is applied to residential receivers only. The project amenity noise level ensures the total industrial noise from all sources in the area does not rise above a maximum acceptable level.

The NPfI stipulates that project noise trigger levels are determined for the daytime (7:00am – 6:00pm), evening (6:00pm – 10:00pm) and night time (10:00pm – 7:00am) periods, as relevant. The determined trigger levels typically apply at the most affected point on or within the receiver property boundary.

3.1.1 Project Intrusiveness Noise Levels

The intrusiveness noise level is the noise level 5 dBA above the background noise level for each time period (daytime, evening or night time) of interest at a residential receiver. The background noise level is derived from the measured L_{A90} noise levels.

The NPfI stipulates that project intrusiveness noise levels should not be set below 40 dBA during the daytime and 35 dBA in the evening and night time. Additionally, the NPfI recommends that the project intrusiveness noise level for evening is set at no greater than that for the daytime, and that the project intrusiveness level for night time is set at no greater than that for the evening and daytime.

A conservative approach has been adopted in this assessment whereby the minimum project intrusive noise levels recommended in the NPfI have been adopted, and are shown in Table 3-1

Table 3-1 Project Intrusiveness Noise Levels

Receiver	Time of Day ¹	Project Intrusiveness Noise Level ($L_{Aeq,15min}$ dBA)
All residential receivers	Day	40
	Evening	35
	Night	35

1. Day = 7:00am – 6:00pm, evening = 6:00pm – 10:00pm, night = 10:00pm – 7:00am

3.1.2 Project Amenity Noise Levels

Project amenity noise levels aim to set a limit on continuing increases in noise levels from all industrial noise sources affecting a variety of receiver types; that is, the ambient noise level in an area from all industrial noise sources remains below recommended amenity noise levels.

The amenity assessment is based on noise criteria specific to land use and associated activities. The criteria relate only to industrial-type noise and do not include transportation noise (when on public transport corridors), noise from motor sport, construction noise, community noise, blasting, shooting ranges, occupational workplace noise, wind farms, amplified music/patron noise.

The amenity noise level aims to limit continuing increases in noise levels which may occur if the intrusiveness level alone is applied to successive development within an area.

The recommended amenity noise level represents the objective for total industrial noise at a receiver location. The project amenity noise level represents the objective for noise from a single industrial development at a receiver location.

To prevent increases in industrial noise due to the cumulative effect of several developments, the project amenity noise level for each new source of industrial noise is set at 5dBA below the recommended amenity noise level.

The following exceptions apply to determining the project amenity noise level:

- For high-traffic areas the amenity criterion for industrial noise becomes the $L_{Aeq,period(traffic)}$ minus 15dBA.
- In proposed developments in major industrial clusters.
- If the resulting project amenity noise level is at least 10dB lower than the existing industrial noise level, the project amenity noise level can be set at 10dB below existing industrial noise levels if it can be demonstrated that existing industrial noise levels are unlikely to reduce over time.
- Where cumulative industrial noise is not a consideration because no other industries are present in, or likely to be introduced into the area, the relevant amenity noise level is assigned as the project amenity noise level for the development.

Amenity noise levels are not used directly as regulatory limits. They are used in combination with the project intrusiveness noise level to assess the potential impact of noise, assess mitigation options and determine achievable noise requirements.

The project amenity noise levels are calculated from the recommended amenity noise levels presented in Table 3-2.

Table 3-2 Recommended Amenity Noise Levels

Receiver	Noise Amenity Area	Time of Day ¹	Recommended Amenity Noise Level (dBA L _{Aeq,period})
Residential	Rural	Day	50
		Evening	45
		Night	40
	Suburban	Day	55
		Evening	45
		Night	40
	Urban	Day	60
		Evening	50
		Night	45
Hotels, motels, caretakers' quarters, holiday accommodation, permanent resident caravan parks	See column 4	See column 4	5dB(A) above the recommended amenity noise level for a residence for the relevant noise amenity area and time of day.
School classroom-internal	All	Noisiest 1-hour period when in use	35
Hospital ward internal external	All	Noisiest 1-hour	35
	All	Noisiest 1-hour	50
Place of worship-internal	All	When in use	40
Area specifically reserved for passive recreation (e.g. national park)	All	When in use	50
Active recreation area (e.g. school playground, golf course)	All	When in use	55
Commercial premises	All	When in use	65
Industrial premises	All	When in use	65
Industrial interface (applicable only to residential noise amenity areas)	All	All	Add 5dB(A) to recommended noise amenity area

1. Day = 7:00am – 6:00pm, evening = 6:00pm – 10:00pm, night = 10:00pm – 7:00am

Recommended amenity noise levels presented in Table 3-2 represent the objective for total industrial noise at a receiver location. In the case of a single new noise source being proposed, the project amenity noise level represents the objective for noise from a single industrial development at the receiver location. This is typically calculated as the recommended amenity noise level minus 5dBA.

Due to different averaging periods for the L_{Aeq,15min} and L_{Aeq,period} noise descriptors, the values of project intrusiveness and amenity noise levels cannot be compared directly when identifying noise

trigger levels i.e. the most stringent values of each category. In order to make a comparison between descriptors, the NPfI assumes that the $L_{Aeq,15min}$ equivalent of an $L_{Aeq,period}$ noise level is equal to the $L_{Aeq,15min}$ level plus 3dB.

Residential receivers near the Site are classified as being in a "suburban" noise amenity area. The project amenity noise levels for the Proposal are presented in Table 3-3.

Table 3-3 Project Amenity Noise Levels

Receiver	Time of Day ¹	Recommended Amenity Noise Level ($L_{Aeq,period}$)	Project Amenity Noise Level ($L_{Aeq,15min}$ dBA)
R1, R2	Day	55	53
	Evening	45	43
	Night	40	38

1. Day = 7:00am – 6:00pm, evening = 6:00pm – 10:00pm, night = 10:00pm – 7:00am

3.1.3 Project Noise Trigger Levels

Table 3-4 below shows the project noise levels for sensitive receivers, with the project noise trigger levels shown in bold.

Table 3-4 Project Noise Trigger Levels

Receiver	Time of Day ¹	Project Intrusiveness Noise Levels ($L_{Aeq,15min}$ dBA)	Project Amenity Noise Levels ($L_{Aeq,15min}$ dBA)
R1, R2	Day	40	53
	Evening	35	43
	Night	35	38

1. Day = 7:00am – 6:00pm, evening = 6:00pm – 10:00pm, night = 10:00pm – 7:00am

3.2 Liquor and Gaming NSW Noise Condition

The Liquor and Gaming NSW (L&GNSW) noise condition states that:

"The L_{A10} noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz-8kHz inclusive) by more than 5dB between 7.00am and 12.00 midnight at the boundary of any affected residence.

The L_{A10} noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz-8kHz inclusive) between 12.00 midnight and 7.00am 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 7.00am.

Background noise levels in octave bands previously measured by WMPL have been adopted for the development of assessment criteria for this project. The octave band levels have been corrected to align with the minimum NPfI A-weighted RBLs. The octave band background noise levels are presented in Table 3-5.

Table 3-5 Background Noise Levels in Octave Bands

Time Period	RBL	Octave Band Background Level								
		31.5	63	125	250	500	1k	2k	4k	8k
Day (7.00am – 6.00pm)	35	41	41	38	35	33	29	25	18	11
Evening (6.00pm – 10.00pm)	30	34	34	33	31	28	23	19	18	8
Night (10.00pm – 7.00am)	30	34	34	34	32	28	21	19	15	9

As per the operating hours presented in Section 2.2, activities on the site are not proposed to occur past 12.00 midnight or before 7.00am. Therefore, in accordance with the L&GNSW noise condition, noise emissions associated with the operation of licenced areas of the development should comply with the criteria presented in Table 3-6.

Table 3-6 Licenced Premises Noise Criteria – All Residential Receivers

Time Period	Octave Band L _{A10} Criteria								
	31.5	63	125	250	500	1k	2k	4k	8k
Day (7.00am – 6.00pm)	46	46	43	40	38	34	30	23	16
Evening (6.00pm – 10.00pm)	39	39	38	36	33	28	24	23	13
Early Night (10.00pm – midnight)	39	39	39	37	33	26	24	20	14

3.3 Summary of Noise Criteria

Based on WMPL’s experience, L_{Aeq} and L_{A10} noise levels from the operation of the Proposal would be approximately equal. Therefore, the L_{Aeq} noise descriptor will be used in this assessment since this noise descriptor is more in line with recent NSW noise policies and guidelines and is more suited to field measurements conducted with modern sound level meters.

The operational noise criteria from the NPfI and L&GNSW are both established by adding 5 dB to the background noise level. However, since the L&GNSW criteria are applied in each octave band, these criteria are more stringent than the NPfI criteria. Therefore, the L&GNSW have been adopted for this assessment.

4 OPERATIONAL NOISE ASSESSMENT

4.1 Noise Prediction Methodology

Operational noise emissions from the site have been modelled using the CONCAWE noise prediction algorithm, as implemented in the "CadnaA" acoustic software. Factors that are addressed in the noise modelling are:

- Equipment noise level emissions and locations;
- Shielding from ground topography and structures;
- Noise attenuation due to geometric spreading;
- Ground absorption; and
- Atmospheric absorption.

4.2 Operational Noise Sources and Assessment Scenarios

The dominant operational noise source associated with the Proposal is patrons in the outdoor area at the rear of the Site, referred to as the "rear courtyard". Noise emissions from activities within indoor spaces will be negligible compared to those from patrons in the rear courtyard.

The continuous sound power level from a person talking in a normal to moderately raised voice is presented in Table 4-1. It is assumed that up to 50% of patrons could be speaking at any one time. For assessment purposes, it is assumed that the total sound power of the crowd of patrons in the rear courtyard is simply the sum of the noise energy from 50% of the individuals talking at once. This relationship holds for small to medium crowds, however as the crowd size increases, individuals will begin to use more "vocal effort" to be heard over the crowd noise. In an area the size of the rear courtyard, this effect would likely become significant for a crowd size exceeding 50 patrons. Accordingly, it is assumed that no more than 50 patrons would be allowed in the rear courtyard.

Table 4-1 Source Sound Power Levels

Source	Sound Power Level at Octave Band Centre Frequency								Overall SWL (dBA)	
	31.5	63	125	250	500	1k	2k	4k		8k
Speech – 1 person	52	59	62	64	65	66	61	55	47	69

The client has requested WMPL to identify the maximum numbers of patrons that could be accommodated in the rear courtyard before and after 6:00pm, while achieving compliance with the applicable noise criteria, and has requested that these patron numbers be identified for three noise treatment options, as follows:

- Existing boundary fences only (i.e. no additional treatment);
- Existing boundary fences plus 2.4 metre high internal noise barriers; and,
- Existing boundary fences plus 2.6 metre high internal noise barriers.

Figure 4-1 shows the extents of the existing boundary fences, which are approximately 2.1 metres high, and the internal noise barriers.

Figure 4-1 Noise Treatment



4.3 Maximum Patron Numbers

Table 4-2 presents the maximum number of patrons that can be accommodated in the rear courtyard for the three noise treatment options while still achieving compliance with the established noise criteria.

Table 4-2 Maximum Patron Numbers

Noise Treatment Option	Maximum Permissible Patrons	
	Before 6:00pm	After 6:00pm
No additional treatment	50	16
2.4 metre internal barriers	50	24
2.6 metre internal barriers	50	31

5 CONCLUSION

Development consent is being sought from Mid-Western Regional Council for the operation of a small bar at 13A Lewis Street, Mudgee (the Proposal).

Wilkinson Murray Pty Ltd (WMPL) has been engaged by Mudgee Beer Factory and Smokehouse Pty Ltd to assess potential noise impacts from the operation of the Proposal on nearby residential receivers.

The noise assessment presented herein has been conducted in general accordance with the *Noise Policy for Industry* (NPfI) and the Liquor and Gaming NSW noise condition.

As requested by the client, WMPL has identified the maximum numbers of patrons that could be accommodated in the rear courtyard before and after 6:00pm, while achieving compliance with the applicable noise criteria, for several noise treatment options.



*Good
Government*

QUARTERLY BUDGET REVIEW STATEMENT

JUNE 2020

ATTACHMENTS

16 SEPTEMBER 2020

MID-WESTERN REGIONAL COUNCIL
CORPORATE: FINANCE

■ ■ ■ ■ ■ TOWARDS 2030



THIS DOCUMENT HAS BEEN PREPARED BY NEIL BUNGATE, MANAGERE FINANCIAL PLANNING FOR MID-WESTERN REGIONAL COUNCIL.

