



*A prosperous and progressive
community we proudly call home*



PUBLIC COPY

Business Papers 2020

MID-WESTERN REGIONAL COUNCIL

ORDINARY MEETING

WEDNESDAY 18 NOVEMBER 2020



PO BOX 156
MUDGEES NSW 2850

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

Ph: 1300 765 002 or (02) 6378 2850
Fax: (02) 6378 2815
Email: council@midwestern.nsw.gov.au

11 November 2020

Dear Councillor,

MEETING NOTICE
Ordinary Meeting
18 NOVEMBER 2020
Public Forum at 5:30pm
Council Meeting commencing at conclusion of Public Forum

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

In order to comply with Government guidelines on social distancing, the meeting will be closed to the public.

Speakers who wish to address Council are invited to submit their presentation in writing by post or email to the General Manager's office no later than 4.00pm on the day preceding the Council Meeting.

The meeting will be live streamed on Council's website.

Yours faithfully

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

BRAD CAM
GENERAL MANAGER

AGENDA

Item 1:	Apologies.....	9
Item 2:	Disclosure of Interest.....	9
Item 3:	Confirmation of Minutes.....	9
	3.1 Minutes of Ordinary Meeting held on 21 October 2020	9
Item 4:	Matters in Progress	10
Item 5:	Mayoral Minute.....	11
	Nil	
Item 6:	Notices of Motion or Rescission.....	12
	6.1 Passing Lane – Intersection of Goolma Road and Lower Piambong Road	12
	6.2 Section of Mebul Road to be cleaned up.....	13
	6.3 Telstra Tower at Mt Jack.....	14
	6.4 Mudgee Sports Council Life Membership.....	15
Item 7:	Office of the General Manager	16
	7.1 Disaster Recovery Funding Update.....	16
	7.2 MRT Quarterly Report: July - September 2020	19
Item 8:	Development	21
	8.1 DA0154/2020 - Subdivision - Torrens Title and Community Title - 4 into 27 Lots - 3B Sydney Road, Burrundulla	21
	8.2 Planning Proposal 313 Magpie Lane, Galambine Lot 1 DP 174385 and Lot 1 DP 1003242, rezone to R5 Large Lot Residential and change the minimum lot size to 2 hectares	70
	8.3 Planning Proposal 157-159 Craigmoor Road, Lot 1 DP 591181 and Lot 2 DP 594499, hotel or motel accommodation.....	79
	8.4 RDA Orana Sponsorship Proposal.....	85
	8.5 Acceptance of Grant Funding for Flavours of Mudgee 2021.....	92
	8.6 Acceptance of Grant Funding for Australia Day 2021	94
	8.7 Monthly Development Applications Processing and Determined.....	96

Item 9: Finance	104
9.1 Annual Report 2019-20	104
9.2 Presentation of the 2019/20 Financial Statements	106
9.3 Monthly Statement of Investments and Bank Balances as at 31 October 2020	108
9.4 Quarterly Budget Review Statement September 2020	114
9.5 Monthly Budget Review - October 2020	116
9.6 Policy Review - Investments	131
9.7 Streetlighting LED upgrades	154
9.8 Naming of Eames Bridge over the Cudgegong River on Nullo Mountain Road OLINDA	159
9.9 Naming of new street in a subdivision off Wurth Drive BOMBIRA	169
Item 10: Operations	178
10.1 Dixons Long Point Crossing Design & Construction Budget	178
10.2 Land Purchase for Road Reserve - 1971 Wollar Rd Cooyal (Part Lot 25 DP755447) - Mr J Campbell	181
10.3 RFT 2019/38 - Mudgee Landfill Improvements	184
10.4 Mudgee CBD High Pedestrian Activity Area	187
10.5 Policy Update Pesticide Use Notification Plan	191
10.6 CBD Pedestrian Crossing Lighting Upgrade	193
Item 11: Community	195
11.1 Community Services - July to September 2020 Quarterly Update	195
11.2 Library Services - Quarterly Report	203
11.3 Glen Willow Stage 2 Project Update	206
11.4 Mudgee Regional Art Gallery Project Update	215
11.5 Swimming Fees - Learn to Swim for Pre-schools	223
Item 12: Reports from Committees	226
12.1 Local Traffic Committee - October 2020 Meeting	226
Item 13: Urgent Business Without Notice	237
Item 14: Confidential Session	239

14.1 Property Purchase 243

Item 15: Urgent Confidential Business Without Notice248

Item 16: Open Council.....248

Item 17: Closure.....248

Item 1: Apologies

Item 2: Disclosure of Interest

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

Item 3: Confirmation of Minutes

3.1 Minutes of Ordinary Meeting held on 21 October 2020

Council Decision:

That the Minutes of the Ordinary Meeting held on 21 October 2020 be taken as read and confirmed.

The Minutes of the Ordinary Meeting are separately attached.

Item 4: Matters in Progress

SUBJECT	RESOLUTION NO. & DATE	RESOLUTION	ACTION
Establishment of a recycled water facility and management system	Res. 323/19 Ordinary Meeting 16/10/2019	That Council: 2. seek Section 60 approval to use recycled effluent and to formulate a Recycled Water Management System (RWMS) 7. place the draft Recycled Water Management Policy on public exhibition for 28 days to receive any public submissions; 8. adopt the Recycled Water Management Policy if no submissions are received; and 9. place on public exhibition for 28 days, the following new Fees and Charges. If no submissions are received following public exhibition Council adopt the Fees and Charges below and include them in the Fees and Charges Schedule: 6.1 Recycled Water Usage Fee - \$1.00/KL	To be reported to Council at a future meeting
Indoor Pool Feasibility Study	Res. 325/19 Ordinary Meeting 16/10/2019	That Council: 4. request that a further report be brought back to Council with an option to develop an indoor swimming facility at a new location in Mudgee.	To be reported to Council at a future meeting
Banner Poles Gulgong	Res. 308/19 Ordinary Meeting 16/10/2019	That Council modify the banner poles on the outskirts of Gulgong so that the banners are more stable and less likely to tear.	To be reported to Council at a future meeting
Cox Street Rail crossing	Res. 64/20 Ordinary Meeting 18/03/2020	Council investigate the re-opening of the crossing over the rail line on Cox St.	To be reported to Council at a future meeting
Investigation of garbage collection service at Queen's Pinch Waste Transfer Station	Res. 66/20 Ordinary Meeting 18/03/2020	Staff investigate the feasibility of replacing the Waste Transfer Station on Queen's Pinch Rd with a garbage collection service.	To be reported to Council at a future meeting

Item 5: Mayoral Minute

Nil

Item 6: Notices of Motion or Rescission

6.1 Passing Lane – Intersection of Goolma Road and Lower Piambong Road

NOTICE OF MOTION LISTED BY CR PERCY THOMPSON
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, A0100035; GOV400022

MOTION

That Council approach the RMS about a passing lane to be put at the intersection of Goolma Road and Lower Piambong Road.

Background

It is currently pegged out where road widening works are being done on Goolma Road but the worst section which is dangerous, is not being widened for a passing lane. I have tried over the years to get something done but it hasn't happened. It should be identified as a Black Spot.

The General Manager has advised that Council has spoken with the RMS about getting this section of road widened but it has not happened.

The bus driver has spoken about this intersection at Open Day and has commented that there has been a number of accidents at this location over the years.

A resident has also contacted me questioning why there is no passing lane. Something needs to be done now while the equipment is there.

Officer's comments

Goolma Road is a State Highway therefore Transport NSW has full responsibility for this road.

Staff have raised safety concerns regarding the above Goolma Road and Lower Piambong intersection with Transport for NSW. They have agreed to a 2.5m wide sealed shoulder in this location and the sealing of a short section of Lower Piambong Road at the throat of the intersection so cars can leave Lower Piambong Road and enter Goolma Road without delay.

Transport for NSW have experience regarding this type of concern across the State network, they have access to all the design data in terms of road geometry, traffic movements, crash data, etc. A 2.5m wide sealed shoulder is an improvement on the current conditions.

6.2 Section of Mebul Road to be cleaned up

NOTICE OF MOTION LISTED BY CR PERCY THOMPSON
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, A0100035; GOV400022

MOTION

That Council provide additional maintenance to the area of road and roadside along the section of Mebul Road along the Cudgegong river at the old crusher site.

Background

This area has become a popular place for bike riders and campers as well as the Gulgong environmental Group. Both the road and area along the river needs additional maintenance to allow for camping and recreational activities for tourists.

Officer's comments

Land Matters

Crown Reserve No 89982 is managed by Council and comprises 2 lots:

- Lot 7001 DP 1030132 (along the River and site of the old Crusher) and
- Lot 7002 DP 1020162 (on the opposite side of the Mebul Road).

It is classified as General Community – Purpose is for Public Recreation.

Camping

Camping is an allowable activity under the reservation of Public Recreation. If there are any concerns or issues with a specific site, then an alternate decision can be made and in that scenario, a sign would be erected to say no camping is allowed.

The construction of tracks/roads through the Reserve by the community is prohibited by Crown as is any activity conducted by the community which disturbs or changes the natural landscape or damages flora and fauna (for example, 4 wheel drive vehicles driving up and down the River bank or into the River is prohibited).

Recreation

Staff will need an exact location for the site and expectations on the level of service required before it can provide an estimate of the amount of budget that would be needed. If Council is of mind to support this Notice of Motion, direction should be given to provide a report back to Council with the relevant cost implications.

The Road

The last inspection of Mebul Rd indicated that it was in reasonable condition, however that inspection was approx. 4 weeks ago so it could have deteriorated since then.