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DATE OF PUBLICATION: 16 SEPTEMBER 2020

Table of Contents

1.	Materials Budget Variations	4
2.	Unrestricted Cash by Fund	19
2.1	General Fund	19
2.2	Water Fund	21
2.3	Sewer Fund	22
2.4	Waste Fund	23
2.5	Other Funds	24
3.	Developer Contributions	25
4.	Loan Borrowings	27
5.	Reserves	28
5.1	Internally Restricted Reserves	28
5.2	Externally Restricted Reserves	29
6.	Unspent Grants and Contributions	31
7.	External Restrictions – included in liabilities	32
8.	Capital Works Program	33
9.	Statistics	43
9.1	Connecting Our Region	43
9.2	Good Government	44
9.3	Looking after Our Community	45
9.4	Protecting our Natural Environment	46
9.5	Building a Strong Local Economy	47
10.	Legal and Consultant Expenses	48
11.	Councillor Fees and Expenses Paid or Reimbursed as at 30 June 2020	49

1. Materials Budget Variations

Looking after our Community	
Fire Protection	\$1177k Favourable
Rural Fire Service - General Operations \$19k Unfavourable	Depreciation (non-cash) higher than budget (\$16k)
Rural Fire Service - Stations & Sheds \$16k Favourable	Savings
Rural Fire Service - Vehicles \$14k Unfavourable	Over expenditure due to S44 fires
Mid-Western Regional Council S44 result \$14k Favourable	
Rural Fire Service - Property Project \$4k Favourable	
Bushfire Recovery \$1.052m unspent grants Favourable	Unspent Grants carry over to 20/21
Cudgegong RFS donation unspent \$125k Favourable	Unspent Grants carry over to 20/21
Animal Control	\$72k Favourable
Animal & Pest Control \$67k Favourable	Rangers commenced the year with a vacancy \$55k, impounding fee income exceeded budget \$12k
Mudgee Pound Upgrade - Renovation & Extension \$4k Favourable	Unspent grant
Emergency Services	\$10k Unfavourable
State Emergency Services \$8k Unfavourable	Emergency Levy higher than budget (\$3k)
	Depreciation (non-cash) higher than budget (\$5k)
NSW Fire Brigade \$3k Unfavourable	Emergency Levy higher than budget (\$3k)
Public Order & Safety	\$3k Favourable
Parking Control \$3k Favourable	
Public Health	\$15k Favourable
Public Health Registrations & Inspections \$15k Favourable	Savings on employee costs \$8k and higher revenue \$6k
Health	\$12k Favourable
Doctors \$5k Favourable	Council not required to provide accommodation assistance for medical practitioners this year
Healthy Communities Alliance \$7k Favourable	Expenditure not as anticipated as classes cancelled due to COVID
Community Services Administration	\$20k Favourable
Community Services Administration \$11k Favourable	Savings Orana Arts membership

CORPORATE: FINANCE | QUARTERLY BUDGET REVIEW JUNE 2020

Community Builders \$9k Favourable	Revenue recognised on transition to new accounting standard
Family Day Care	\$84k Favourable
Family Day Care \$84k Favourable	Grants received exceed budget by \$72k and wages savings
Youth Services	\$161k Favourable
Youth Services Administration \$161k Favourable	Expenditure not as anticipated as events and activities cancelled due to COVID \$49k Revenue recognised on transition to new accounting standard \$112k
Aged & Disabled	\$31k Favourable
Meals On Wheels \$12k Favourable	Increase in funding to address COVID. Expenditure generally in response to requests for service delivery.
Community Transport \$33k Favourable	Additional grant income \$42k, savings in expenses \$15k, offset by lower client contributions (\$27k)
Ironed Out Operations \$22k Unfavourable	Revenue below budget \$14k and NDIS grants \$14k, offset by some expenditure savings
Aged Care Units - Mudgee Street Rylstone \$4k Favourable	Slight underspend due to reduced demand for unexpected maintenance
Aged Care Units - Cooyal/Anderson St Gulgong \$1k Favourable	Slight underspend due to reduced demand for unexpected maintenance as a result of recent capital upgrades for two consecutive financial years
Aged Care Units - Cap -Cooyal/Anderson St Gulgong \$3k Favourable	Quotes for this project came in under original project estimate - intended project scope was completed in full.
Housing	\$5k Unfavourable
LG Housing - Income \$13k Unfavourable	Rental income lower than budget \$10k, and commission expense exceeded by \$2k
LG Housing - Denison Street Units \$5k Favourable	Slight underspend due to reduced demand for unexpected maintenance
LG Housing - Walter Street Units \$3k Unfavourable	Slight underspend due to reduced demand for unexpected maintenance
Affordable Housing \$5k Favourable	
Town Planning	\$6k Favourable
Strategic Planning \$17k Unfavourable	Revenue deferred due to new accounting standards, Employee costs exceed budget (\$13k), offset by higher fee revenue \$5k
Development Control \$11k Favourable	Savings in employee costs \$73k offset by overspent legal expenses \$62k

Heritage - Local Heritage Places \$3k Favourable	Reduced grant received and expenditure
Mudgee Traffic Study Update \$9k Favourable	Revote of unspent budget
Public Cemeteries	\$8k Favourable
Cemetery Maintenance - MWRC Operations \$4k Unfavourable	
Cemetery Rural \$10k Favourable	Limited amount of work required due to drought/dry conditions and burials
Cemetery Maintenance - Administration \$28k Unfavourable	Fees lower than budget
Cemetery Signage Replacement \$2k Favourable	Section completed under budget
Cemetery Capital Program \$7k Favourable	
Gulgong Cemetery Extension \$5k Favourable	Works completed under budget
Mudgee Lawn Cemetery Extension \$17k Favourable	Works completed under budget
Public Toilets	\$2k Favourable
Public Toilets - Rylstone \$2k Favourable	
Libraries	\$45k Favourable
Library - General Operations \$62k Favourable	Savings in employee costs \$68k and other expenses \$4k, offset by reduced revenue (\$17k) (Non-cash) Depreciation and book value disposal of assets(\$7k)
Library - Special Projects \$12k Unfavourable	
Library - Casp Fiction In A Flash \$3k Unfavourable	
Library Books \$8k Favourable	Ordering deferred due to vendor inability to deliver during CV-19 shutdown
Library Building - Mudgee \$33k Unfavourable	Depreciation higher than budget (non-cash)
Library Building - Kandos \$2k Unfavourable	
Rylstone Library Branch \$1k Favourable	
Mudgee Library Technology Fit-Out \$25k Favourable	Revenue recognised on transition to new accounting standard \$23k
Community Centres	\$9k Unfavourable
Community Centres - The Stables \$3k Unfavourable	Operating expense higher than budget
Community Centres - Hargraves Court \$7k Unfavourable	Depreciation (non-cash) higher than budget (\$7k)
Public Halls	\$28k Unfavourable
Community Buildings Administration \$115k Unfavourable	Depreciation (non-cash) higher than budget (\$115k)
Public Halls - Kandos \$3k Unfavourable	Slight overspend increased maintenance required
Public Halls - Mudgee Town Hall \$4k Favourable	Savings on maintenance expenses
Public Halls - Rylstone \$5k Unfavourable	Slight overspend due unexpected maintenance due to burst plumbing lines - repairs required
Painting - Town Hall \$23k Favourable	Completed with savings
Rylstone Hall Painting \$22k Favourable	Completed with savings
Gulgong Hall \$20k Favourable	

Kandos Library & Hall \$25k Favourable

Swimming Pools	\$324k Favourable
Pool Operations - Mudgee \$95k Favourable	Pools Season ended in March due to COVID19
Pool Operations - Gulgong \$169k Favourable	Pools Season ended in March due to COVID19
Pool Operations - Kandos \$59k Favourable	Pools Season ended in March due to COVID19
Gulgong Pool Mats \$3k Favourable	Completed under budget
Mudgee Pool Roof \$3k Favourable	Completed under budget

Sporting Grounds	\$540k Favourable
Active Parks - MWRC Operations \$243k Favourable	Limited amount of work completed due to drought/dry conditions
Active Parks - Building Maintenance \$25k Favourable	Limited amount of work completed due to drought/dry conditions
Active Parks - Administration \$177k Unfavourable	Depreciation (non-cash) higher than budget (\$119k), contribution of sculptures non-cash \$15k, higher write off of infrastructure (\$79k)
Active Parks - Glen Willow Maintenance \$34k Unfavourable	Ground hire fees revenue higher \$4k Required to maintain high standard (in particular major events)
Skate Park Maintenance \$11k Favourable	Saving in maintenance
Active Parks - Relamp Sports Lighting \$12k Favourable	Revote- Vic Park Mudgee required further scoping
Active Parks - Glen Willow Building Maintenance \$15k Favourable	Saving in maintenance
Glen Willow Player Seating \$15k Favourable	Revenue recognised on transition to new accounting standard \$12k
Glen Willow Scoreboard \$180k Favourable	Revenue recognised on transition to new accounting standard \$180k
Glen Willow Cricket Nets \$15k Favourable	Revenue recognised on transition to new accounting standard \$15k
Mudgee Showgrounds - Amenities \$62k Favourable	Revenue recognised on transition to new accounting standard \$62k
Billy Dunn Fence Upgrade \$5k Unfavourable	Grant income lower than budget
Victoria Park Gulgong - Lighting Cap Upgrade \$153k Favourable	Revote to complete in 20/21
Waratah Park Scoreboard & Discus Nets \$33k Favourable	Revenue recognised on transition to new accounting standard \$33k
Mudgee Sports Council \$3k Unfavourable	

Parks & Gardens	\$303k Favourable
Passive Parks - MWRC Operations \$115k Favourable	Savings across wages and plant hire
Passive Parks - Building Maintenance \$9k Unfavourable	
Passive Parks - Administration \$126k Favourable	Depreciation (non-cash) higher than budget (\$87k), contribution of drainage reserve land \$214k, higher write off of infrastructure (\$17k)
	Savings across wages and plant hire

Red Hill Reserve - Maintenance \$7k Favourable	Limited amount of work completed due to drought/dry conditions
Drainage Reserve Maintenance \$32k Favourable	Limited amount of work required due to drought/dry conditions
Sculptures Across The Region - Maintenance \$4k Favourable	
Red Hill - Building Maintenance \$8k Favourable	
Camping Tree Improvements \$6k Favourable	Revote
Lawson Park Water Bubblers \$4k Favourable	Project completed under budget
Sculptures Across The Region \$3k Favourable	
Playground Equipment - Wheelchair Accessible Swing \$5k Favourable	Project completed under budget
Art Galleries	\$287k Unfavourable
Art Gallery Operations \$2k Favourable	Depreciation (non-cash) higher than budget (\$4k) Budget savings revoted to 20/21 \$6k
Art Gallery Facility \$290k Unfavourable	Revenue recognised is less on transition to new accounting standard \$290k
Building Control	\$95k Favourable
Building Regulatory Services \$95k Favourable	Savings on employee expenses \$61k due to staff leave and higher fee income than budget \$34k
Urban Streetscapes	\$42k Favourable
Town Approaches Maintenance \$11k Favourable	Limited amount of work completed due to drought/dry conditions
Street Scape Capital Improvements \$7k Favourable	Limited amount of plantings completed due to drought/dry conditions
Streetscape - CBD Infrastructure \$26k Favourable	Competing projects resulted in the delay to delivering project. Revote
Protecting our Natural Environment	
Noxious Plants	\$114k Favourable
Weeds Inspection \$74k Favourable	Drone Training estimated at \$28k was unable to be completed due to Covid 19. This training cannot be completed on line. Internal Plant hire costs down due to lower than normal plant utilisation due to staff vacancies this financial year.
Weed Control - Council Roads \$40k Favourable	Roadside weed spraying was carried out by Council staff this year and therefore \$35k in contractors not spent. This was due to new staff and these staff not been able to carry out inspections until they completed Biosecurity training, which has not been done.
Domestic Waste Management	\$50k Unfavourable

CORPORATE: FINANCE | QUARTERLY BUDGET REVIEW JUNE 2020

Domestic Waste Management \$43k Unfavourable	Plant hire expenses increase
Organics Collection System Program \$7k Unfavourable	
Other Waste Management	\$291k Unfavourable
Waste - General Operations \$728k Unfavourable	Depreciation (non-cash) higher than budget (\$758k) and write off assets (\$96k)
	Savings in plant hire and contractors \$126k
Waste - Commercial Waste \$148k Favourable	Internal tipping fees higher than budget
Waste - Street & Park Bins \$9k Favourable	Savings in plant hire and wages
WTS Operations \$79k Favourable	Savings in plant hire and wages
Mudgee Recycling Operations \$41k Favourable	Savings in freight and audit services
New Tip Construction \$78k Favourable	Revote unspent budget to continue project
Waste Sites Rehabilitation \$30k Favourable	Revote unspent budget to continue project
Leachate Pond Enlargement \$27k Favourable	Revote unspent budget to continue project
Kandos WTS Office Replacement \$4k Favourable	Revote unspent budget to continue project
Gulgong WTS Office Replacement \$3k Favourable	Revote unspent budget to continue project
Sediment Pond And Paper Blow Fencing \$11k Favourable	Completed with savings
Landfill GPS Fill & Grade Control \$4k Favourable	Completed with savings
WTS - Home Rule Asbestos Remediation \$4k Favourable	Completed with savings
Street Cleaning	\$1k Favourable
Street Cleaning \$1k Favourable	
Stormwater Drainage	\$1249k Unfavourable
Drainage Administration \$1534k Unfavourable	Book value write off of drainage assets \$1.73m non-cash, less developer contributed stormwater assets \$230k
	Administration wages over budget
Drainage Maintenance \$54k Unfavourable	Rain following extended drought required additional drainage works to be completed
Drainage Maintenance - Culvert Replacement \$16k Favourable	Resourcing general drainage maintenance
Stormwater Asset Survey \$64k Favourable	Revote unspent budget to continue project
Drainage Capital Improvements \$47k Favourable	Delays in prioritisation of program of works
Culvert Installations \$12k Favourable	Allocated additional \$20K at March quarter, not all required.
Mudgee Flood Study & Floodplain Management Plan \$86k Favourable	Revote unspent budget to continue project
Cox St Inlet Pit \$7k Favourable	Project completed under budget
Earth Channel Enlargement Works \$90k Favourable	Revote unspent budget to continue project
Pit Modifications – Various Locations \$17k Favourable	Revote unspent budget to continue project
Environmental Protection	\$25k Favourable
Environment - Administration \$21k Favourable	Savings in wages due to vacancy