Council intends to commence the seal extension in January 2021, depending on some existing works, we may actually start in December.

6.3 Telstra Tower at Mt Jack

NOTICE OF MOTION LISTED BY CR PERCY THOMPSON
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087,

MOTION

That Council investigate the installation of a second Telstra tower to better service the Goolma area.

Background

The current Telstra tower's location limits the service area of Goolma district. A second tower in a more appropriate location such as on Mt Jack would service a wider area providing phone service to isolated residence.

Officer's comments

Provisions of communications infrastructure is not the responsibility of Council. Council to write to Telstra requesting the mobile coverage in this area and to our Local Federal Member.

6.4 Mudgee Sports Council Life Membership

NOTICE OF MOTION LISTED BY CR JOHN O'NEILL

TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, A0100035; GOV400022

MOTION

That Council endorses the recommendation that Peter Mitchell be made a life member of the Mudgee Sports Council.

Background

Peter has been involved in the Sports Council since 1996, and president for in excess of the past 10 years. Peter has been instrumental in actively seeking for sports opportunities to come to Mudgee and very active in offering help for any sports where his assistance may be helpful.

Officer's comments

It is noted that the Mudgee Sports Council supported this recommendation for Peter Mitchell to be made of Life Member. Peter was also re-elected as the President of the Mudgee Sports Council at the October Annual General Meeting.

Peter has been involved as President and Committee Member of the Mudgee Sports Council for many years. His association with the Sports Council has come through his involvement of the Mudgee Wolves Soccer Club.

There is a precedent of life membership of the Mudgee Sports Council with Geoff Robinson also being a life member.

Item 7: Office of the General Manager

7.1 Disaster Recovery Funding Update

REPORT BY THE BUSHFIRE LIAISON OFFICER
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, A0060009; GRA600016

RECOMMENDATION

That Council receive the report by the Bushfire Liaison Officer on the Disaster Recovery Funding Update.

Executive summary

In January 2020 the Federal Government announced Disaster Recovery Funding (DRF) of \$1.275 million for Mid-Western Regional Council as one of the 42 most severely impacted Local Government Areas (LGAs) following the Black Summer Bushfires.

At the Council Meeting of 18 March 2020, Council resolved to allocate \$1.275 million to programs which support bushfire recovery and resilience. This report provides an update on the funding.

Disclosure of Interest

Nil.

Detailed report

The \$1.275 million DRF received from the Federal Government was allocated to a number of programs to support bushfire recovery and resilience by Council in March 2020. Funding needs to be fully spent by the end of 2021.

A summary of each program is outlined below:

PROJECT	SUMMARY	STATUS
Bushfire Recovery		
Bushfire Liaison Officer	Employment of a casual Bushfire Liaison Officer until approximately March 2020	ONGOING
Rate Relief	Six (6) months rate relief to all directly impacted properties.	COMPLETE
Fee Waiver	Waiver of Development Fees and Charges and Waste Charges.	ONGOING
Volunteer groups	Supporting volunteer groups to provide direct support and fundraising opportunities to impacted communities.	COMPLETE
Other Programs		
Large Water	Installation of 12 large water tanks at strategic locations	COMPLETE x 8

PROJECT	SUMMARY	STATUS
Tanks	throughout the LGA.	IN PROGRESS x 4
Economic Stimulus	Undertake a marketing campaign to promote the region for investment.	IN PROGRESS
Ilford Hall	Funding to upgrade Ilford Hall. The Ilford Hall Committee has submitted a Development Application to Council and no funds have been spent to date.	IN PROGRESS
Running Stream Hall	Funding to upgrade Running Stream Hall. Works are progressing.	IN PROGRESS
Olinda Hall	Funding to upgrade Olinda Hall. The Olinda Hall Committee is currently in the planning phase and no funds have been spent.	NOT COMMENCED
Community Welfare	Supporting community health and wellbeing recovery through community events and gatherings and providing educational resources to the community. This program has been impacted by COVID-19 however recovery events are now underway again. Other initiatives included direct mail outs to residents via Community News and rates notices.	IN PROGRESS
Make Safe Program	Phase 1 – felling of trees from private property which have the potential to impact infrastructure and access. Phase 2 – felling of trees from private property which have the potential to impact roads and road boundary fences.	COMPLETE IN PROGRESS

An update on the budget status of each program is outlined below:

PROJECT	TOTAL BUDGET	TOTAL SPENT	COMMITTED	TOTAL	Remaining (\$)	Remaining (%)
Bushfire Recovery	\$272,600	\$169,354	\$0	\$169,354	\$103,246	38%
Large Water Tanks	\$250,000	\$109,661	\$75,742	\$185,403	\$64,597	26%
Economic Stimulus	\$90,000	\$0	\$36,380	\$36,380	\$53,620	60%
Ilford Hall	\$60,000	\$0	\$0	\$0	\$60,000	100%
Running Stream Hall	\$80,000	\$38,039	\$0	\$38,039	\$41,961	52%
Olinda Hall	\$137,400	\$0	\$0	\$0	\$137,400	100%
Community Welfare	\$15,000	\$1,917	\$0	\$1,917	\$13,083	87%
Make Safe Program	\$370,000	\$76,921	\$0	\$76,921	\$293,079	79%
TOTAL	\$1,275,000	\$395,892	\$112,122	\$508,013	\$766,987	60%

Community Plan implications

Theme	Good Governance
Goal	Strong civic leadership
Strategy	Provide accountable and transparent decision making for the community

Strategic implications

Council Strategies

Operational Plan.

Council Policies

Not applicable.

Legislation

Local Government Act 1993

Financial implications

Any revenue that has been recognised has had a contra expenditure therefore, the net impact is neutral.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2019/20	-	-	-
Future Years	-	-	-

Associated Risks

Not applicable.

ALAYNA GLEESON
BUSHFIRE LIAISON OFFICER

4 November 2020

Attachments: NilAPPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

7.2 MRT Quarterly Report: July - September 2020

REPORT BY THE GENERAL MANAGER
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, F0770077

RECOMMENDATION

That Council receive the report by the General Manager on the MRT Quarterly Report July to September 2020.

Executive summary

As per the funding and performance agreement entered into in July 2017 between Mudgee Regional Tourism (MRT) and Council, MRT is required to report quarterly to Council on their performance.

Disclosure of Interest

Nil.

Detailed report

The MRT report for the fourth quarter of the 19/20 financial year has been delivered to Council in accordance with the funding and performance agreement. The report is attached for Council's consideration.

Community Plan implications

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

Strategic implications

Council Strategies

A key strategy in the Mid-Western Region Community Plan is to promote the Region as a great place to live, work, invest and visit. This strategy recognises the important role that tourism plays in building a strong local economy.

Council has a contract with MRT for the supply of tourism services within the Mid-Western Local Government Area. The term of this contract is for four years ending on 30 June 2021. Under this contract, MRT must provide quarterly reports to Council.

Council Policies

Not applicable.

Legislation

Not applicable.

Financial implications

This report is for information purposes only, as per Council's contractual arrangement with MRT. There are no additional financial implications.

Associated Risks

This report is for information purposes only, as per Council's contractual arrangement with MRT.

BRAD CAM
GENERAL MANAGER

6 November 2020

Attachments: 1. MWRC Quarterly Report Q1 2020-21. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 8: Development

8.1 DA0154/2020 - Subdivision - Torrens Title and Community Title - 4 into 27 Lots - 3B Sydney Road, Burrundulla

REPORT BY THE SENIOR TOWN PLANNER
 TO 18 NOVEMBER 2020 ORDINARY MEETING
 GOV400087, DA0154/2020

RECOMMENDATION

That Council:

- A. Receive the report by the Senior Town Planner regarding Development Application DA0154/2020 - Subdivision - Torrens Title and Community Title - 4 into 27 Lots - 3B Sydney Road, Burrundulla; and
- B. Approve Development Application DA0154/2020 - Subdivision - Torrens Title and Community Title - 4 into 27 Lots - 3B Sydney Road, Burrundulla subject to the following conditions and Statement of Reasons:

CONDITIONS

PARAMETERS OF CONSENT

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

Title/Name	Drawing No/ Document Ref	Revision/Issue	Dated	Prepared by
Stage 1	BK564 Sheet 1 of 2	-	28/01/2020	Robert John Crooks
Stage 2	BK564 Sheet 2 of 2	-	20/01/2020	Robert John Crooks
Cover Sheet	MX10560.00- C1.0	B	11/12/19	Triaxial Consulting
Subdivision Plan	MX10560.00 - C2.0	B	11/12/19	Triaxial Consulting
Subdivision Plan Lots 1 to 24	MX10560.00 - C3.0	B	11/12/19	Triaxial Consulting
Servicing Plan	MX10560.00 - C4.0	B	11/12/19	Triaxial Consulting
Water Servicing Plan	MX10560.00 - C4.1	B	11/12/19	Triaxial Consulting
Proposed Roads	MX10560.00 - C5.0	B	11/12/19	Triaxial Consulting

Statement of Environmental Effects	-	-	December 2019	Atlas Environmental and Planning
------------------------------------	---	---	---------------	----------------------------------

2. This consent does not permit commencement of any site works. Works are not to commence until such time as a Subdivision Works Certificate has been obtained.

GENERAL

3. Proposed Lots 2 to 25 in Stage 2 are to have a minimum area of 2 hectares.
4. Proposed Lots 2 to 25 in Stage 2 are to be supplied with a minimum of 0.200 mega litres of non-potable water per year from the existing well located on Lot 1 DP810562.
5. No more than 0.006 hectares of trees are to be removed from the site.
6. The development is to be constructed in two (2) stages, as outlined below:

a) Stage 1 – Torrens Title Subdivision – 4 into 3 lots.