Environment - Community Education \$4k Favourable	Due to Covid-19 full plastic free July project was unable to be delivered, Lifeskills sewing group was scaled down and we were unable to host workshops or attend Market in June to promote plastic free July.
Environment - National Tree Day \$3k Favourable	Area planted this financial year was smaller and less trees and other supplies were needed.
Putta Bucca Wetlands Capital \$19k Unfavourable	Grant was not available for capital works
Putta Bucca Wetlands Extension \$15k Favourable	Revenue recognised on transition to new accounting standard
Water Supply	\$143k Favourable
Water Management & Administration \$191k Favourable	Interest earned higher than budget \$69k, savings in employees and contracts expenditure \$157k
	Depreciation (non-cash) higher than budget (\$49k) and disposal of assets (\$21k). Less \$35k contribution of assets
Water Management Studies \$17k Favourable	Savings
Water Supply Education \$40k Favourable	Savings
Water Mains Ops & Maint \$9k Unfavourable	Wages expense over budget
Water Meter Ops & Maint \$5k Unfavourable	Wages expense over budget
Water New Connections \$7k Favourable	Savings
Raw Water Systems Ops & Maint \$13k Favourable	Savings
Water Pump Station Ops & Maint \$33k Favourable	Savings
Water Filtration Plant Ops & Maint Rylstone \$36k Favourable	Savings in chemicals and electricity
Water Purchases \$18k Favourable	Licence cost lower than budget
Water Condition Assessment \$33k Favourable	Unspent budget
Water Reservoir Ops & Maint \$8k Unfavourable	Increase to chemicals expense
Water River Intakes Ops & Maint \$25k Favourable	Savings in operating costs, mainly electricity
Water T'Ment Plant Ops & Maint Mudgee \$12k Favourable	Savings in operating costs
Water T'Ment Plant Ops & Maint Gulgong \$44k Favourable	Savings in operating costs
Water Wellfields Ops & Maint \$8k Unfavourable	Higher operating costs
Water Augmentation - Mudgee Headworks \$128k Unfavourable	This project covers multiple years and the amount of budget deferred in the March QBR was too high
Water Augmentation - Ulan Rd Extension \$289k Unfavourable	This project covers multiple years and the amount of budget deferred in the March QBR was too high
Water Augmentation - Rylstone & Kandos \$4k Favourable	
Water Mains - Queen Street \$10k Unfavourable	Project complete
Water Mains - Belmore Street \$2k Favourable	Project complete
Water Mains - Bulga Street \$7k Favourable	Project complete
Water Mains - Lowe Street \$11k Unfavourable	Project complete
Water Mains - Bowman Street \$26k Favourable	Revote unspent budget to continue project
Water Mains - Bayly Street \$20k Unfavourable	Project complete
Water Mains - Moonlight Street \$21k Favourable	Revote unspent budget to continue project
Water Meter Replacement \$369k Favourable	Revote unspent budget to continue project
Raw Water Systems - Mudgee And Gulgong Disinfection Upgrades \$3k Favourable	Project complete

CORPORATE: FINANCE | QUARTERLY BUDGET REVIEW JUNE 2020

Rural Customer Fill Stations \$270k Unfavourable Revenue recognised is less on transition to new accounting standard \$270k

Sewerage Services \$655k Favourable

Sewer Management & Administration \$461k Favourable Savings in admin costs, mainly employees, training and software, \$150k

Non-cash developer contributed assets \$163k and lower disposal of assets \$148k

Sewer Management Studies \$64k Favourable Larger project strategy work will be undertaken in 20/21

Pressure Sewer Ops & Maint Charbon \$19k Favourable

Sewer Mains Ops & Maint \$20k Unfavourable

Over estimated savings in March QBR

Sewer New Connections \$8k Favourable

Sewer Pump Station Ops & Maint \$41k Favourable

Savings mainly in electricity

Sewer T'Ment Wks Ops & Maint Mudgee \$31k Unfavourable

Increased operational costs

Sewer T'Ment Wks Ops & Maint Gulgong \$9k Favourable

Sewer T'Ment Wks Ops & Maint Rylstone \$9k Favourable

Sewer T'Ment Wks Ops & Maint Kandos \$2k Favourable

Sewer Condition Assessment \$27k Favourable

Completed under budget

Sewer Augmentation - Charbon \$52k Favourable

Multi-year project

Sewer Pump Station - Glen Willow \$5k Favourable

Mudgee STP Sludge Dewatering Improvements \$8k Favourable Revote unspent budget to continue project

Building a Strong Local Economy

Caravan Parks \$249k Favourable

Caravan Park - Cudgong Waters \$6k Unfavourable Depreciation (non-cash) higher than budget (\$10k)

Caravan Park - Mudgee Valley Park \$25k Favourable Actual income is greater than budget income by \$62k. This is due to the unexpected increase in tourism bookings following relaxation of public health restrictions for COVID-19. Offset by employee and other expenses over budget

Depreciation (non-cash) higher than budget (\$15k)

Cudgong Waters - Water And Sewer Operations \$9k Favourable

Cudgong Waters Caravan Park \$165k Favourable Revenue recognised on transition to new accounting standard

Rylstone Caravan Park - Capital \$69k Favourable Revenue recognised on transition to new accounting standard \$20k and revote of unspent funds

Riverside Caravan Park Fire Services \$13k Favourable Revote unspent budget to continue project

Mudgee Valley Park Upgrade \$26k Unfavourable Revenue recognised is less on transition to new accounting standard

Tourism & Area Promotion \$37k Favourable

Major Events Glen Willow \$3k Favourable

Flavours Of Mudgee \$24k Favourable Revenue recognised on transition to new accounting standard

Entrance Signage Project \$10k Favourable	Revenue recognised on transition to new accounting standard
Industrial Development Promotion	\$46k Favourable
Economic Development \$6k Favourable	
Health Precinct Masterplan \$40k Favourable	Revote unspent budget to continue project
Saleyards & Markets	\$13k Favourable
Saleyards Administration \$19k Unfavourable	Depreciation (non-cash) higher than budget (\$9k) Contractors expenses higher than budget \$17k offset by higher revenue \$12k
Saleyards - Post And Rail Replacement \$5k Favourable	Post and rail replacement is undertaken as required, which meant the total amount allocated was not fully expended this year.
Saleyards Canteen \$28k Favourable	Revenue recognised on transition to new accounting standard
Real Estate Development	\$438k Favourable
Property - Income \$65k Unfavourable	Sale of property was delayed until 20/21 Prior year development consultant costs expensed \$12k
Property - Ex Saleyards Stage I \$457k Favourable	Project complete but final development costs not finalised until 20/21. Revote unspent budget
Property - Development Mortimer St \$12k Favourable	
Property - Pitts Lane \$6k Favourable	Savings on maintenance
Commercial Prop - Administration \$18k Unfavourable	Depreciation (non-cash) higher than budget (\$18k)
Commercial Prop - Pool House Kandos \$3k Favourable	
Commercial Prop - Aerodrome Cottage \$7k Favourable	
Commercial Prop - Mortimer Precinct \$19k Favourable	Overestimated reduction in rental revenue
Rylstone Kandos Preschool Extension \$15k Favourable	Revenue recognised on transition to new accounting standard
Commercial Property Purchase \$6k Favourable	
Connecting our Region	
Urban Roads - Local	\$518k Favourable
Urban Roads Maintenance - Sealed \$37k Favourable	Savings on maintenance
Urban Roads - Administration \$196k Favourable	Non-cash development assets \$124k and lower disposal of assets \$57k Bonds retained for development works \$13k
Reseal - Robertson Rd Seg 10 \$11k Favourable	Project completed under budget
Reseal - Denison St Seg 10, 20, 40, 70 - 110 \$195k Favourable	Project completed under budget and allocated Roads to Recovery grant to this project
Urban Reseals - Herbert Street Seg 90 - 120,150 \$8k Favourable	Project completed under budget
Urban Rehab - Angus Ave Kandos \$14k Favourable	Project completed under budget

CORPORATE: FINANCE | QUARTERLY BUDGET REVIEW JUNE 2020

Multiple Pedestrian Refuges & Buildouts \$10k Favourable	Revote unspent budget to continue project
Resheeting - Urban Roads \$14k Favourable	
Seal Short St Gulgong \$13k Favourable	Project completed under budget
Urban Roads Land Matters Capital \$6k Favourable	Revote unspent budget to continue project
Urban Roads - Regional	\$51k Favourable
Guttering Bylong Valley Way Kandos \$50k Favourable	Allocate RMS block grant to this project in lieu of council reserves funding
Sealed Rural Roads - Local	\$161k Unfavourable
Rural Sealed Roads Administration \$197k Unfavourable	Depreciation (non-cash) higher than budget (\$79k) and write of assets (\$749k). Offset by Financial Assistance Grant for 20/21 received in advance
Rural Sealed Roads Maintenance \$21k Favourable	Additional \$100k added in March QBR was not all required
Tree Lopping Along Roads \$3k Unfavourable	
Rural Sealed Roads - Accidents \$7k Unfavourable	
Rural Sealed Roads Shoulder Maintenance \$7k Favourable	
Rural Rd Mtce - Charbon Area \$6k Unfavourable	
Linemarking Sealed Local Roads \$44k Favourable	
Reseal - Barneys Reef Rd Seg 60, 100 - 120 \$5k Favourable	
Realignment - Ulan Wollar Rd \$6k Unfavourable	Final consultant costs, capital works captured in staged projects
Heavy Patching \$21k Favourable	Project not complete due to resourcing major projects
Ulan Wollar Road - Stage 1 \$533k Favourable	Revenue recognised on transition to new accounting standard \$502k
Ulan Wollar Road - Stage 3A \$580k Unfavourable	Project completed under budget \$31k
Rural Sealed Road Land Matters \$3k Favourable	Revote unspent budget to continue project
Sealed Rural Roads - Regional	\$1431k Unfavourable
Rural Sealed Regional Road Admin \$1451k Unfavourable	Depreciation (non-cash) higher than budget (\$250k) and write of assets (\$1.3m) Offset by Block Grant revenue unspent for 19/20 \$106k
Ulan And Wollar Road Upgrades \$9k Favourable	Project completed under budget
Reg Reseals - Wollar Road Seg 1345 - 1350 \$10k Favourable	Costs removed from prior year project to reflect appropriate project allocation
Unsealed Rural Roads - Local	\$627k Favourable
Rural Unsealed Roads Administration \$242k Favourable	Financial Assistance Grant for 20/21 received in advance \$672k
Rural Unsealed Roads Grading Reactive \$48k Favourable	Depreciation (non-cash) lower than budget \$48k and write of assets higher than budget (\$472k)

Rural Unsealed Roads Grading Program \$196k Unfavourable	Significant grading works completed once conditions improved through rainfall
Rural Unsealed Roads Minor Maintenance \$9k Unfavourable	
Widen And Seal Mt Vincent Road Hill \$90k Favourable	Revote unspent budget to continue project
Seal Extension - Spring Flat South Lane \$79k Favourable	Revenue recognised on transition to new accounting standard
Seal Extension - Byrnes Lane \$18k Favourable	
Resheeting \$62k Unfavourable	
Seal Extension - Pyramul Rd \$400k Favourable	This project was allocated Roads to Recovery grant funding in lieu of Council reserves funding
Unsealed Roads Land Matters Capital \$19k Favourable	Revote unspent budget to continue project
Unsealed Rural Roads - Regional	\$50k Favourable
Rural Unsealed Regional Road Admin \$12k Unfavourable	Depreciation (non-cash) higher than budget
Seal Extension - Wollar Road \$6k Favourable	Supplier credit
Wollar Rd - Stage 5 \$56k Favourable	Allocated RMS block grant to this project in lieu of council reserves funding
Bridges - Local Rural Roads	\$26k Favourable
Local Sealed Bridge Maintenance \$26k Favourable	Project not complete due to resourcing major projects
Bridges - Regional Rural Roads	\$1k Favourable
Regional Rural Sealed Bridge Maintenance \$1k Favourable	Depreciation (non-cash) lower than budget
Ulan Road Strategy	\$7k Unfavourable
Ulan Road Strategy \$595k Unfavourable	Revenue recognised is less on transition to new accounting standard
Ulan Road Maintenance \$30k Favourable	Revenue recognised on transition to new accounting standard
Ulan Road - Rehabs, Widening And Conforming Reseals - Budget \$23k Favourable	Revenue recognised on transition to new accounting standard
Ulan Road - Rehab George Campbell Drive To Buckaroo Lane \$378k Favourable	Revenue recognised on transition to new accounting standard
Ulan Road - Reseal Mud Hut Creek Intersection \$42k Favourable	Revenue recognised on transition to new accounting standard
Ulan Road - Moggs Ln To Wollar Rd \$115k Favourable	Revenue recognised on transition to new accounting standard
Footpaths	\$414k Favourable
Footways - Administration \$31k Unfavourable	Depreciation (non-cash) higher than budget (\$4k) and write of assets (\$24k)
Footways - Capital Works \$17k Favourable	Project not complete due to resourcing major projects
Pedestrian - Putta Bucca Walkway \$30k Favourable	Revote unspent budget to continue project

CORPORATE: FINANCE | QUARTERLY BUDGET REVIEW JUNE 2020

Pedestrian Bridge Rylstone \$126k Favourable	Revenue recognised on transition to new accounting standard
Footpath - Winter Street To Walking Track \$12k Favourable	Project completed under budget
Putta Bucca Eco Trail \$156k Favourable	Revote unspent budget to continue project
Mudgee Shared Cycleway/Walking Loop \$75k Favourable	Revote unspent budget to continue project
Rylstone Pathway Concreting \$28k Favourable	Revenue recognised on transition to new accounting standard

Aerodromes

\$19k Unfavourable

Airport - Extension Of Water & Sewer Services \$7k Favourable	
Airport Subdivision Communications \$10k Favourable	
Airport Ambulance Transfer Bay \$36k Unfavourable	Revenue recognised is less on transition to new accounting standard

Parking Areas

\$15k Favourable

Carparking - Maintenance \$6k Favourable	Full budget not required this financial year
Carparking - Administration \$6k Unfavourable	Contributions income lower than budget \$4k
Mudgee Pool Carpark \$15k Favourable	Project completed under budget

RMS Works - State Roads

\$30k Favourable

OW - Resurfacing Improvements \$35k Unfavourable	
OW - Heavy Patching \$440k Favourable	Projects completed under budget
OW - Reseals \$21k Unfavourable	
OW - Misc Accidents \$4k Unfavourable	
OW - Mr54 Tara Loop Road Shoulder Widening \$54k Unfavourable	
OW - Apple Tree Flat Safety Project \$272k Favourable	Project completed under budget
OW - Razorback Safety Project \$877k Unfavourable	
OW - Mulla muddy Shoulder Widening \$129k Favourable	Project completed under budget
OW - Goolma Curves Shoulder Widening \$133k Favourable	Project completed under budget
OW - Galambine Shoulder Widening \$42k Favourable	Project completed under budget
OW - Hw18 Castlereagh Hwy Asphalt \$8k Favourable	