- (i) Creation of proposed Lot 25;
- (ii) Creation of proposed Lot 26;
- (iii) Creation of proposed Lot 27;
- (iv) Creation of easements over shared water supply from existing well located on Lot 1 DP810562. Easement to burden Lot 1 DP810562, Lot 11 DP1051504, proposed Lot 26 and proposed Lot 27. Easement to benefit proposed Lot 25; and
- (v) Dedicate existing Lot 6 DP215505 as road reserve.

b) Stage 2 – Community Title Subdivision – 1 lot into 25 lots.

- (i) Subdivide proposed Lot 25 (Stage 1) into 24 community development lots (proposed Lots 2 to 25) and 1 community association lot (proposed Lot 1);
- (ii) Proposed Lot 1 to be provided in 3 parts as per the approved plans;
- (iii) Construction of shared reticulated water supply from well on Lot 1 DP810562, via under-boring of Burrundulla Road and Castlereagh Highway, to proposed lots 1 to 25;
- (iv) Creation of easements or restrictions on title for drainage, natural watercourses and associated vegetated riparian zones;
- (v) Provision of electricity infrastructure to the subdivision;
- (vi) Construction of 2 new roads; and
- (vii) Creation of temporary turning area at the end of the proposed new road within proposed Lot 26 (from Stage 1).

All servicing is to be undertaken in accordance with the staging.

7. The strength of the concrete used for any concrete components in the development must be a minimum 25 Mpa.
8. All works are to be constructed at the full cost of the developer, in a manner consistent with Aus-Spec #1 and Council's standard drawings.
9. Any damage to Council infrastructure caused as a result of this development must be repaired or re-instated to Council satisfaction with all costs borne by the developer.
-

10. All costs associated with preparation of the Survey Plan and associated easement documentation are to be borne by the developer.
11. The developer is responsible for all costs associated with the design and construction of all access and servicing requirements.
12. The contractor is required to contact Dial Before You Dig (DBYD) to obtain details of the location of the various services in the vicinity of the subdivision to minimise the chance of disturbing utility services as well as the location of services which are required to be relocated. DBYD can be contacted online <https://www.1100.com.au> or by phone on 1100.
13. All General Terms of Approval issued in relation to the approved development, shall be complied with prior, during and at the completion of the development, as required.

The General Terms of Approval include the following:

- a) General Terms of Approval, issued by the Natural Resources Access Regulator, for a Controlled Activity Approval in accordance with Section 91 of the *Water Management Act 2000*.
14. The developer is to ensure that any defects in the works that become apparent within the 24 months following the issue of a Subdivision Certificate, are remedied to Council's satisfaction. If these defects are not satisfactorily remedied, Council may use bond money to carry out rectification works.

Any unspent bond money will be returned to the developer at the end of the 24 month period, less the cost of any rectification works carried out by Council.
 15. All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) to ensure that at no time any ponding of stormwater occurs on the subject site or adjoining land as a result of this development. Design must also ensure that no diversion of runoff onto other adjacent properties occurs.
 16. Costs associated with all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.
 17. The only waste derived material that may be received at the development site must be:
 - a) Virgin excavated natural material, within the meaning of *Protection of the Environment Operations Act 1997*; and
 - b) Any other waste-derived material the subject of a resource recovery exemption under cl.91 of the *Protection of the Environment Operations (Waste) Regulation 2014* that is permitted to be used as fill material.

Bushfire

18. The existing dwelling must be upgraded to improve ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted
-

with draft excluders.

19. Non-perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:
- Minimum 5.5m carriageway width kerb to kerb;
 - All parking provided outside of the carriageway width;
 - Curves of roads have a minimum inner radius of 6m;
 - The road crossfall does not exceed 3 degrees; and
 - Temporary turning heads must be provided to temporary dead end roads incorporating either a minimum 12 metre radius turning circle or turning head compliant with A3.3 – Vehicle Turning Head Requirements of *Planning for Bush Fire Protection 2019*. The turning areas may be removed upon opening of future proposed through roads.

Stormwater

20. The Developer must provide for the design and construction of all stormwater drainage infrastructure to service the development.
21. Inter-allotment drainage is to be provided to remove stormwater from any lots that cannot discharge to the street in accordance with Aus Spec #1.
22. Scour protection at culvert or pipe system outlets shall be constructed in accordance with guidelines set down in *The Blue Book – Managing Urban Stormwater: Soils and Construction* unless outlet conditions dictate the use of more substantial energy dissipation arrangements.

Water Services

23. The developer is to provide separate water reticulation services to Lots 2 to 25 in Stage 2 of the subdivision. This includes the provision of a water service and meter to Lots 2 to 25 in Stage 2 within the subdivision.
24. The developer is to extend and meet the full cost of water reticulation to service the development. All water supply work is required to be carried out in accordance with the requirements of the *National Specification – Water Supply Code of Australia*.

Electricity Supply

25. Above-ground electricity is to be supplied to Stage 2 of the subdivision in accordance with the relevant authority's standards. Each allotment is to be provided with a service point / connection to an electricity supply.

Roads

26. For Stage 1 of the proposed development, the developer is to construct and widen the pavement of Spring Flat Road for the full frontage of the proposed subdivision, protecting any existing trees, such that it complies with the following requirements.

Item	Requirement
Spring Flat Road shoulder upgrade	1.2m sealed shoulder for full abuttal to property
Footpath Width	N/A
Concrete Footpaths	Nil

Seal	Two-coat flush seal -14/7 mm (Double/ Double) as required
Kerb & Gutter	Not required, roadside drainage using suitably sized table or V-drains.
Subsoil Drainage	N/A

27. For Stage 2 of the development, the proposed new roads within the subdivision are to be constructed in accordance with the following:

Item	Requirement
Full Road Pavement Width	8m seal on 10m wide constructed pavement
Nature Strip	2 x 5m
Concrete Footpaths	Nil
Seal	Two-coat flush seal -14/7 mm (Double/ Double) as required
Kerb & Gutter	Not required, roadside drainage using suitably sized table or V-drains.
Subsoil Drainage	N/A

Access

28. The only access to the Castlereagh Highway is from proposed Lot 27.
29. Safe Intersection Sight Distance (SISD) requirements outlined in *Austrroads Guide to Road Design* is to be provided and maintained in both directions at each vehicular access point from Spring Flat Road.

PRIOR TO ISSUE OF THE SUBDIVISION WORKS CERTIFICATE

30. All documentation supporting the application for the Subdivision Works Certificate must be submitted in electronic format with a hard copy covering letter and a completed Subdivision Works Certificate Application Form to Council.
31. Engineering drawings are to be submitted in triplicate with a covering letter by the applicant. One set will be returned stamped 'Approved Plans'.
32. One (1) A1 size set of plans shall be accompanied by the Water Reticulation Plans assessed as part of the application for the Subdivision Works Certificate for examination by Council and the three (3) A1 sized sets forwarded for approval. Specific inclusions required in the drawings are provided in the Guidelines with checklists to ensure all information is provided. All drawings shall be signed by the consultant engaged by the developer.
33. The developer shall submit a report outlining the proposals to provide a water supply service to proposed lots 2 to 25 in Stage 2 of the proposed subdivision. The report is to be prepared in accordance with the *Water Supply Code of Australia WSA 03-2011*.
34. Prior to the issue of a Subdivision Works Certificate, a Traffic Control Plan (TCP) completed by a "Certified Person" for implementation during works is to be submitted to Mid-Western Regional Council. All requirements of the Traffic Control Plan must be put in place and implemented prior to any work commencing.
35. Where required, the detailed design plans submitted for the issue of a Subdivision Works

Certificate must show all finished surface levels and contours to Australian Height Datum (AHD).

36. An Erosion and Sediment Control Plan (ESCP)/ Soil and Water Management Plan (SWMP) for the development is to be prepared and implemented in accordance with the LANDCOM guidelines and requirements as outlined in the latest edition of "*Soils and Construction – Managing Urban Stormwater*". Points to be considered include, but are not limited to:
- a) Saving available topsoil for reuse in the revegetation phase of the development;
 - b) Using erosion control measures to prevent on-site damage;
 - c) Rehabilitating disturbed areas quickly; and
 - d) Maintenance of erosion and sediment control structures.

Note – Details requires to prepare both ESCP and SWMP's are provided in the above Landcom document referred to as the Blue Book. Treatment methods to combat salinity are to be provided.

37. The submission to Council of engineering design plans for any road works shall include pavement and wearing surface investigation and design.

Stage 1

38. Prior to the issue of a Subdivision Works Certificate for Stage 1 of the development, the developer must submit a full and detailed design prepared and certified by a suitably qualified engineer for:
- a) Pavement widening and bitumen sealing of Spring Flat Road for the full abuttal of the property.
39. Prior to the issue of a Subdivision Works Certificate for Stage 1 of the development, an approval pursuant to Section 138 of the *Roads Act 1993* must be obtained for all new works within the road reserve including:
- a) Upgrade to the existing driveway access for proposed Lot 27 on the Castlereagh Highway; and
 - b) Any new property access to Spring Flat Road for proposed Lots 25 and 26.

Note – the concurrence of Transport for NSW will be required for these works affecting the Castlereagh Highway.

40. Prior to the issue of a Subdivision Works Certificate for Stage 1 of the development, details of the upgrade to the access to proposed Lot 27 are to be submitted to and approved by Council. These access upgrade details are to demonstrate compliance with the following requirements:
- a) Safe Intersection Sight Distance (SISD) requirements outlined in the *Austroads Guide to Road Design – Part 4A* and relevant TfNSW supplements is to be provided and maintained in both directions at the access to the Castlereagh Highway via proposed Lot 27. For a 100 km/h speed zone, the minimum SISD is 262 metres.
 - b) To provide suitable storage capacity for the largest class of vehicle accessing the land, any gate, grid or similar structure installed in the access is to be set back appropriately (20m for a single articulated vehicle and 30m for a B Double) from the edge of the pavement of the Castlereagh Highway.
-

- c) The vehicular access servicing the proposed Lot 27 is to be constructed and maintained in accordance with *Austroad Guide to Road Design: Part 4*, Figure 7.4 'standard rural property accesses.
- d) The vehicular access is to be sealed with bitumen or concrete for a minimum length of twenty (20) metres from the edge of the travel lane in the Castlereagh Highway.

Stage 2

41. A Subdivision Works Certificate for Stage 2 of the development is required for but not limited to the following civil works:
- a) Stormwater drainage such as inter-allotment drainage, detention basins and bio-retention devices;
 - b) The construction of all water supply infrastructure for the development; and
 - c) Road construction;
 - d) Appropriate intersection designs associated with the proposed new road;
 - e) Earthworks for subdivision; and
 - f) Landscaping of road verges.

NOTE: Additional permits and approvals may also be required under other legislation, eg. *Plumbing and Drainage Act 2011*, and *Plumbing and Drainage Regulation 2017* for water infrastructure works.

42. Prior to the issue of a Subdivision Works Certificate for Stage 2 of the development, an approval pursuant to Section 138 of the *Roads Act 1993* must be obtained for all new works within the road reserve including:
- a) Any new property accesses to Spring Flat Road for proposed Lots 4, 5 and 6;
 - b) Underbore of the Castlereagh Highway for the water supply pipeline; and
 - c) Underbore of Burrundulla Road for the water supply pipeline.

Note – the concurrence of Transport for NSW will be required for these works affecting the Castlereagh Highway.

43. Prior to the issue of a Subdivision Works Certificate for Stage 2 of the development, the developer must prepare a detailed drainage design which must be submitted to and approved by Council. Drainage design must include suitably sized detention devices to limit the rate of runoff to existing undeveloped levels for a 1:100 year ARI storm event. Design must be prepared and certified by a suitably qualified engineer and supported by full and detailed calculations.
44. Prior to the issue of a Subdivision Works Certificate for Stage 2 of the development, Council is to be provided with certified copies of the electrical and telecommunications design for the subdivision including a layout design complying with the allocations determined by the *Streets Opening Conference Guideline 2009*, Section 6.2.

PRIOR TO THE COMMENCEMENT OF WORKS

45. Prior to the commencement of construction of infrastructure, the Developer must obtain a Subdivision Works Certificate.
46. Prior to the commencement of works, the submission of three possible street/road names in order of preference, for the proposed new road within the subdivision, are to be submitted
-

to Council for approval.

47. Prior to the commencement of any works within 40 metres of a prescribed waterway or creek (as defined in the *Water Management Act 2000*), the proponent shall obtain a Section 91 Controlled Activity Approval under the *Water Management Act 2000* to carry out those works.

Note: Please contact the Natural Resources Access Regulator for more information in relation to this matter.

48. Prior to the commencement of subdivision works, the following actions are to be carried out:

- a) A site supervisor is to be nominated by the applicant;
- b) Council is to be provided with two (2) days' notice of works commencing; and
- c) Council is to be notified in writing of any existing damage to Council's infrastructure.

NOTE: Failure to comply with these conditions may result in damage to Council's infrastructure. Any damage will be rectified at the applicant's cost.

49. Runoff and erosion controls shall be installed prior to clearing and incorporate:

- a) Diversion of uncontaminated on-site runoff around cleared and/or disturbed areas and areas to be cleared and/or disturbed;
- b) Sediment control fences on the downslope perimeter of the cleared and/or disturbed area to prevent sediment and other debris escaping from the land to pollute any stream or body of water.
- c) Maintenance of all erosion control measures at maximum operational capacity until the land is effectively rehabilitated and stabilised beyond the completion of construction.

50. Prior to the commencement of any works a copy of the Contractor's public liability insurance cover for a minimum of \$20,000,000 (Twenty million dollars) is to be provided to Mid-Western Regional Council. Mid-Western Regional Council is to be indemnified against any works carried out by the contractor.

51. Prior to the commencement of construction work, the proponent is to contact TfNSW Field Traffic Manager on 1300 656 371 to determine if a Road Occupancy Licence (ROL) is required. In the event that an ROL is required, the proponent is to obtain the ROL prior to works commencing within three (3) metres of the travel lanes of the Castlereagh Highway.

DURING CONSTRUCTION

52. The subdivision works are to be inspected by a Certifier (i.e. Council or a private certifier) to monitor compliance with the consent and the relevant standards of construction, encompassing the following stages of construction:

- a) Installation of sediment and erosion control measures;
- b) Water line installation prior to backfilling;
- c) Road pavement construction (proof roll and compaction testing of all pavement layers, sub-grade, sub-base, and base prior to sealing);
- d) Road pavement surfacing;
- e) Stormwater culvert and drainage pipe installation prior to backfilling; and
- f) Practical Completion.

53. Street signs necessitated by the subdivision are to be installed in accordance with Aus-
-

Spec #1 and Council's standards. Street signs are to be installed at the developer's expense.

54. The development site is to be managed for the entirety of work in the following manner:
 - a) Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation;
 - b) Appropriate dust control measures;
 - c) Construction equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained; and
 - d) Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
 55. The developer shall, at their own expense, engage a registered surveyor to relocate any survey mark that may be disturbed by the development or any associated work. Any information regarding relocation should be supplied to the NSW Land Registry Services and Council.
 56. All required earthworks for roads associated with the subdivision must have compaction testing in compliance with RMS Q4 and AUS-SPEC CQS-A.
 57. In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment and Heritage (OEH) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the OEH.
 58. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the Plumbing Code of Australia.
 59. The developer is to provide a water service and meter for proposed Lots 2 to 25 in Stage 2 of the development.
 60. All road crossings for services and utilities are to cross perpendicular to the road alignment and must be installed prior to the commencement of construction of the base course.
 61. Construction work noise that is audible at other premises is to be restricted to the following times:
 - a) Monday to Saturday - 7.00am to 5.00pmNo construction work noise is permitted on Sundays or Public Holidays.
 62. Where it is proposed to import fill, the material shall be certified as free of hazardous materials and contamination and be classified as VENM or ENM under the guidelines of the NSW Environmental Protection Authority by a qualified Geotechnical Engineer. Fill placed in residential or commercial lots shall be compacted in accordance with *AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments*.
 63. Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to council and in accordance with the requirements of the relevant authority including the provision of easements over existing and proposed public infrastructure.
 64. The developer is to grant Council unrestricted access to the site at all times to enable inspections to enable inspections or testing of the subdivision works.
-

65. Following completion of the works, Works as Executed (WAE) drawings are to be submitted to Council. The WAE drawings are certified plans showing details of the works actually constructed. The drawings are to show:
- a) Notation that all works have been completed in accordance with the approved plans and specifications including approved variations and amendments;
 - b) Any departure from the approved plans;
 - c) Any additional work that has been undertaken;
 - d) WAE locations of stop valve;
 - e) Certification of the WAE plans by a registered surveyor; and
 - f) Registered surveyor is to supply a signed certificate that all pipes and associated pits are located wholly within the respective easements.

PRIOR TO ISSUE OF THE SUBDIVISION CERTIFICATE

66. An application for a Subdivision Certificate, application fee and two (2) copies of the linen plans are to be submitted to Council for approval and endorsement by the General Manager (or their delegate).
67. Prior to the Subdivision Certificate for Stage 1 of the subdivision, the following works are to be completed:
- a) Shoulder widening of Spring Flat Road for the full abuttal of the subdivision;
 - b) Access upgrade works to proposed Lot 27;
 - c) Provision of accesses to proposed Lots 25 and 26; and
 - d) Upgrade ember protection for the existing dwelling on proposed Lot 27, as required by another condition of this development consent.
68. Prior to the issue of a Subdivision Certificate for Stage 2 of the development, the developer must provide for the construction of all of the following works. Such works are to be completed to the satisfaction of Council.
- a) Road construction and sealing within the new roads;
 - b) Provision of stormwater drainage infrastructure for the development;
 - c) Construction of the water pumping arrangement and main water line for the whole subdivision;
 - d) Connection of water (including meters) and electricity services to provide for individual connection to proposed lots 2 to 25;
 - e) Provision of a gravelled or bitumen sealed cul-de-sac within Lot 26; and
 - f) Construction of overhead electricity lines and connections to proposed Lots 2 to 25 in Stage 2 of the proposed subdivision.
69. Prior to the issue of a Subdivision Certificate for Stage 2, a survey drawing is to be submitted to Council, demonstrating that all private water services and water meters are located wholly within the lot that they serve.
70. Following completion of the subdivision works, work-as-executed plans (WAE) are to be provided to Council in the following formats:
- a) PDF; and
 - b) Dwg format or "Autocad compatible"

All work-as-executed plans shall bear the Consulting Engineer's or Consulting Surveyor's certification stating that all information shown on the plans is accurate.

Defects Liability Bond

71. Prior to the release of the Subdivision Certificate, a defects liability bond of 5% of the construction costs for all civil engineering work (not carried out by Council), shall be lodged with Council.

The defects liability bond will be held by Council for a period of 24 months from the completion of the works, to ensure that any defects that become apparent during the time are remedied by the developer.