Street Lighting

\$214k Favourable

Street Light Maintenance \$196k Favourable	Electricity savings
Street Lights - Mortimer Street \$6k Favourable	Revote unspent budget to continue project
Street Lights - Market Street Crossing \$6k Favourable	Revote unspent budget to continue project
Street Lights - Church Street Crossing \$6k Favourable	Revote unspent budget to continue project

Good Government

Governance

\$612k Favourable

Members Expenses \$49k Favourable	Savings \$42k across training, conferences, meeting and lobbying.
Code Of Conduct Committee \$10k Favourable	Budget only required as issues arise
Citizenship Ceremony \$4k Favourable	Deferral of ceremonies due to COVID restrictions

Orana Water Utilities Alliance \$39k Favourable	Revote unspent budget to continue project
OWUA Small Projects \$4k Favourable	
Covid 19 Business Booster \$507k Favourable	Smaller than estimated take up of the business booster program
Corporate Support	\$447k Favourable
Insurance - General \$21k Unfavourable	Due diligence review required by incoming insurance provider
Corporate Buildings Admin \$221k Unfavourable	Depreciation (non-cash) higher than budget (\$119k) and write of assets (\$3k) Business unit oncost under recovered due to deferred capital works (\$73k) and employee costs (\$13k) and plant hire (\$5k)
Corporate - Administration Centre Mudgee \$4k Unfavourable	
Corporate - Administration Centre Rylstone \$3k Unfavourable	
Corporate - Operations Admin Office \$8k Unfavourable	
Corporate - Douro St Office \$5k Unfavourable	Slight overspend due to additional maintenance being required in comparison to other buildings more frequent external maintenance is needed due to tree waste
Rylstone Council Building \$75k Favourable	Revenue recognised on transition to new accounting standard \$70k and \$5k savings
Mudgee Stores Building \$3k Favourable	Unspent
Corporate Governance \$60k Unfavourable	Ongoing Legal actions in the NSW Supreme Court
Customer Services \$40k Unfavourable	Higher than expected telephone and after hours call centre costs
Records Operations \$42k Favourable	Revote of \$34k to 20/21 for records software upgrade
Executive Support \$25k Favourable	Savings in employee costs and plant hire
Corporate Development \$67k Favourable	Wages savings due to vacancies
Community News & Advertising \$6k Favourable	Allowance for emergency or other corporate needs unspent
Human Resources \$41k Favourable	Savings risk management framework
Staff Recruitment & Retention \$26k Favourable	Costs associated with recruitment were less than expected particularly in relation to advertising costs and other recruitment costs such as relocation
Staff Training, Conferences & Seminars \$28k Favourable	Training ceased with COVID-19 therefore expenses are unexpectedly lower. Revote \$22k
Staff Leave Entitlements \$389k Unfavourable	Increased employee leave liability due to reduction in discount rate (\$425k) non-cash Net savings employee leave payments \$36k
Workplace Health & Safety \$48k Favourable	WHS initiatives were put on hold due in large part due to COVID-19 and WHS staff being diverted to managing Council's risks. Revote \$42k
Financial Services \$26k Favourable	Savings on borrowing costs due to lower rate on saleyards lane loan and payout of showground loan

CORPORATE: FINANCE | QUARTERLY BUDGET REVIEW JUNE 2020

Revenue Collection \$40k Favourable	Contributions towards legal expenses and road closures and savings in debt recovery costs
Plans Of Management - Crown Lands \$94k Favourable	Grant - Project was not expected to finalise until 30/6/2021 - Revote unspent funds
Stores & Purchasing \$160k Favourable	Sale of scrap metals and second hand items \$99k, Savings in wages and operating costs \$60k
Information Technology Operations \$16k Unfavourable	Overspent on software licencing and telephone costs, offset by savings in wages and IT equipment leasing
It Corporate Software \$54k Favourable	Revote unspent budget to continue project
Covid19 Response \$473k Favourable	Revote unspent funds, as Council still responding to COVID-19
Mid-Western Operations Administration	\$291k Favourable
Mid-Western Operations Administration \$300k Favourable	Savings in employee costs due to vacancies
MWRC Ops Admin - 48 Depot Rd \$9k Unfavourable	Cleaning and electricity costs
Engineering & Works - Assets	\$346k Favourable
Asset Management Admin \$20k Favourable	Savings in employee costs due to leave
Plant Operations Fund \$792k Favourable	Sale of plant higher than budget by \$139k, savings in materials, contracts and fuel \$300k, plant hire income higher than budget \$425k and employee cost savings \$213k
Council Works Depots - Buildings \$10k Unfavourable	Depreciation (non-cash) higher than budget (\$388k) Depreciation (non-cash) higher than budget (\$15k) and write of assets (\$3k) Other savings in maintenance costs \$8k
Communications - Remote Facilities \$3k Favourable	Some delayed delivery of ordered items
Plant Purchases \$169k Favourable	Revote unspent budget to continue project
Solar Farm Initiative \$78k Favourable	Revote unspent budget to continue project
Rylstone Depot Sealing \$43k Favourable	Revote unspent budget to continue project
Workshop Fire Exit \$4k Favourable	Book value disposal of plant (non-cash)
Book Value Of P&E Sold \$740k Unfavourable	
Private Works	\$2k Favourable
Jobs undertaken as private works have generated a surplus of \$48k	
General Purpose Revenue	\$2259k Favourable
General Purpose Revenue \$2259k Favourable	Financial Assistance Grant paid in advance \$2,175k Investment revenue on general fund higher budget \$66k Rates revenue exceeded budget by \$30k Savings in bad debts expenses (\$6k) non-cash)

	Pensioner grant and loan subsidy revenue lower than budget (\$19k)
Developer Contributions	\$1319k Unfavourable
S94 General Fund Contributions \$1991k Unfavourable	VPA contributions cancelled for Kepco mine (\$2.37m)
S64 Water Contributions \$576k Favourable	Developer Contributions higher than budget \$380k
S64 Sewer Contributions \$96k Favourable	Developer Contributions higher than budget

2. Unrestricted Cash by Fund

2.1 General Fund

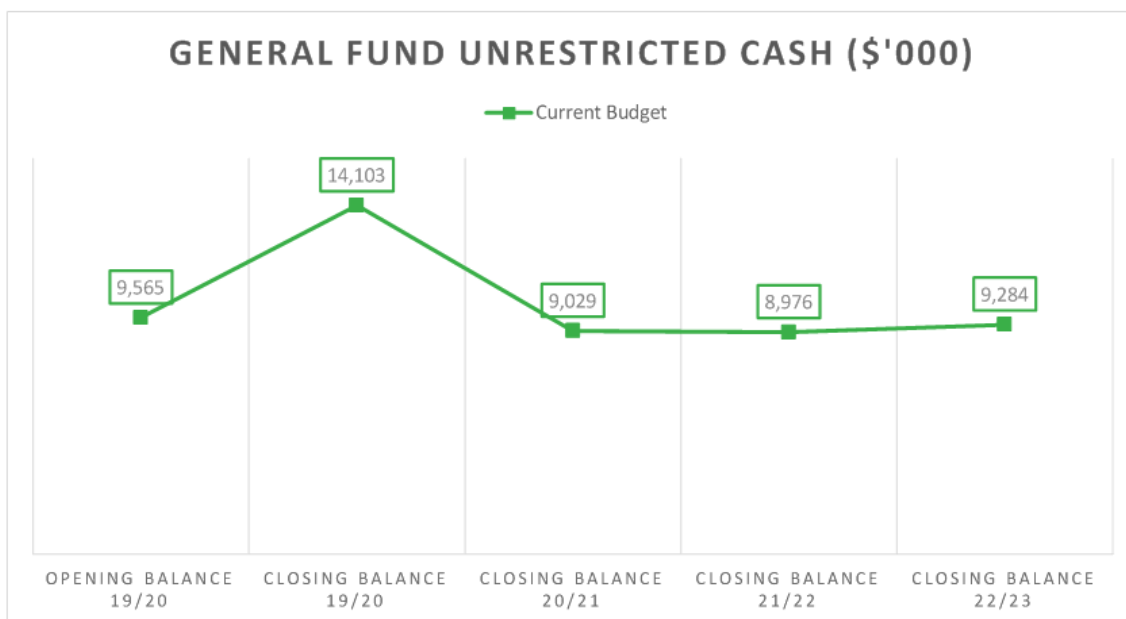
Council finished the 2018/19 financial year with an unrestricted cash balance of \$9.57 million. As adopted by Council the Original Budget projected an increase to 30 June 2020 of \$7.05 million.

Council has since adopted the following budget movements, summarised below.

Variation	Amount (\$'000)	Movement
Original Budget	7,053	Increase
Revotes	(210)	Decrease
Approved variations	(3,860)	Decrease
QBR proposed variations	0	Decrease
Estimated movement to 30 June 2020	2,983	Increase
Projected balance at 30 June 2020	12,548	
Actual (unaudited) balance at 30 June 2020	14,103	

A projected unrestricted cash balance of \$14.1 million represents about 8 weeks of Council's 2020/21 operating expenditure budget. This is a high level of unrestricted cash and is adequate to ensure Council is able to meet its debts and obligations as they fall due.

The General Fund projected unrestricted cash balance over the next four years is shown below.



The closing balance of unrestricted cash as at 30 June 2020 compares favourably with budget estimates by \$1.55 million. The main factors influencing this outcome are related to:

VARIATION	AMOUNT (\$'000)	MOVEMENT
Increase in unrestricted Trade Creditors	3,335	Increase
Increase in unrestricted Trade Debtors	(5,386)	Decrease
Increase in unrestricted Inventory	(160)	Decrease
Unrestricted cash expenditure carried forward to 2020/21 (revotes)	907	Increase
Covid 19 Business Booster -Smaller than estimated take up of the business booster program	507	Increase
Active & Passive Parks Operations - Limited amount of work completed due to drought/dry conditions	358	Increase
Pool Operations Gulgong, Mudgee & Kandos -Pools Season ended in March due to COVID19	323	Increase
Mid-Western Operations Administration - Savings in employee costs due to vacancies	300	Increase
Street Light Maintenance - Electricity savings	196	Increase
Reseal - Denison St Seg 10, 20, 40, 70 - 110 -Project completed under budget and allocated excess Roads to Recovery grant to this project instead of Council funds	195	Increase
Stores & Purchasing - Sale of scrap metals and second hand items \$100k, savings in wages and operating costs \$60k	160	Increase
Waste - Commercial Waste - Internal tipping fees higher than budget	148	Increase
Building Regulatory Services - Savings on employee expenses due to staff leave and higher fee income than budget	95	Increase
Rural Unsealed Roads Grading Program and Reactive Grading - Significant grading works were completed once conditions improved through rainfall	(148)	Decrease
Net result of other savings and overspend as highlighted in material variations	725	Increase
Net Movement	1,555	Increase

2.2 Water Fund

Council finished the 2018/19 financial year with a Water fund unrestricted cash balance of \$2.53 million. As adopted by Council the Original Budget projected a decrease to 30 June 2020 of \$65k. The budget movements are summarised below.

Variation	Amount (\$'000)	Movement
Original Budget	(65)	Decrease
Revotes	0	Decrease
Approved variations	185	Increase
QBR proposed variations	0	Decrease
Estimated movement to 30 June 2020	120	Increase
Projected balance at 30 June 2020	2,649	
Actual (unaudited) balance at 30 June 2020	2,393	

The closing balance of unrestricted cash as at 30 June 2020 compares unfavourably with budget estimates by \$256,000 (unaudited).

TOTAL WATER FUND CASH

Council finished the 2019 financial year with a Water Fund cash balance of \$14.57 million, made up of:

CASH CLASSIFICATION	AMOUNT (\$'000)
S64 Developer Contributions	5,119
Water Reserves	6,805
Unspent Grants	114
Unrestricted	2,529
Total	14,567

Actual Water Fund cash balances as at 30 June 2020 are made up as follows (unaudited):

CASH CLASSIFICATION	AMOUNT (\$'000)
S64 Developer Contributions	5,746
Water Reserves	7,119
Contract Liabilities	270
Unspent Grants	1
Unrestricted	2,393
Total	15,529

2.3 Sewer Fund

Council finished the 2018/19 financial year with a Sewer Fund unrestricted cash balance of \$589k. As adopted by Council the Original Budget projected an increase to 30 June 2020 of \$1.77 million. The budget movements are summarised below.

Variation	Amount (\$'000)	Movement
Original Budget	1,770	Increase
Revotes	0	Decrease
Approved variations	62	Increase
QBR proposed variations	0	Decrease
Estimated movement to 30 June 2020	1,832	Increase
Projected balance at 30 June 2020	2,421	
Actual (unaudited) balance at 30 June 2020	2,207	

The closing balance of unrestricted cash as at 30 June 2020 compares unfavourably with budget estimates by \$214k (unaudited).

TOTAL SEWER FUND CASH

Council finished the 2019 financial year with a Sewer Fund cash balance of \$12.62 million, made up of:

CASH CLASSIFICATION	AMOUNT (\$'000)
S64 Developer Contributions	3,022
Sewer Reserves	9,009
Unrestricted	589
Total	12,620

Actual Sewer Fund cash balances as at 30 June 2020 are made up as follows (unaudited):

CASH CLASSIFICATION	AMOUNT (\$'000)
S64 Developer Contributions	3,369
Sewer Reserves	8,430
Unrestricted	2,207
Total	14,006

2.4 Waste Fund

Council finished the 2018/19 financial year with a Waste Fund unrestricted cash balance of \$1.2 million. As adopted by Council the Original Budget projected a decrease to 30 June 2020 of \$369k. The budget movements are summarised below.