For the purposes of defining the defects liability period, the works are considered to be completed when the Subdivision Certificate is registered with NSW Land Registry Services.

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

Developer Contributions

72. Prior to the issue of a Subdivision Certificate for Stage 2 of the development, in accordance with the provisions of section 7.11 of the *Environmental Planning and Assessment Act 1979* and the *Mid-Western Regional Council Contributions Plan 2019*, a contribution shall be paid to Council in accordance with this condition as detailed in the table below. The contribution shall be paid to Council prior to the issue of a Subdivision Certificate for the relevant stage or number of lots to be created. Contributions are subject to the consumer price index and are payable at the rate applicable at the time of payment.

Section 94 Contributions		
24 additional lots (minus credit for existing)		
<i>Mudgee Catchment</i>	<i>Per Lot</i>	<i>23 Lots</i>
<i>Public Amenity or Service</i>		
Transport facilities	\$4,347.00	\$99,981.00
Recreation and Open Space	\$2,182.00	\$50,186.00
Community Facilities	\$635.00	\$14,605.00
Stormwater Management	\$458.00	\$10,534.00
Plan Administration	\$995.00	\$22,885.00
Total	\$8,617.00	\$198,191.00

Note – the contribution amount will be adjusted by the Consumer Price Index, if not paid in the same financial year the development consent was issued.

Note – Council's *Mid-Western Regional Contributions Plan 2019* is available for perusal at Council's Administration Centre at 86 Market Street, Mudgee or on Council's website www.midwestern.nsw.gov.au under Council Documents/Strategies and Plans.

Restrictions on Title

73. Prior to the issue of a Subdivision Certificate for Stage 1 of the development, easements, including associated Section 88B instruments, are to be created in favour of benefitted properties or bodies over any existing or newly constructed water reticulation components located within the subject property, or extended through adjoining private properties as a result of this development. The easements are to comply with the following requirements:
- A suitably sized easement, is to be created over the well for water supply and associated pumps.
 - Easement to burden Lot 1 DP810562, Lot 11 DP1051504, proposed Lot 26 and proposed Lot 27.
 - Easement to benefit proposed Lot 25.
74. Prior to the issue of a Subdivision Certificate for Stage 1, the linen plans and associated documents are to show that that part of Lot 6 DP215505 located within the confines of the road reserve is to be dedicated as road reserve. The part of Lot 6 DP215505 not located within the confines of the road reserve is to be incorporated into proposed Lot 26.
75. Prior to the issue of a Subdivision Certificate for Stage 2, three (3) metre wide easements, including associated Section 88B instruments, are to be created in favour of the Community/Neighbourhood Association over any existing or newly constructed water reticulation components located within proposed Lots 2 to 25, or extended through adjoining private properties as a result of this subdivision, where necessary.
- The 3m wide easements are to be located within proposed Lots 2 to 25, to the greatest extent possible. The length of water line within the road reserve for the new roads is to be minimised.
76. Prior to the issue of a Subdivision Certificate for Stage 2 of the approved subdivision, a Section 88B instrument providing a right of carriageway over the temporary turning area/ cul-de-sac located at the end of the new internal road and located within proposed Lot 26, is to be submitted to and approved by Council.
77. Prior to the issue of a Subdivision Certificate for Stage 2, easements of variable width shall be created over any inter-allotment drainage in favour of upstream allotments. The Section 88B instrument and linen plans submitted with the application are to include details of any required inter-allotment stormwater easements. Drainage easements are to extend over Lot 27 to the extent necessary.
78. Prior to the issue of a Subdivision Certificate for Stage 2 of the development, a Neighbourhood Management Statement is to be submitted to and approved by Council. The Neighbourhood Management Statement is to:
- Be generally consistent with the Neighbourhood Management Statement provided in the approved Statement of Environmental Effects; and
 - Include a clause to define one (1) unit of water as being 0.2ML/year minimum.
79. Easements for electricity purposes, as required by the electricity supply authority, shall be created. The Section 88B instrument and linen plans submitted with the application are to include details of any electricity easements or restrictions on title required to be imposed by the electricity authorities/suppliers.

Note – Refer to Essential Energy’s Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.

Electricity and Telecommunication Certificates

80. Prior to issue of the Subdivision Certificate, Council is to be supplied with:
- a) A certificate of acceptance from the appropriate power authority indicating that satisfactory arrangements have been made for provision of electricity supply to the subdivision; and
 - b) All works required by the consent be completed in accordance with the consent.
81. Above ground electricity is to be supplied to the Subdivision in accordance with the relevant authority's standards.

Road Dedication

82. The proposed new roads within the subdivision shall be dedicated as public road at no cost to Council. The public road shall be delineated on the final plan of subdivision submitted with the application for a Subdivision Certificate.

STATEMENT OF REASONS

1. The proposed development complies with the requirements of the applicable environmental planning instruments and *Mid-Western Regional Development Control Plan 2013*.
2. The proposed development is considered satisfactory in terms of the matters identified in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.
3. The proposed development satisfactorily addresses the issues raised in objections received in response to public notification of the development, as follows:
 - a) It is considered that there is insufficient justification or benefit for the provision of a 10m wide landscape buffer along the southern boundary of the subdivision.
 - b) There is no empirical evidence to demonstrate that the proposed subdivision will have an adverse impact on property values in the area.
 - c) The 40m rear setback requirement contained in the draft Neighbourhood Management Statement will provide for a sufficient buffer between the dwellings with the proposed subdivision and neighbouring dwellings.

OTHER APPROVALS

General Terms of Approval

A copy of the NSW Natural Resources Access Regulator's General Terms of Approval are attached.

A copy of WaterNSW's General Terms of Approval are attached.

A copy of Transport for NSW's referral response are attached.

ADVISORY NOTES

Mid-Western Regional Council

- 1 The removal of trees within any road reserve requires the separate approval of Council in accordance with the policy "Tree Removal and Pruning – Public Places".
- 2 The land upon which the subject building is to be constructed may be affected by restrictive covenants. This approval is issued without enquiry by Council as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this approval. Persons to whom this approval is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.
- 3 Sections 8.2, 8.3, 8.4 and 8.5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) gives you the ability to seek a review of the determination. This request is made to Council and must be made within 6 months after the date on which you receive this notice. The request must be made in writing and lodged with the required fee; please contact Council's Planning and Development Department for more information or advice.
- 4 If you are dissatisfied with this decision Sections 8.7 and 8.10 of the EP&A Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.
- 5 To ascertain the date upon which the consent becomes effective, refer to Sections 4.20 and 8.13 of the EP&A Act.
- 6 To ascertain the extent to which the consent is liable to lapse, refer to Section 4.53 of the EP&A Act.
- 7 The attached General Terms of Approval issued by NSW's Natural Resources Access Regulator (NRAR) do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for a Controlled Activity approval after consent has been issued by Council and before the commencement of any work or activity.

A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security deposit or bank guarantee (if required) and proof of Council's Development Consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Application forms are available from the NRAR's website at:

www.water.nsw.gov.au > [Water Licensing](#) > [Approvals](#).

- 8 Certain subdivisions/developments will be exempt from the requirement to provide fibre-ready telecommunication infrastructure to each new lot.

To be exempt, the subdivision/development must meet the following requirements:

- a) No new networks utilities (ie water, sewer, etc) or only above ground electricity lines will be installed to the building lots; and
- b) No new kerb and channelling/guttering will be constructed; and
- c) The average length of the street frontages of the building lots within the project is 60m or greater; and
- d) No part of the project area is located within an NBN Co *fixed-line* network rollout area.

Developers of land that meet the exemptions are required to notify the Secretary of the Department of Communication and the Arts by completing and submitting the form available from the Department of Communications and Arts website.

Advice from Essential Energy

- 9 If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
- 10 Essential Energy's records indicate there is electricity infrastructure located within the property and within close proximity to the property. Any activities within these locations must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. Approval may be required from Essential Energy should activities within the properties encroach on the electricity infrastructure.
- 11 Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995 (NSW)*.
- 12 Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around power lines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Executive summary

OWNER/S	Burrundulla Pty Ltd
APPLICANT:	Burrundulla Pty Ltd
PROPERTY DESCRIPTION	3B Sydney Road, Burrundulla (Lot 3 DP1069441, Lot 4 DP1069441, Lot 6 DP215505, Lot 37 DP4559444, Lot 1 DP810562 and Lot 11 DP1051504)
PROPOSED DEVELOPMENT	Subdivision – Torrens Title and Community Title – 4 into 27 Lots
ESTIMATED COST OF DEVELOPMENT:	Not applicable
REASON FOR REPORTING TO COUNCIL:	Subdivision creating more than 20 lots
PUBLIC SUBMISSIONS:	One

Council is in receipt of a development application that seeks approval to subdivide 3B Sydney Road, Burrundulla (Lot 3 DP1069441, Lot 4 DP1069441, Lot 6 DP215505, Lot 37 DP4559444, Lot 1 DP810562 and Lot 11 DP1051504) into 27 allotments.

The proposed development will include the provision of a reticulated water supply fed from a well located on Lot 1 DP810562. The reticulated water supply will supply non-potable water for gardens within the subdivision, to augment each lot's own tank water supply. No reticulated sewer will be provided. Stormwater will drain to the natural gullies within the site.

The application has been placed on public exhibition in accordance with Council's Community Participation Plan 2019. The exhibition period ended on 17 February 2020 and one submission was received.

As the proposal involves subdivision creating more than 20 lots, the application cannot be determined by delegated staff – Council is required to determine the application.

The application is recommended for approval.

Background

SUBJECT SITE

The subject site is located at 3B Sydney Road, Burrundulla.

Parcels included in the subdivision include: Lots 3 and 4 DP1069441, Lot 6 DP215505 and Lot 37 DP455944. The easement for water supply from the existing well and the pipeline route will affect Lot 1 DP810562, Lot 11 DP1051504 and proposed Lots 26 and 27 in Stage 1.

The subdivision site is bounded by Castlereagh Highway along its northern boundary and Spring Flat Road along its western boundary.

The key built features within the subject land include:

- Lot 37 DP455944 has an existing cottage and outbuildings.
- Lot 4 DP1069441 has existing farm shedding.
- Lot 6 DP215505 contains part of Spring Flat Road.
- Lot 1 DP9810562 contains the existing well to be used to provide shared stock and domestic non-potable water supply to the subdivision.

Above ground electricity lines service the existing farm sheds and dwelling located on the subject site. No easements are in place over the existing electricity lines.

The current land use is stock grazing on improved pasture.

The main development site has been cleared of native tree species. Previously planted, stands of trees forming corridors along Spring Flat Road and along Oakey Creek are avoided for the most part. Minimal scattered trees remain within the R5 zoned land.

The majority of the site is zoned RU4 – Primary Production Small Lots and the area where proposed Lots 1 to 25 will be located is zoned R5 – Large Lot Residential.

Three watercourses traverse the site, with Oakey Creek being contained within existing Lot 37 DP455944 and Lot 4 DP1069441.

The neighbouring development includes primarily grazing and large lot residential, with some wider occurring small scale viticulture and olive production. Land to the west of Spring Flat Road, also zoned R5 – Large Lot Residential, has been developed into 10 ha lifestyle lots.

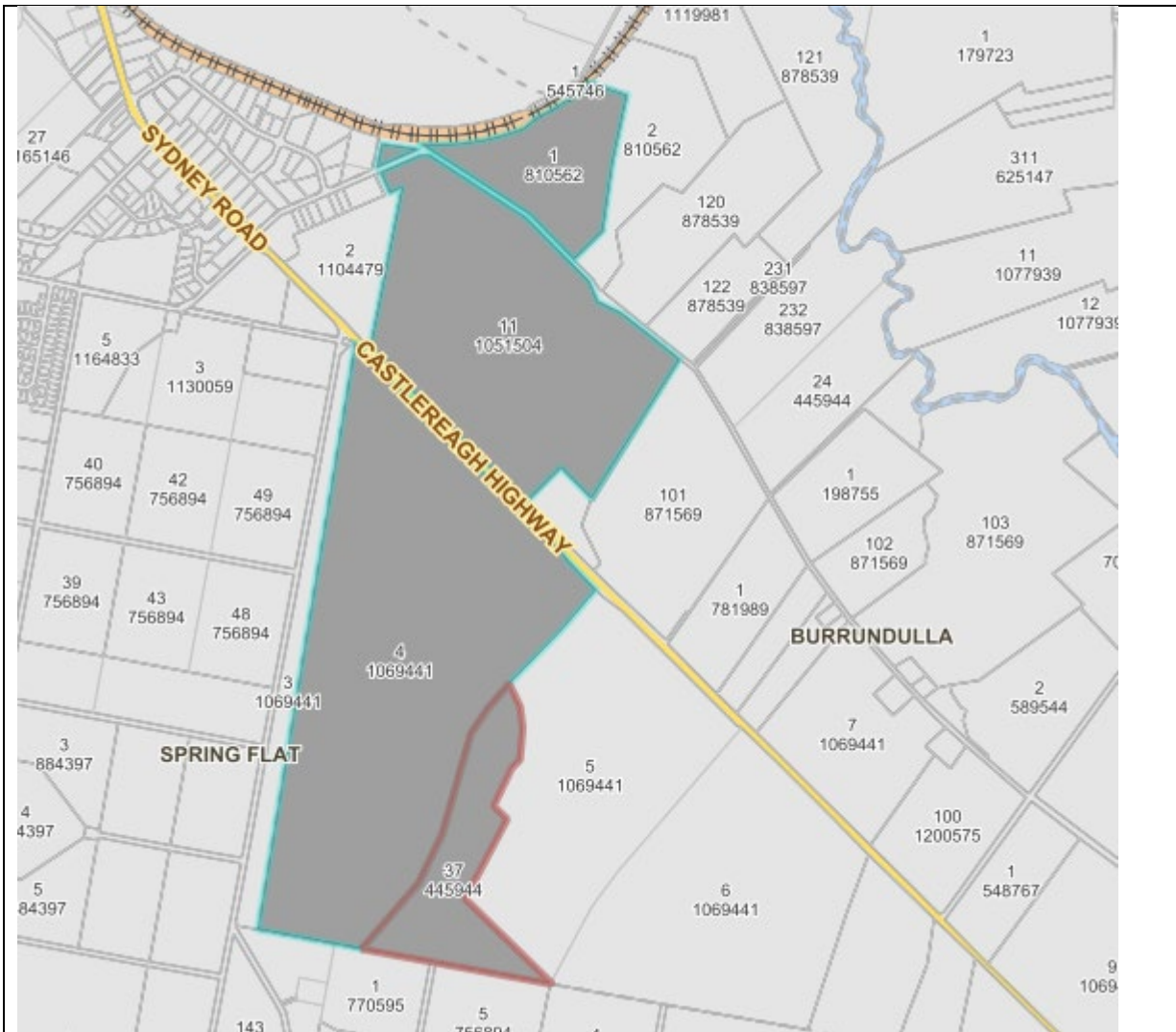


Figure 1: Location Plan

PLANNING PROPOSAL

In 2015, Council received a Planning Proposal for the subject land (Lots 3 & 4 DP1069441, 'Burrundulla', Spring Flat Road, Mudgee) seeking an amendment to Mid-Western Regional Local Environmental Plan 2012 to facilitate the development of 25 unserviced 2 hectare rural residential lots. Water supply was proposed via roof catchment only. At Council's 17 June 2015 meeting it was resolved to support the Planning Proposal unserviced.

An amended Planning Proposal was received on 21 December 2017 to address Condition 1 of the Gateway Determination. The amended proposal provided details around the provision of a sustainable water supply via roof catchment and a supplementary supply from a community bore. The amended Planning Proposal satisfied the requirements of DPI Water – required by Condition 1, and the amended Planning Proposal proceeded through to adoption.

PROPOSED DEVELOPMENT

Council has received a development application for a 4 into 27 lot subdivision at 3B Sydney Road, Burrundulla. The site is partly zoned R5 – Large Lot Residential and partly RU4 – Primary Production Small Lots and subdivision is permissible with the consent of Council.

The subdivision will not connect to town water, sewer or stormwater services. An existing well on Lot 1 DP810562 and reticulated water system will be developed to provide water for garden watering. Rainwater tanks will be provided when the lots are developed with dwellings to provide potable water supply. It is expected that on-site sewerage management systems will be provided with future dwellings. Overhead electricity supply is proposed. Two new internal roads will be developed to service the subdivision.

The proposed subdivision will be developed in 2 stages, with the stages being:

- Stage 1 – Torrens Title Subdivision – 4 into 3 lots; and
- Stage 2 – Community Title Subdivision – 1 lot into 25 lots.

Stage 1

The Statement of Environmental Effects submitted with the application describes Stage 1 of the subdivision as follows:

1. *Torrens title subdivision of Lot 6 DP2155055, Lot 3 and 4 in DP 1069441 and Lot 37 in DP445944 pursuant to clause 4.1 Minimum subdivision lot size (4 lots into 3 lots).*
 - (i) *Creates proposed Lot 25 being 53.86 ha. Separates the developable R5 zoned land. This lot is the focus of Stage 2 further community title subdivision.*
 - (ii) *Creates proposed Lot 26 being 69.46 ha vacant land zoned RU4 (Note: minimum lot size of 20 ha is achieved). Access is available to Spring Flat Road and proposed new road.*
 - (iii) *Creates proposed Lot 27 being comprised of: land unsuitable for residential development (zoned R5 approx. 6.43ha), includes site of existing shedding; existing Lot 37 DP455944 with existing cottage, and additional RU4 zoned land providing frontage to the Castlereagh Highway (Note: minimum lot size of 20 ha is achieved, and existing physical access location is utilised off Castlereagh Highway).*
 - (iv) *Creation of easements associated with shared water supply from well located on Lot 1 in DP810562. Easements to restrict Lot 1 in DP810562 (location of existing well); and Lot 11 in DP1051504 (northern side of Castlereagh Highway), and new RU4 lots south of Highway; with proposed Lot 25 to benefit to the easement rights. This will facilitate the future water supply of proposed community title lots formed in Stage 2 with community title subdivision of the benefitted land. Burrundulla Road and Castlereagh Highway are proposed to be under-bored for the water supply pipeline. (The route has been surveyed and exact proposed locations are noted on the plans)...*
 - (v) *Dedicates road reserve – rectifies situation where Lot 6 DP215505, currently held by Burrundulla Pty Ltd, includes existing Spring Flat Road, located near the intersection with the Castlereagh Highway...*