Variation	Amount (\$'000)	Movement
Original Budget	(369)	Decrease
Revotes	0	Decrease
Approved variations	158	Increase
QBR proposed variations	0	Decrease
Estimated movement to 30 June 2020	(211)	Decrease
Projected balance at 30 June 2020	993	
Actual (unaudited) balance at 30 June 2020	1,107	

The closing balance of unrestricted cash as at 30 June 2020 compares favourably with budget estimates by \$114k (unaudited).

TOTAL WASTE FUND CASH

Council finished the 2019 financial year with a Waste Fund cash balance of \$4,58 million, made up of:

CASH CLASSIFICATION	AMOUNT (\$'000)
Waste Reserves	3,373
Unrestricted	1,204
Total	4,577

Actual Waste Fund cash balances as at 30 June 2019 are made up as follows (unaudited):

CASH CLASSIFICATION	AMOUNT (\$'000)
Waste Reserves	3,909
Unrestricted	1,107
Total	5,016

2.5 Other Funds

Council maintains a number of other funds including:

- Private Works
- Saleyards
- Mudgee Sports Council
- Gulgong Sports Council
- Rylstone Sports Council

At 30 June of each financial year, the cash balance held in the above Funds forms part of the overall General Fund Unrestricted Cash Balance.

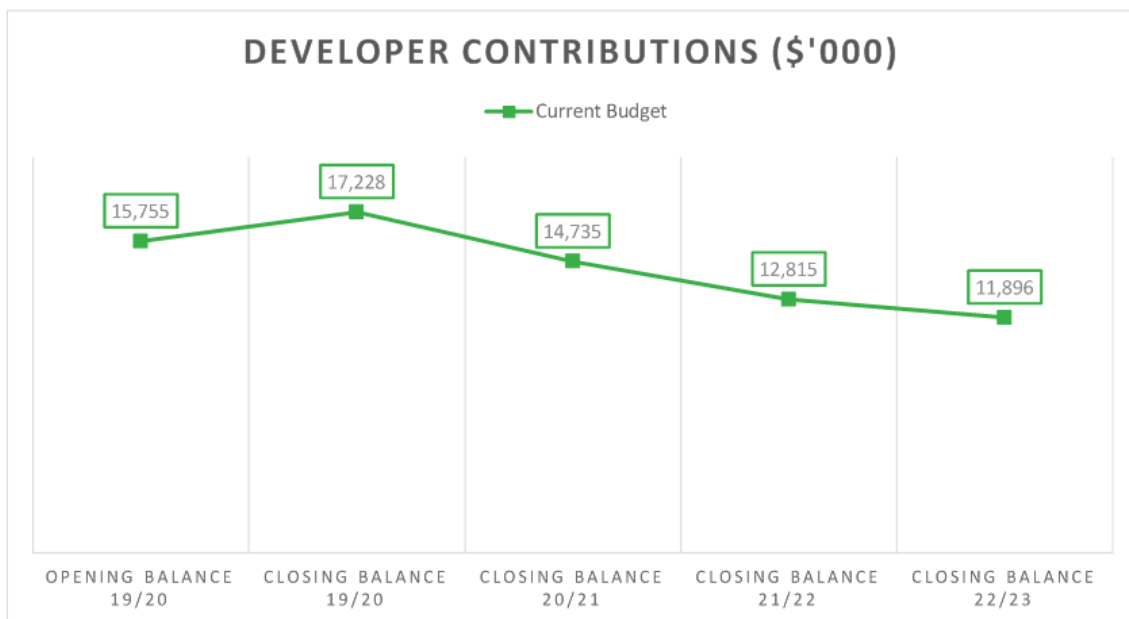
3. Developer Contributions

Council finished the 2018/19 financial year with a Developer Contributions balance of \$15.75 million. As adopted by Council the Original Budget projected a decrease to 30 June 2020 of \$139k. The budget movements are summarised below.

Variation	Amount (\$'000)	Movement
Original Budget	(139)	Decrease
Revotes	(882)	Decrease
Approved variations	3,773	Increase
QBR proposed variations	0	Decrease
Estimated movement to 30 June 2020	2,752	Increase
Projected balance at 30 June 2020	18,507	
Actual (unaudited) balance at 30 June 2020	17,228	

The closing balance as at 30 June 2020 compares unfavourably with budget estimates by \$1.28 million (unaudited), mainly due to cancelled Kepco contributions.

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



Detailed movements and current balances are as follows:

Plan Item	Opening Balance	Budget Transfers To	Budget Transfers From	Budget Closing Balance	Current Balance
Traffic Management	702	67	171	598	738
Open Space Community Facilities	1,489	227	478	1,238	1,437
Administration Civic Improvements	633	38	32	639	672
	370	31	40	361	403
	14	-	-	14	21
Car Parking	258	-	-	258	261
S94A Levies	763	37	250	550	624
Drainage – 2A	129	37	-	166	157
Total General Contributions	4,358	437	972	3,824	4,313
S64 Sewer	3,022	250	-	3,272	3,369
S64 Water Voluntary Planning Agreements	5,119	530	350	5,299	5,746
Total Developer Contributions	3,254	3,291	433	6,112	3,800
	15,753	4,508	1,755	18,507	17,228

4. Loan Borrowings

Council's 2019/20 Operational Plan included the borrowings below.

Project	Fund	Original Budget \$'000	Current Budget \$'000	Proposed Variations \$'000	Proposed Budget \$'000	Actual YTD \$'000
Property – Saleyards Lane subdivision	General	870	910	0	910	1,000

5. Reserves

5.1 Internally Restricted Reserves

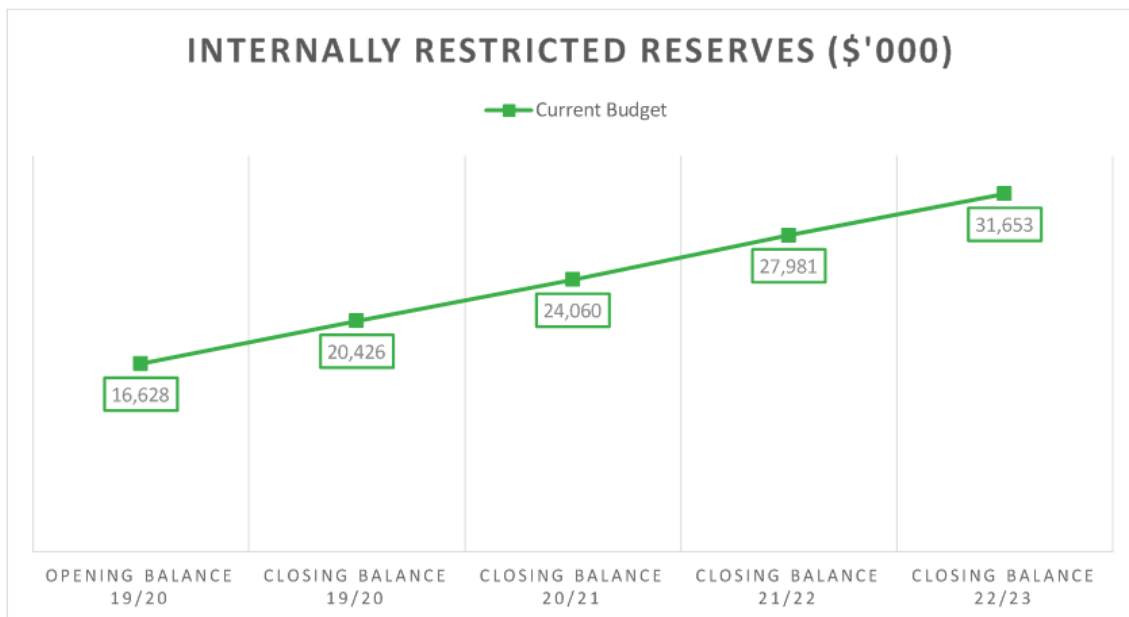
Council finished the 2018/19 financial year with an Internally Restricted Reserve balance of \$16.628 million. As adopted by Council the Original Budget projected a decrease to 30 June 2020 of \$3.628 million. The budget movements are summarised below.

Variation	Amount (\$'000)	Movement
Original Budget	(3,628)	Decrease
Revotes	(265)	Decrease
Approved variations	1,807	Increase
QBR proposed variations	0	Decrease
Estimated movement to 30 June 2020	(2,086)	Decrease
Projected balance at 30 June 2020	14,542	
Actual (unaudited) balance at 30 June 2020	20,426	

The closing balance as at 30 June 2020 compares favourably with budget estimates by \$5.884 million (unaudited), mainly due to:

- Financial Assistance Grant Received in Advance \$3.48 million
- Plant replacement reserve result \$1.37 million better than budget due to increased internal plant hire income, plant sales and savings in repairs and fuel costs.
- Delayed final cost for Saleyards Lane subdivision funded from land development reserve \$457k

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



Detailed budgeted reserve movements are included in the following table.

INTERNAL RESERVES	Opening Balance 2019/20	Budgeted Movement	Budget Closing Balance 2019/20	Current Balance
Employee Leave Entitlements	2,795	100	2,895	2,895
Land Development	4,162	(3,644)	518	1,044
Election	203	17	220	220
Plant Replacement	4,343	(243)	4,100	5,467
Asset Replacement	2,369	(147)	2,222	2,718
Capital Program	693	(206)	487	667
Livestock Exchange	45	(10)	35	40
State Roads Warranty	305	95	400	400
Future Fund	500	20	520	520
Community Plan	0	0	0	0
Seal Extension Program	1,193	1,951	3,145	2,972
Mudgee Bicentenary	20	(20)	0	0
FAG - Grant received in advance	0	0	0	3,483
TOTAL INTERNAL RESERVES	16,628	(2,087)	14,542	20,426

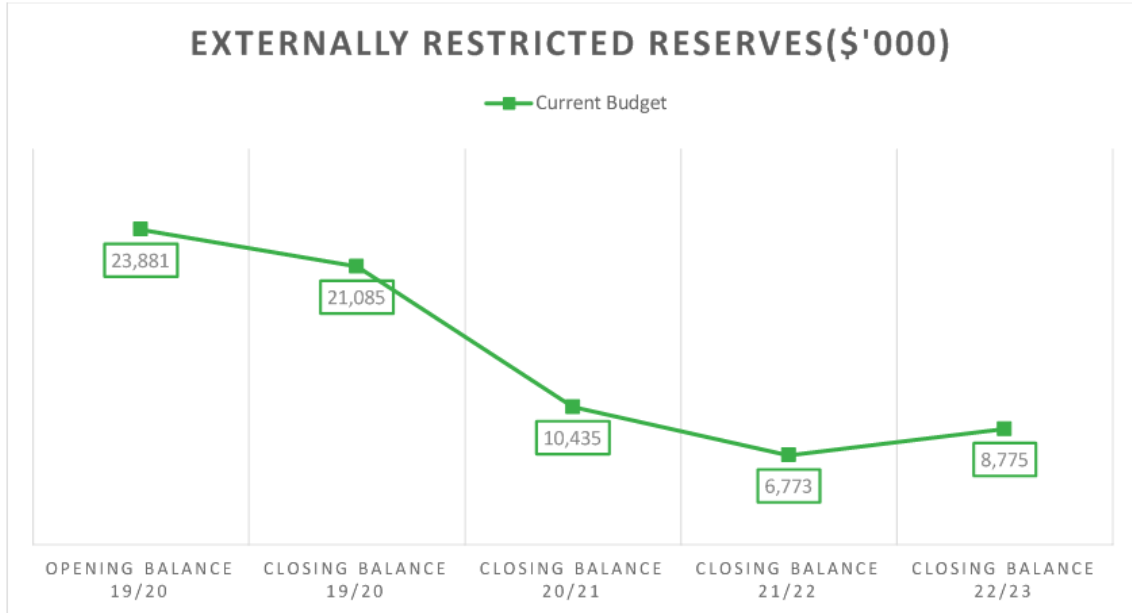
5.2 Externally Restricted Reserves

Council finished the 2018/19 financial year with an Externally Restricted Reserve balance of \$23.88 million. As adopted by Council the Original budget projected a decrease to 30 June 2020 of \$9.57 million. The budget movements are summarised below.

Variation	Amount (\$'000)	Movement
Original Budget	(9,572)	Decrease
Revotes	(402)	Decrease
Approved variations	9,866	Increase
QBR proposed variations	0	Decrease
Estimated movement to 30 June 2020	(108)	Decrease
Projected balance at 30 June 2020	23,773	
Actual (unaudited) balance at 30 June 2020	21,085	

The closing balance as at 30 June 2020 compares unfavourably with budget estimates by \$2.69 million (unaudited), mainly due to the change in classification of Ulan Road Strategy Revenue. Under the new Australian Accounting Standards contributions received cannot be recognised as revenue until progress work is completed. Therefore the amount held must be shown as a contract liability. The closing balance of \$3.19 million is now showing as an External Restriction – included in liabilities.

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



Detailed budgeted reserve movements are included in the following table.

EXTERNAL RESERVES	Opening Balance 2019/20	Budgeted Movement	Budget Closing Balance 2019/20	Current Balance
Waste	3,373	375	3,748	3,909
Sewer	9,009	(657)	8,352	8,430
Water	6,805	242	7,048	7,119
Community Services	77	0	77	77
Community Tenancy Scheme	154	(20)	134	175
Family Day Care	124	(28)	96	176
Bequest - Simpkins Park	101	0	101	101
Community Transport Vehicle Replacement	219	(27)	192	238
Ulan Road Strategy	3,158	7	3,165	0
Public Road Closure Compensation	860	0	860	860
TOTAL EXTERNAL RESERVES	23,880	(108)	23,773	21,085

6. Unspent Grants and Contributions

Council finished the 2018/19 financial year with unspent grants and contributions of \$6.66 million. As adopted by Council the Original Budget projected a decrease of \$944k to 30 June 2020. The budget movements are summarised below.

Variation	Amount (\$'000)	Movement
Original Budget	(944)	Decrease
Revotes	(1,584)	Decrease
Approved variations	(2,318)	Decrease
QBR proposed variations	0	Decrease
Estimated movement to 30 June 2020	(4,846)	Decrease
Projected balance at 30 June 2020	1,818	
Actual (unaudited) balance at 30 June 2020	1,799	

The closing balance as at 30 June 2020 compares unfavourably with budget estimates by \$19k (unaudited).

The largest amounts held are:

- Bushfire Recovery funds \$1.15 million
- Cudgegong RFS donation \$125k
- Charbon Area Local Roads maintenance \$115k

7. External Restrictions – included in liabilities

Due to changes in Australian Accounting Standards Council now has a new type of External restriction. This is shown in the financial statements at Note 7c as External restrictions – included in liabilities.

The amount reported is externally restricted contract liabilities. In Council's case the majority of this amount is grants whereby payment has been received ahead of the grant agreement performance obligations being met. In other words Council has an obligation to spend the grant funds received in accordance with the agreement, but has not yet done so and cannot recognise the revenue until this occurs.

The **Actual (unaudited) balance at 30 June 2020 is \$6.11 million**. This is made up of \$5.84 million in General Fund and \$270k in Water Fund.

The largest amounts held are:

- Ulan Road Strategy \$3,193,860
- Art Gallery Facility \$910,475
- Youth Services Grant \$345,843
- Water Rural Customer Fill Station upgrades \$270,000
- Ulan Wollar Road Stage 3A \$228,374

8. Capital Works Program

Summary of capital works program as at 30 June 2020.

\$36.57 M

Actual
Expenditure

212

Capital Projects

89%

Budget Spent

171

Capital Projects
Completed

\$'000	Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
Looking after our Community				
RURAL FIRE SERVICE - LARGE WATER TANKS	250	54	21%	Construction
MUDGEES POUND - CAGE REPAIRS	1	0	0%	Consultation
COMM. TRANSPORT - VEHICLE PURCHASE	123	123	100%	Complete
AGED CARE UNITS - CAP -COOYAL/ANDERSON ST GULGONG	9	6	69%	Complete
CAPITAL -DENISON STREET UNITS	11	12	103%	Complete
CEMETERY CAPITAL PROGRAM	24	17	72%	Complete
GULGONG CEMETERY EXTENSION	25	20	79%	Complete
MUDGEES LAWN CEMETERY EXTENSION	60	43	72%	Complete
PUBLIC TOILETS - VICTORIA PARK GULGONG SHOWERS	8	8	100%	Complete
LIBRARY BOOKS	91	83	91%	Complete
RYLSTONE LIBRARY BRANCH	2	1	72%	Construction
MUDGEES LIBRARY TECHNOLOGY FIT-OUT	49	48	97%	Complete
PAINTING - TOWN HALL	100	77	77%	Complete
RYLSTONE HALL PAINTING	52	20	39%	Complete
GUIDES BUILDING - RYLSTONE	0	0	0%	Deferred/Cancelled
GULGONG HALL	30	10	34%	Complete
RED HILL COTTAGE	5	4	83%	Complete
KANDOS LIBRARY & HALL	28	3	9%	Complete
GULGONG POOL MATTS	28	25	88%	Complete
GULGONG POOL FILTER REPLACEMENT	25	24	97%	Complete
MUDGEES POOL ROOF	51	48	94%	Complete
MUDGEES POOL DIVING BOARD SHADE	18	19	101%	Complete
MUDGEES SHOWGROUNDS - REDEVELOPMENT	50	3	6%	Complete
GLEN WILLOW SPORTS GROUND UPGRADES	2,500	2,351	94%	Complete

\$'000	Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
WARATAH PARK FENCING	15	15	99%	Complete
GLEN WILLOW PLAYER SEATING	35	32	92%	Complete
GLEN WILLOW SCOREBOARD	270	269	100%	Complete
GLEN WILLOW CRICKET NETS	47	47	100%	Complete
MUDGEES SKATE PARK	7	7	99%	Complete
MUDGEES SHOWGROUNDS - AMENITIES	219	219	100%	Complete
BILLY DUNN FENCE UPGRADE	9	9	99%	Complete
VICTORIA PARK GULGONG - LIGHTING CAP UPGRADE	275	18	7%	Complete
WARATAH PARK SCOREBOARD & DISCUS NETS	109	109	100%	Complete
IRRIGATION RYLSTONE SHOWGROUND	2	1	52%	Complete
RYLSTONE SHOWGROUND CAPITAL	15	14	99%	Complete
PASSIVE PARKS - LANDSCAPING IMPROVEMENTS	6	6	106%	Complete
LAWSON PARK WATER BUBBLERS	20	16	78%	Complete
SCULPTURES ACROSS THE REGION	36	33	92%	Complete
BLACKMAN PARK FENCE	9	9	99%	Complete
BELLEVUE PLAYGROUND REPLACEMENT	54	52	96%	Complete
ANZAC PARK GULGONG UPGRADES	3	3	100%	Complete
MUDGEES OUTDOOR WATER PARK	40	40	99%	Complete
DISTRICT ADVENTURE PLAYGROUND	110	109	99%	Complete
PLAYGROUND EQUIPMENT - WHEELCHAIR ACCESSIBLE SWING	50	45	89%	Complete
PITTS LANE - LIGHTING *	51	50	99%	Complete
RYLSTONE RIVERBANK PICNIC TABLES	7	7	103%	Complete
BLACKMAN PARK DIVIDING FENCE	4	4	103%	Complete
PLAYGROUND EQUIPMENT - GOOLMA	23	23	100%	Complete
SHELTERED SEATING AREAS ROTARY PARK KANDOS	8	8	100%	Complete
ROTARY PARK KANDOS	17	15	89%	Complete
LIONS PARK MUDGEES	129	129	100%	Complete

\$'000	Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
ADVENTURE PLAYGROUND SECURITY	11	11	100%	Complete
FLIRTATION HILL MUDGEES SAFETY IMPROVEMENTS	20	19	96%	Complete
ART GALLERY FACILITY	500	379	76%	Complete
STREETSCAPE - CBD INFRASTRUCTURE	40	14	36%	Initial works
Total	5,678	4,709	83%	

Protecting our Natural Environment

RURAL WASTE DEPOT UPGRADES	160	160	100%	Complete
MUDGEES WASTE DEPOT UPGRADES	12	11	91%	Complete
NEW TIP CONSTRUCTION	150	72	48%	Final works
NEW RECYCLING BINS	65	63	97%	Complete
WASTE SITES REHABILITATION	30	0	0%	Initial works
RECYCLING PLANT UPGRADES	60	62	103%	Complete
LEACHATE POND ENLARGEMENT	45	18	41%	Final works
KANDOS WTS OFFICE REPLACEMENT	5	1	15%	Design
GULGONG WTS OFFICE REPLACEMENT	4	1	18%	Design
SEDIMENT POND AND PAPER BLOW FENCING	34	22	67%	Complete
LANDFILL GPS FILL & GRADE CONTROL	60	56	94%	Complete
DRAINAGE CAPITAL IMPROVEMENTS	71	23	33%	Complete
CAUSEWAY IMPROVEMENTS	0	0	0%	Budget only
LAWSON PARK WEST PIPE EXTENSION	15	15	98%	Complete
MUDGEES FLOOD STUDY & FLOODPLAIN MANAGEMENT PLAN	168	42	25%	Final works
LAWSON PARK CULVERT REPLACEMENT	144	144	100%	Complete
COX ST INLET PIT	10	3	34%	Complete
EARTH CHANNEL ENLARGEMENT WORKS	98	8	8%	Construction

\$'000	Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
CAUSEWAY IMPROVEMENT - PYRAMUL ROAD	17	16	100%	Complete
PIT MODIFICATIONS – VARIOUS LOCATIONS	20	3	13%	Construction
CAUSEWAY - BUCKAROO LANE	30	30	100%	Complete
CAUSEWAY - SCHOOL LANE	28	28	100%	Complete
PUTTA BUCCA WETLANDS CAPITAL	36	35	97%	Complete
PUTTA BUCCA WETLANDS EXTENSION	15	14	92%	Complete
WATER NEW CONNECTIONS	120	113	94%	Complete
WATER AUGMENTATION - MUDGEE HEADWORKS	310	438	141%	Complete
WATER AUGMENTATION - ULAN RD EXTENSION	39	328	831%	Construction
WATER AUGMENTATION - RYLSTONE & KANDOS	22	18	82%	Complete
WATER TELEMETRY	15	16	111%	Procurement
WATER MAINS - CAPITAL BUDGET ONLY	0	0	0%	Budget only
WATER MAINS - HERBERT ST STATION TO QUEEN	43	43	101%	Complete
WATER MAINS - WHITE ST GULGONG	64	65	101%	Complete
WATER MAINS - BELMORE STREET	82	80	98%	Complete
WATER MAINS - BULGA STREET	42	35	83%	Complete
WATER MAINS - LOWE STREET	24	35	146%	Complete
WATER MAINS - BOWMAN STREET	80	54	67%	Complete
WATER MAINS - BAYLY STREET	179	199	111%	Complete
WATER MAINS - MOONLIGHT STREET	59	38	64%	Complete
MUDGEE WTP AIRCONDITIONING	9	8	99%	Complete
WATER TREATMENT RYLSTONE UPGRADES	50	49	98%	Construction
WATER TREATMENT PLANT GULGON WTP PROCESS IMPROVEMENTS	37	36	97%	Complete
WATER METER REPLACEMENT	1,548	1,252	81%	Construction
RAW WATER SYSTEMS - MUDGEE AND GULGONG DISINFECTION UPGRADES	22	19	87%	Complete
SEWER NEW CONNECTIONS	22	14	62%	Complete

\$'000	Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
SEWER TELEMETRY	19	18	95%	Complete
SEWER AUGMENTATION - CHARBON	1,298	1,296	100%	Complete
RISING MAIN ULAN RD TO PUTTA BUCCA	3	3	100%	Design
SEWER PUMP STATION - CAPITAL RENEWALS	6	7	128%	Design
SEWER PUMP STATION - GLEN WILLOW	20	15	76%	Complete
MUDGEES STP SLUDGE DEWATERING IMPROVEMENTS	35	27	76%	Final works
Total	5,423	5,035	93%	

Building a Strong Local Economy

CUDGEGONG WATERS CARAVAN PARK	329	329	100%	Complete
RYLSTONE CARAVAN PARK - CAPITAL	100	51	51%	Project Scope
RIVERSIDE CARAVAN PARK FIRE SERVICES	30	17	57%	Initial works
MUDGEES VALLEY PARK UPGRADE	120	121	100%	Design
ENTRANCE SIGNAGE PROJECT	10	8	76%	Construction
WISHING WELL - CHERRY TREE HILL	20	0	0%	Deferred/Cancelled
SALEYARDS - POST AND RAIL REPLACEMENT	10	5	48%	Complete
SALEYARDS CANTEEN	34	35	102%	Complete
PROPERTY - MUDGEES AIRPORT SUBDIVISION	13	9	73%	Complete
PROPERTY - EX SALEYARDS STAGE I	1,650	1,196	73%	Complete
RYLSTONE KANDOS PRESCHOOL EXTENSION	519	529	102%	Complete
COMMERCIAL PROPERTY PURCHASE	2,800	2,794	100%	Complete
Total	5,635	5,093	90%	

Connecting our Region

RESEAL - ROBERTSON RD SEG 10	29	18	61%	Complete
RESEAL - MAIN AND SHORT ST ULAN	3	2	73%	Complete

\$'000	Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
RESEAL - MANN ST SEG 20	3	3	87%	Complete
RESEAL - ROBINSON ST SEG 10 - 50	9	9	99%	Complete
RESEAL - DANGAR SEG 10, 40 AND NOYES ST SEG 10 - 20	25	23	91%	Complete
RESEAL - HILL SIXTY DR AND BRUCE RD PART SEG 50	14	14	98%	Complete
RESEAL - DENISON ST SEG 10, 20, 40, 70 - 110	195	121	62%	Complete
URBAN RESEALS - HERBERT STREET SEG 40 & 50	7	6	92%	Complete
URBAN RESEALS - HERBERT STREET SEG 90 - 120,150	34	26	77%	Complete
URBAN ROADS KERB & GUTTER CAPITAL	30	29	100%	Complete
URBAN HEAVY PATCHING	25	23	94%	Complete
URBAN REHAB - INDUSTRIAL AVE GULGONG	61	61	100%	Complete
URBAN REHAB - ANGUS AVE KANDOS	95	81	86%	Complete
DISABLED ACCESS IGA KANDOS	38	37	96%	Complete
MULTIPLE PEDESTRIAN REFUGES & BUILDOUTS	100	81	81%	Construction
RESHEETING - URBAN ROADS	15	1	7%	Complete
URBAN ROAD -BUS ACCESS TO REDHILL	27	27	99%	Complete
REHAB - WOODSIDE CLOSE SEG 10	11	11	98%	Complete
SEAL SHORT ST GULGONG	32	19	59%	Complete
REHAB - HALL ST SEG 10	20	19	95%	Complete
REHAB - STANLEY ST SEG 10	16	16	98%	Complete
REHAB - SAVILLE ROW SEG 10	32	31	94%	Complete
URBAN ROADS LAND MATTERS CAPITAL	7	0	5%	Initial works
GUTTERING BYLONG VALLEY WAY KANDOS	63	63	99%	Complete
RESEAL - BARNEYS REEF RD SEG 60, 100 - 120	150	145	97%	Complete
RESEAL - CANADIAN LEAD RD SEG 10	15	14	94%	Complete
RESEAL - GLEN ALICE RD SEG 50, 110 - 120	87	87	100%	Complete
RESEAL - KURTZ LN SEG 10	8	7	83%	Complete
RESEAL - SPRING CREEK RD SEG 80 - 150	237	237	100%	Complete
RESEAL - WINDEYER RD SEG 120 - 130	38	37	98%	Complete