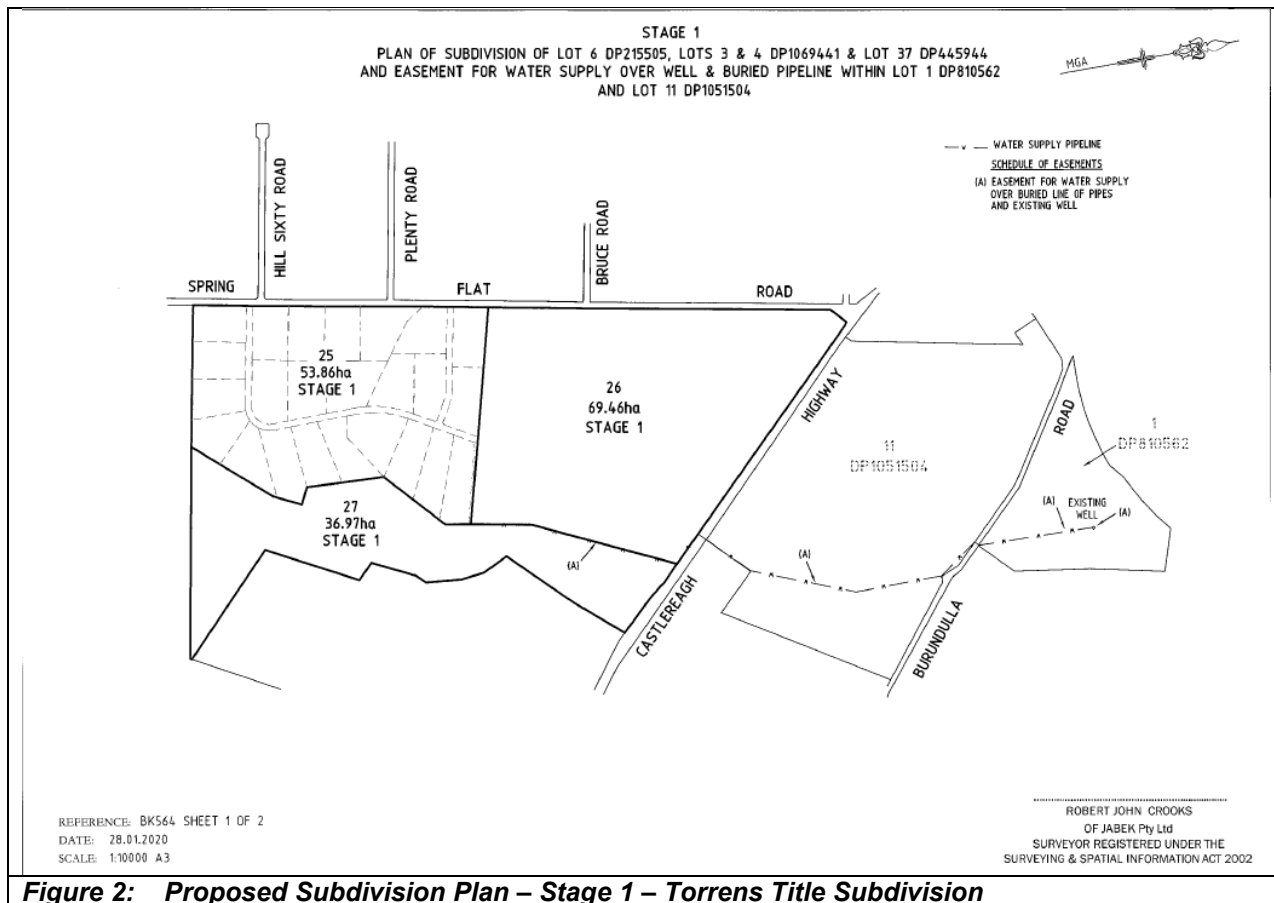


Figure 2: Proposed Subdivision Plan – Stage 1 – Torrens Title Subdivision

Stage 2

The Statement of Environmental Effects submitted with the application describes Stage 2 of the subdivision as follows:

- *Creation of 24 community development lots (2ha residential lots) with 1 community association lot (2276m²). The community land is provided in three parts: Splay at northern entry of new loop road on each side of the road to enable the installation of future residential estate signage and landscaping, and third part lot for location of water supply infrastructure and access to the new road to the north of proposed Lot 19.*
- *Provision of a shared reticulated water supply for stock and domestic (includes garden water) use (non-potable water). Water supply pipeline to cross Burrundulla Road and Castlereagh Highway (under bore at locations shown on plans)...*
- *Creation of two new public roads. A right of carriageway is proposed to cover the temporary turning area proposed at the termination of the road on proposed Lot 26...This RU4 land has development potential pursuant to the current zoning, and is benefitted by access to the new roads. The road extended to the boundary of Lot 26 provides legal access to the neighbourhood property (i.e. Pt Lot 1 Community Lot 2276m²). Also the design avoids creation of residential battle-axe lots.*
- *Creation of easements or restrictions on title for land located in the alignments of the drainage and natural watercourses in recognition of the appropriate offset (VRZ). This has purpose to protect riparian corridors, notify future landowners of drainage restrictions on these locations and prevent building.*

- The extension and provision of electricity and telecommunications infrastructure to the development site is required, to service the new rural residential community development lots...
- The shared water supply from the well is proposed to be through the use of a pumping arrangement connected to the reticulated electricity supply.
- Proposed lots will drain to the street, and proposed drainage easements as shown on plans...
- The development is not to be serviced with reticulated town water or sewer systems. Future dwellings will rely on rainwater for domestic purposes. A shared bore water supply will be available for the community title lots benefitted by the scheme to provide supplementary stock and domestic water only. All proposed easements are shown on the plans. The terms for sharing the water are to be included in the community management statement. Such a statement is registered with the community plan as a statement of the by-laws and other particulars governing participation in the community scheme.

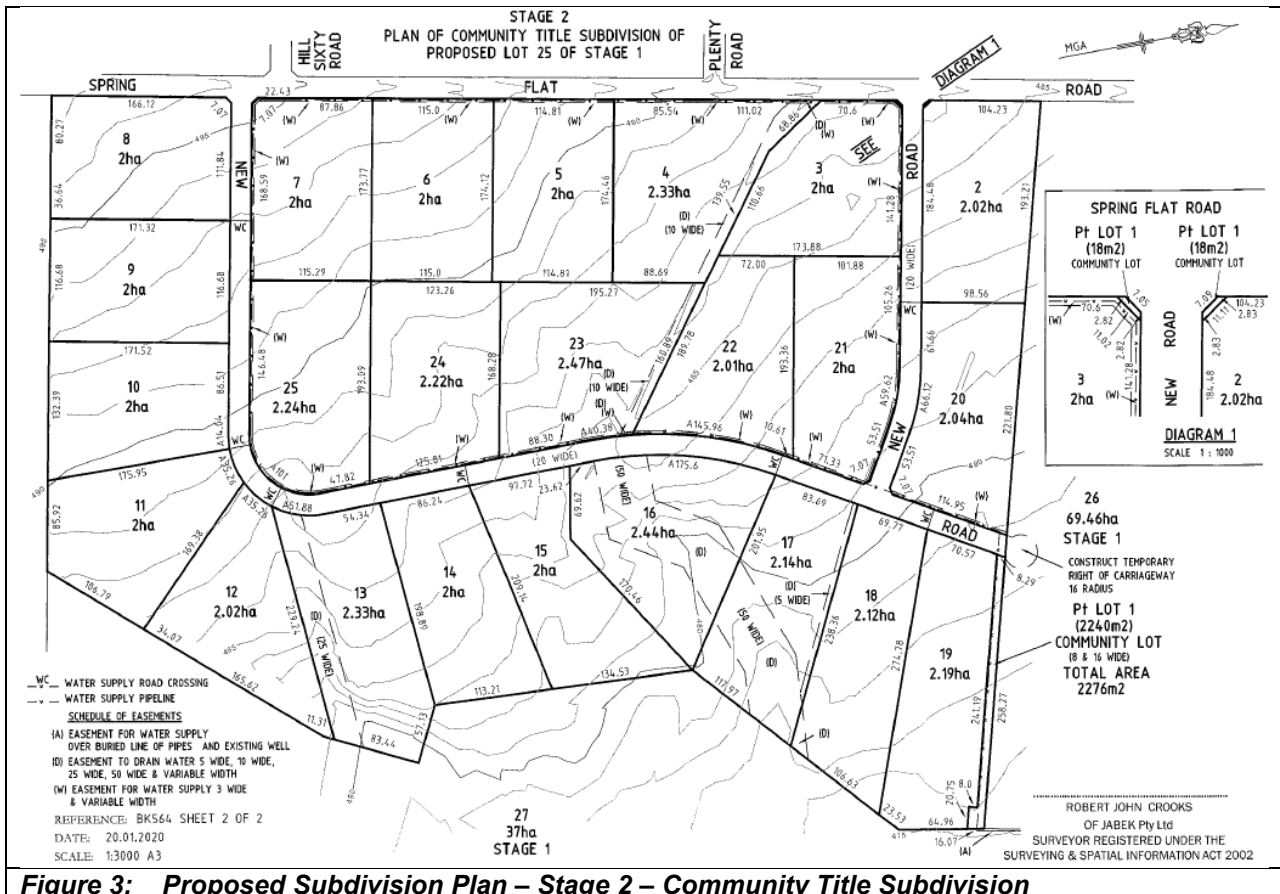


Figure 3: Proposed Subdivision Plan – Stage 2 – Community Title Subdivision

The proposal does not involve a variation to the requirements prescribed within Mid-Western Regional Local Environmental Plan 2012 or Mid-Western Regional Development Control Plan 2013.

Disclosure of Interest

Nil

Detailed report

LEGISLATIVE REQUIREMENTS

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

Designated Development

Not applicable.

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

Integrated Development

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

- A controlled activity approval in accordance with Section 91 of the *Water Management Act 2000*.

The proposed development involves road works and drainage within 40m of a watercourse.

- A water management work approval in accordance with Section 90 of the *Water Management Act 2000*.

Water supply works are proposed for the pipeline and pump array for the shared water supply to service the development.