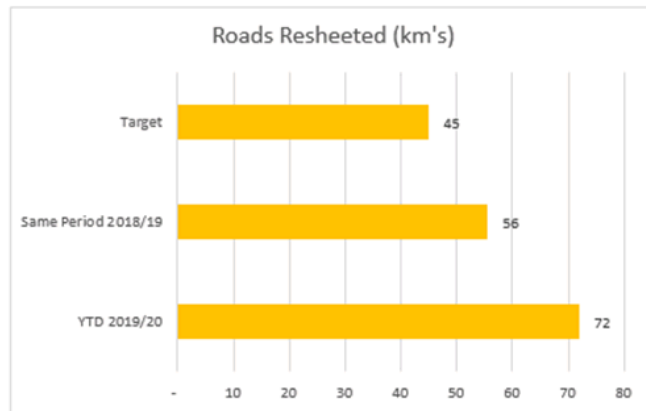
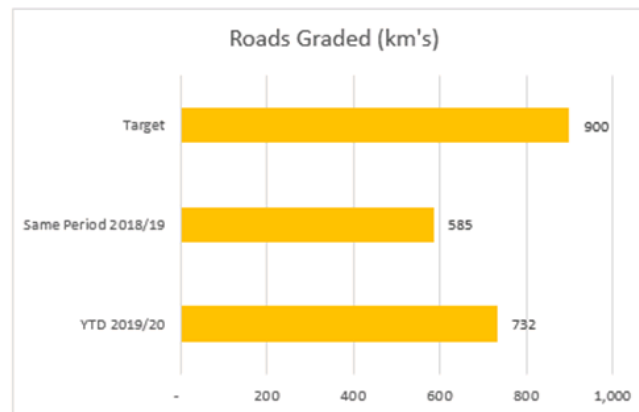
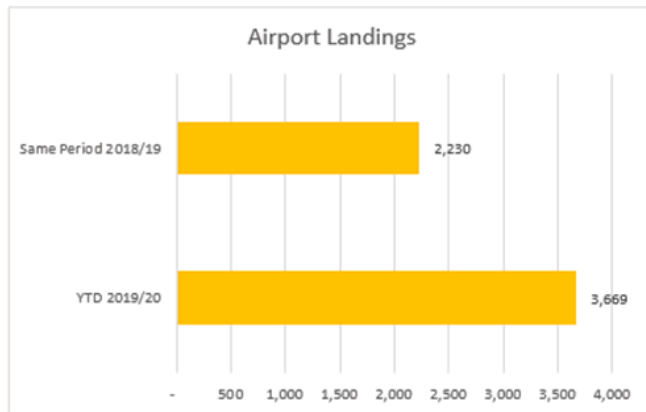
\$'000	Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
RESEAL - MOUNT VINCENT RD SEG 10 - 30, 90, 117	111	109	98%	Complete
RESEAL - SPRING CREEK ROAD SEG 10-50	180	171	95%	Complete
RESEAL - COXS CREEK ROAD SEG 30-40	61	61	100%	Complete
RESEAL - RIDGE ROAD SEG 20-50, 70-80,100	173	153	88%	Complete
RURAL REHAB - CUDGEGONG RD SEG 60 TO 70	62	62	101%	Complete
REHAB - LUE RD SEG 50 -80	248	245	99%	Complete
REHAB - HENRY LAWSON DR SEG 210	220	220	100%	Complete
REHAB - RIDGE RD SEG 90	162	162	100%	Complete
REALIGNMENT - ULAN WOLLAR RD	5	6	120%	Complete
HEAVY PATCHING	45	24	52%	Complete
CUDGEGONG ROAD GUARDRAIL	46	45	98%	Complete
ULAN WOLLAR ROAD - STAGE 1	2,081	2,057	99%	Complete
ULAN WOLLAR ROAD - STAGE 3A	1,030	922	89%	Complete
ULAN WOLLAR ROAD - MOOLARBEN INTERSECTION	340	147	43%	Complete
REHAB - LUE RD SEG 100 TO 110	775	571	74%	Complete
RURAL SEALED ROAD LAND MATTERS	12	9	71%	Final works
REHAB BYLONG VALLEY WAY SEG 1030,1035,1050,1055	845	588	69%	Complete
RURAL SEALED REGIONAL ROAD REPAIR PROGRAM *	912	1,045	115%	Complete
ULAN AND WOLLAR ROAD UPGRADES	83	74	89%	Complete
MUNGHORN GAP REALIGNMENT & UPGRADE	1,375	1,444	105%	Complete
HILL END ROAD SAFETY IMPROVEMENTS	1,140	1,037	91%	Complete
BVW UPGRADE RNSW 2080	1,381	967	70%	Complete
BVW UPGRADE SEG 2250	50	49	99%	Complete
RURAL SEALED REGIONAL ROAD LAND MATTERS CAPITAL	9	5	51%	Consultation
RAZORBACK RD PASSING BAYS	32	31	98%	Complete
WIDEN AND SEAL MT VINCENT ROAD HILL	200	110	55%	Construction
SEAL EXTENSION - SPRING FLAT SOUTH LANE	191	195	102%	Complete
SEAL EXTENSION - BYRNES LANE	18	0	0%	Complete

\$'000	Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
RESHEETING	1,552	1,614	104%	Complete
SEAL EXTENSION - BURRUNDULLA RD	57	57	101%	Complete
SEAL EXTENSION - PYRAMUL RD	400	329	82%	Complete
UNSEALED ROADS LAND MATTERS CAPITAL	11	(4)	-39%	Final works
SEAL EXTENSION - WOLLAR ROAD	3	(6)	-195%	Complete
WOLLAR RD - STAGE 1 RECTIFICATION (CORTINA)	6	0	0%	Complete
WOLLAR RD - STAGE 5	500	504	101%	Complete
WOLLAR RD - STAGE 2 DEFECTS	9	9	100%	Complete
DIXONS LONG POINT CROSSING - UPGRADE PLAN	340	276	81%	Construction
REGIONAL ROAD BRIDGE CAPITAL	58	55	95%	Construction
ULAN ROAD - REHABS, WIDENING AND CONFORMING RESEALS - BUDGET	23	0	0%	Complete
ULAN ROAD - REHAB GEORGE CAMPBELL DRIVE TO BUCKAROO LANE	600	611	102%	Complete
ULAN ROAD - RESEAL MUD HUT CREEK INTERSECTION	42	25	60%	Complete
ULAN ROAD - MOGGS LN TO WOLLAR RD	115	115	100%	Complete
FOOTWAYS - CAPITAL WORKS	87	70	80%	Construction
PEDESTRIAN - PUTTA BUCCA WALKWAY	30	0	0%	Construction
PEDESTRIAN BRIDGE RYLSTONE	716	715	100%	Complete
FOOTPATH - WINTER STREET TO WALKING TRACK	27	15	57%	Complete
PUTTA BUCCA ECO TRAIL	374	55	15%	Construction
MUDGEES SHARED CYCLEWAY/WALKING LOOP	598	592	99%	Complete
RYLSTONE PATHWAY CONCRETING	84	85	102%	Complete
FOOTPATH - ROBERTSON STREET	14	14	104%	Complete
AIRPORT - EXTENSION OF WATER & SEWER SERVICES	25	18	73%	Construction
AIRPORT SUBDIVISION COMMUNICATIONS	111	101	91%	Construction
CARPARK - RED HILL RESERVE	9	9	97%	Complete
MUDGEES POOL CARPARK	45	30	67%	Complete

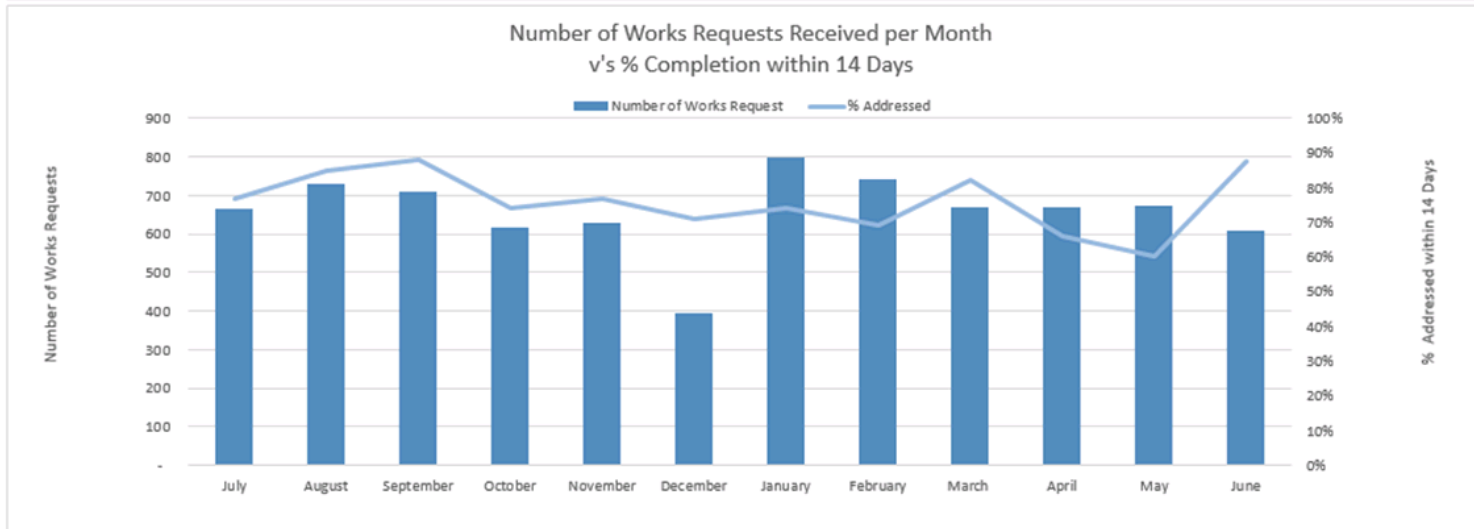
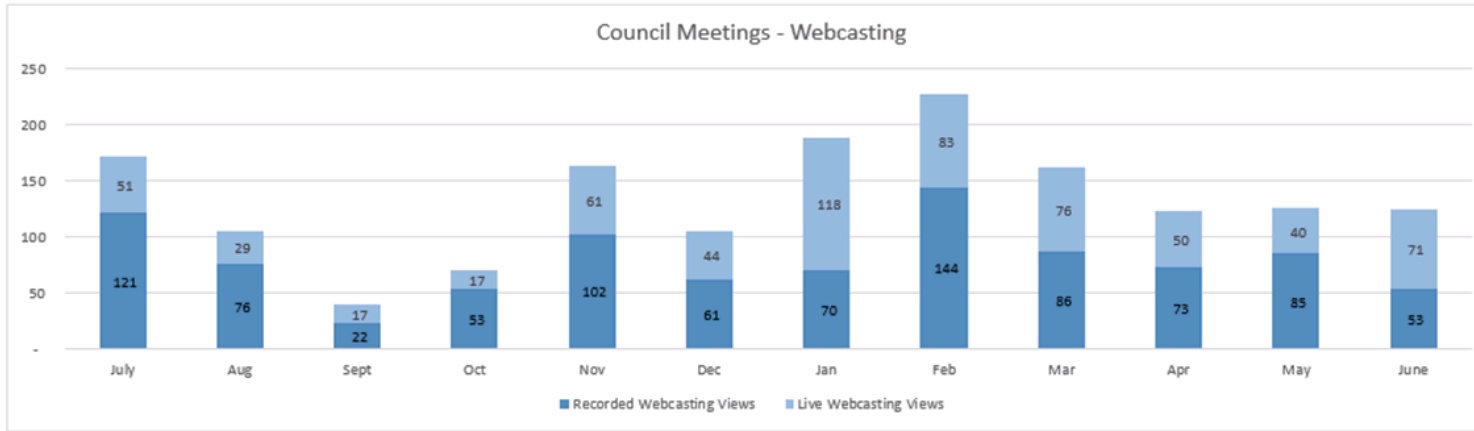
\$'000	Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Project Status
Total	19,046	17,043	89%	
Good Government				
MUDGEES ADMINISTRATION BUILDING UPGRADE	4	4	95%	Complete
RYLSTONE COUNCIL BUILDING	138	134	97%	Construction
MUDGEES STORES BUILDING	3	0	0%	Design
OLD POLICE STATION CAPITAL	7	5	69%	Initial works
OPERATIONS ADMIN CAPITAL	10	10	95%	Complete
CARMEL CROAN BUILDING CAPITAL	30	28	95%	Complete
DOURO ST REFURBISHMENT	13	15	114%	Complete
IT SPECIAL PROJECTS	45	47	103%	Complete
IT NETWORK UPGRADES	176	176	100%	Complete
IT CORPORATE SOFTWARE	85	32	37%	Deferred/Cancelled
PLANT PURCHASES	4,237	4,031	95%	Complete
MUDGEES DEPOT WASHBAY	130	129	100%	Complete
RYLSTONE DEPOT WASHBAY	10	10	100%	Deferred/Cancelled
SOLAR FARM INITIATIVE	100	22	22%	Design
REPLACE DEPOT FUEL BOWSERS	12	12	98%	Complete
RYLSTONE DEPOT SEALING	50	7	13%	Complete
WORKSHOP FIRE EXIT	40	36	91%	Final works
Total	5,090	4,696	92%	
Total Capital Works Program	40,872	36,575	89%	

9. Statistics

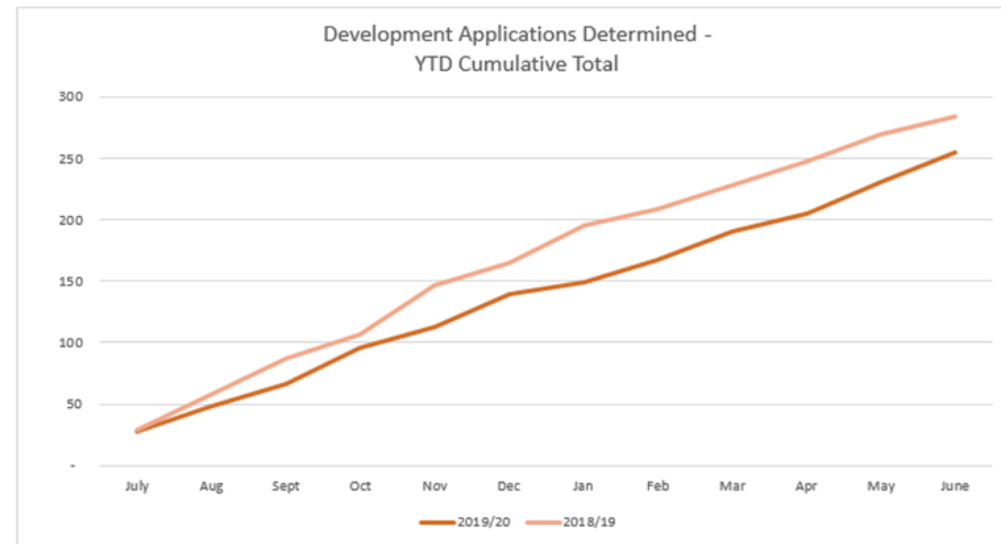
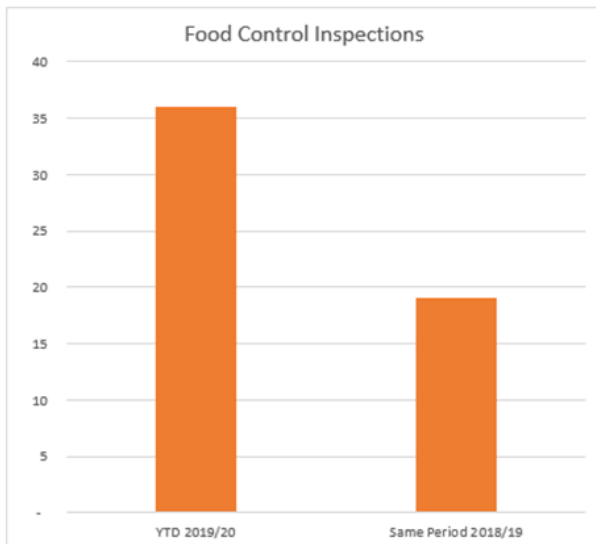
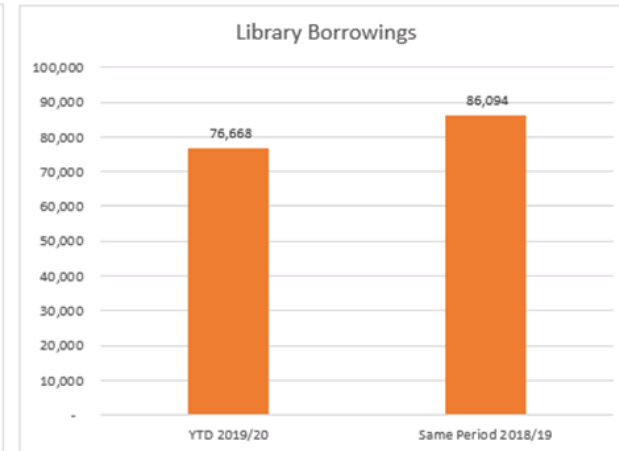
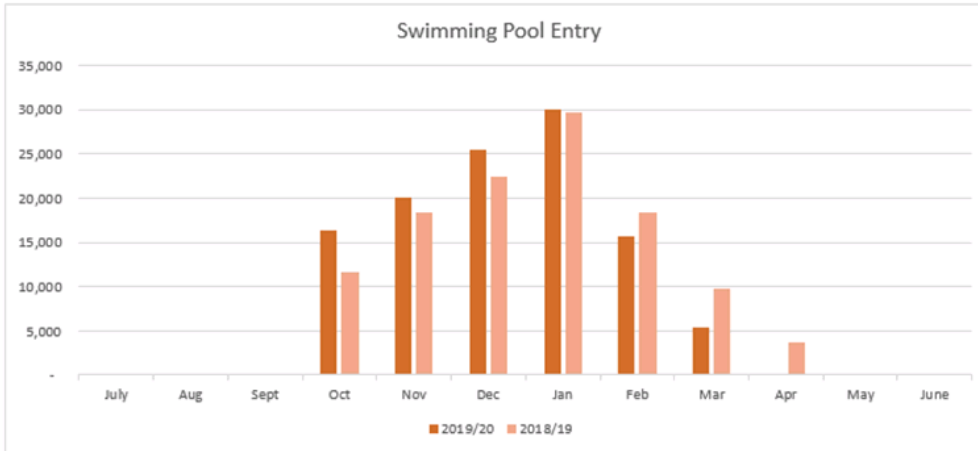
9.1 Connecting Our Region



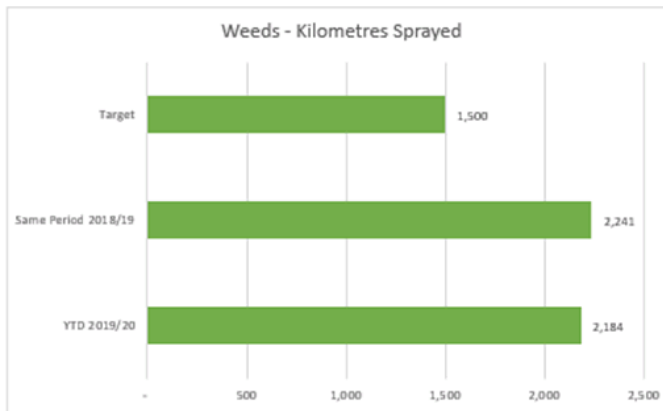
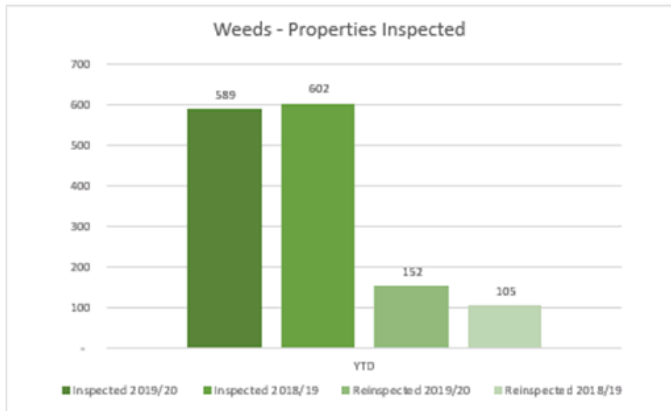
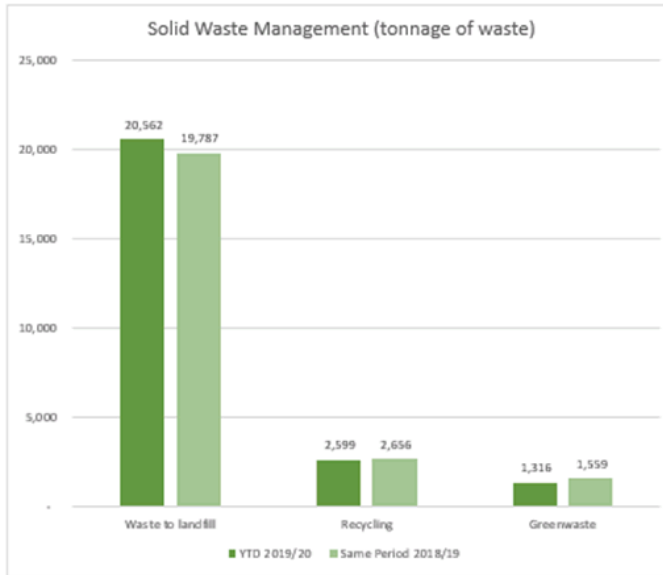
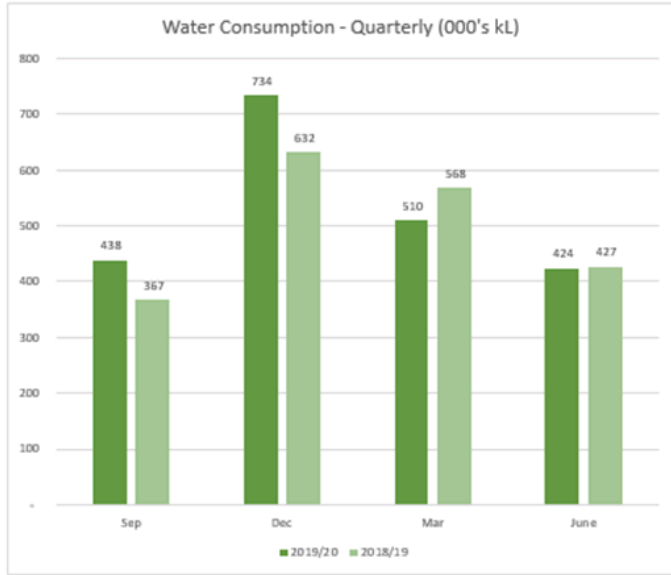
9.2 Good Government



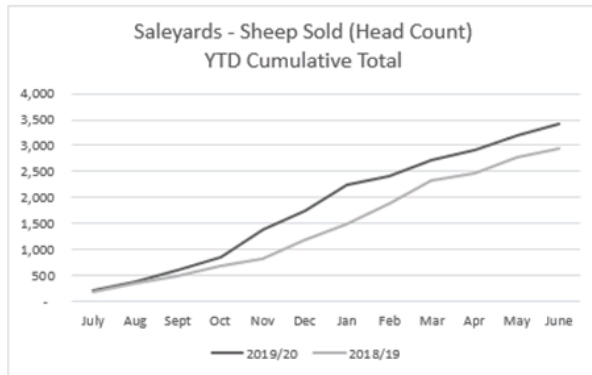
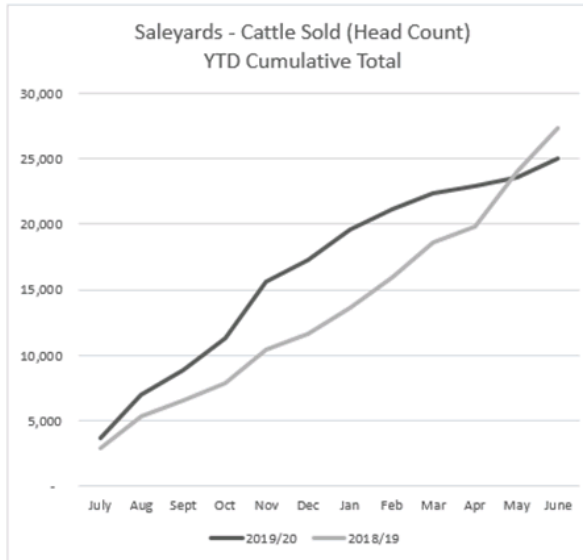
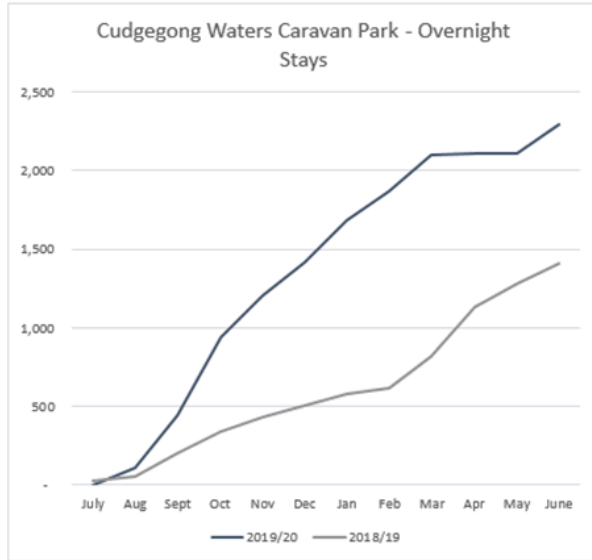
9.3 Looking after Our Community



9.4 Protecting our Natural Environment



9.5 Building a Strong Local Economy



10. Legal and Consultant Expenses

LEGAL EXPENSES

This financial year to date, Council has incurred \$435k of legal expenses. The primary areas of expenditure are:

- Debt recovery
- Contract dispute
- Road closures
- Companion animal dispute
- Property acquisition
- Development Control

CONSULTANCIES

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

This financial year to date, Council has incurred \$520k of consultancy expenses. The primary areas of expenditure are:

- Road Design
- Review of Environmental Factors
- Traffic Study
- Road Noise Impact Assessment
- Renewable energy plan
- Leachate Pond Enlargement
- Building design

11. Councillor Fees and Expenses Paid or Reimbursed as at 30 June 2020

Councillor Expenses											
	General Operations	Cr Cavalier	Cr Holden	Cr Karavas	Cr Kennedy	Cr Martens	Cr O'Neill	Cr Paine	Cr Shelley	Cr Thompson	TOTAL
Councillor Fees	-	20,280	20,126	20,280	20,280	20,280	20,280	20,280	20,280	20,280	182,366
Mayoral Fees	-	-	-	-	44,250	-	-	-	-	-	44,250
Council Meeting Expenses (accommodation, travel and meals)	9,038	-	-	-	-	1,222	-	-	-	1,342	11,602
Conferences, Seminars and Representational/Lobbying Expenses (accommodation, travel and meals)	-	-	2,634	-	2,215	1,856	-	450	2,443	1,165	10,763
Provision of Vehicle	57	-	-	-	6,499	-	-	-	-	-	6,556
Memberships & Subscriptions	69,562	-	-	-	-	-	-	-	-	-	69,562
Miscellaneous expenses (meals, sundries, stationery, etc)	418	-	-	-	383	546	-	-	2,035	-	3,381
Provision of office equipment, such as laptop computer and telephones	376	5,503	2,614	483	1,532	1,140	483	376	1,525	1,298	15,331
Training and provision of skill development for Councillors	-	-	8,168	-	-	-	-	700	-	-	8,868
Totals	68,122	25,783	33,543	20,763	75,688	25,044	20,763	21,806	26,282	24,085	352,680