- Consent to carry out work within a road reserve in accordance with Section 138 of the *Roads Act 1993*.

In order to approve the development application, General Terms of Approval are required from the Natural Resources Access Regulator (NRAR), Transport for NSW (TfNSW) and WaterNSW.

General Terms of Approval have been received from NRAR and are included as part of the recommendation.

The response from TfNSW indicated that their concurrence to the design details is required for the proposed under bore works, prior to any construction works within the classified road. This matter may be addressed by condition.

WaterNSW confirmed that in this case, no approval under sections 89 and 90(2) of the *Water Management Act 2000* are required. This is because there is an existing Water Access Licence in place.

Comments have also been sought from NSW Rural Fire Service in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*. This consultation was not an integrated development referral.

Biodiversity Conservation Act 2016

The proposed development involves clearing a small group of trees for the proposed intersection of the new internal road with Spring Flat Road. The area of proposed clearing is 0.006 hectares (ie 60m²). The area clearing threshold is 0.5 hectares or more. The riparian corridor associated with

Oakey Creek is marked as having biodiversity values on the Biodiversity Values Map. No clearing within this riparian area is proposed. Consequently, the need for a Biodiversity Development Assessment Report is not triggered for this application.

Community Land Development Act 1989

Stage 2 of the proposed subdivision will be a Community Title subdivision in accordance with the *Community Land Development Act 1989*. A Neighbourhood Scheme will be established to manage the shared water system. A future community association will be responsible for managing the shared water supply proposed.

In addition to the Community Plan or Neighbourhood Plan, a community management statement that complies with Schedule 3 of the *Community Land Development Act 1989* is required to be lodged with the community plan. A draft Neighbourhood Management Statement has been prepared for this development application and proposed subdivision in accordance with the Act.

SECTION 4.15(1) – MATTERS FOR CONSIDERATION - GENERAL

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

(a) Provisions of any Environmental Planning Instrument and any draft EPI – 4.15(1)(a)(i) and (ii)

State Environmental Planning Policy No 55 – Remediation of Land

A review of Council's records and site inspection did not reveal any evidence of a potentially contaminating activity. The site has been recently assessed (reference Preliminary Site Investigation Report prepared by Barnson Pty Ltd 2017) as part of the Planning Proposal for Amendment No 18. The report found that the land was suitable for the proposed change in use and rezoning. Accordingly, no further consideration is necessary.

State Environmental Planning Policy (Infrastructure) 2007

The proposed subdivision is not located near a rail line or any known electricity easement. However, proposed Lot 27, which contains the existing dwelling, will utilise the existing access from the Castlereagh Highway and therefore Clauses 100-104 must be considered.

Clause 100 Development on Proposed Classified Road

Not applicable.

The proposed development is not located within the road reserve or land reserved for future classified road.

Clause 101 Development with Frontage to Classified Road

Sub-clause (2)(a) requires that, where practicable, vehicular access to the land is provided by a road other than a classified road. There are no other formed road frontages available to proposed Lot 27 and it is not practicable to gain access to the site other than from the Castlereagh Highway. It is noted that the remainder of the lots to be created will gain access from Spring Flat Road or the new internal roads.

The safety, efficiency and ongoing operation of the classified road will not be adversely affected by the proposed subdivision as:

- The existing access is sited and designed to allow efficient vehicle access to the site. It is noted that sight distances from the access are good;
- The proposed subdivision will not result in the emission of smoke or dust; and
- The traffic volume and frequency generated by the proposed development will have no significant impact on the operation of the classified road.

Transport for NSW have reviewed the existing access to proposed Lot 27 and have recommended conditions to improve the safety of this access. These conditions will be incorporated into the recommendation.

Sub-clause (2)(c) requires the consent authority to be satisfied the development is appropriately designed to ameliorate potential noise and vehicle emissions from the classified road. The proposed 2 hectare lots and existing dwelling are located at least 580m away from the Castlereagh Highway and will not be affected by road noise or vehicle emissions.

Clause 102 Impact of Road Noise or Vibration on Non-road Development

Not applicable.

This clause applies only to land adjacent to freeways, tollways, transitways or any other road with an average annual daily traffic volume of more than 40,000 vehicles. The annual average daily traffic volume for the Castlereagh Highway is far less than 40,000.

Clause 104 Traffic Generating Developments

Not applicable.

The proposed development does not breach the 50 allotment threshold for subdivision, of *Schedule 3 Traffic Generating Development to be referred to RMS* of the SEPP.

State Environmental Planning Policy No 44 – Koala Habitat Protection

SEPP 44 applies to the proposal as Mudgee Shire Council is listed within Schedule 1 of the SEPP and the area of land associated with the proposal in the same ownership is greater than 1 hectare in size. The proposed construction of the road may impact on a small stand of trees at the intersection of the proposed road and Spring Flat Road. These trees are isolated from other treed areas by grazing land. Consequently, it is considered that this part of the site does not form Potential Koala Habitat. No trees are proposed to be removed within the riparian corridor. No further provisions of SEPP 44 apply.

Note: This development application was lodged on 17 December 2019, which is prior to the adoption of the current State Environmental Planning Policy (Koala Habitat Protection) 2019, which commenced on 1 March 2020. Clause 15 of the current SEPP requires that where development applications were made, but not fully determined, before the commencement of the current SEPP – those applications must be considered against the requirements of the former SEPP 44.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Not applicable.

The proposed development does not comply with the exempt requirements for subdivision and requires development consent from Council.

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

Not applicable.

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

Mid-Western Regional Local Environmental Plan 2012 (MWRLEP 2012)

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

1.2 Aims of Plan

The proposed development is not contrary to the relevant aims and objectives of the plan.

1.4 Definitions

The following definitions within the LEP are applicable to the proposed development:

- Subdivision – as defined in s6.2 of the *Environmental Planning and Assessment Act 1979*;
- Earthworks;
- Road; and
- Water supply system.

2.3 Zone objectives and Land Use Table

Part of the land is zoned R5 – Large Lot Residential pursuant to MWRLEP 2012. The proposed *subdivision, earthworks and road* are permissible with the consent of Council in the zone and comply with the relevant objectives in that it:

- Will provide lots that will accommodate residential housing in a rural setting while minimising impact on environmentally sensitive locations and scenic quality;
- Will provide large residential lots that will not hinder the proper and orderly development of urban areas in the future;
- Will not increase demand for public services or public facilities; and
- Will minimise conflict between land uses within this zone and land uses in adjoining zones.

The proposed *water supply system* is listed as being prohibited in the R5 zone. However, it is considered that the proposed *water supply system* is ancillary to and forms an integral part of the proposed subdivision, and is therefore permissible with consent.

The other part of the land is zoned RU4 – Primary Production Small Lots pursuant to MWRLEP 2012. The proposed *subdivision, earthworks, road and water supply system* are permissible with the consent of Council in the zone and comply with the relevant objectives in that:

- The proposal does not significantly impact upon the ability of the land to be used for the purposes of primary production or other compatible land uses;
- The proposal will accommodate future employment opportunities in relation to primary industry enterprises that are intended to be provided in the zone; and
- The proposal will not result in any significant conflict with adjoining land uses, subject to compliance with conditions of the consent.

2.6 Subdivision – consent requirements

As the proposed development is for subdivision, it will require development consent.

4.1 Minimum subdivision lot size

This clause applies to Stage 1 of the subdivision only, as it is only Stage 1 that proposes torrens title subdivision.

This clause does not apply to any kind of subdivision under the *Community Land Development Act 1989*, which is why this clause does not apply to Stage 2 of the subdivision. Minimum lot sizes for Stage 2 are assessed against Clause 6.14 of the LEP.

The proposed subdivision meets the objectives of the clause as the proposal:

- Will occur in a manner that promotes suitable land uses and development;
- Will minimise any likely impact of the subdivision on the amenity of neighbouring properties;
- Will provide lot sizes and dimensions that are able to accommodate development, consistent with relevant development controls; and
- Will not have an inappropriate impact on the natural environment.

The compliance of proposed Stage 1 of the subdivision with the relevant minimum lot size requirements is summarised in the following table.

Proposed Lot	Minimum Lot Size	Proposed Lot Size	Complies?
Lot 25	Area D – 5ha (unserviced), 2ha (serviced)	53.86 ha	Yes
Lot 26	20ha	69.46 ha	Yes
Lot 27	Part Area D – 5 ha (unserviced), 2 ha (serviced) Part 20 ha	36.97 ha (includes approximately 30 ha of land with a minimum lot size of 20 ha).	Yes

4.6 Exceptions to development standards

Not applicable.

5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

This clause applies as the land is zoned R5 – Large Lot Residential and RU4 – Primary Production Small Lots.

Clause 5.16(4) outlines the considerations to be addressed with a development application for the purposes of a subdivision within a rural, environmental or large lot residential zone. The matters are addressed below.

- (a) The existing uses and approved uses of land within the vicinity of the development.

Comment: The surrounding land uses consist of predominantly agricultural and rural residential uses. The proposal is not expected to have any significant impact on the continued uses.

- (b) Whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses within the vicinity of the development.

Comment: The preferred uses in the vicinity are large lot residential and primary production, as indicated in the objectives of the zones. No significant impact on the preferred surrounding land uses is expected as a result of the proposed development.

- (c) Whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b).

Comment: As discussed, there is not expected to be any incompatibility.

- (d) Any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c.).

Comment: As discussed, there is not expected to be any incompatibility.

6.1 Salinity

Complies.

A small part of the site is identified on Council's mapping as being affected by salinity.

The proposed subdivision and associated works are unlikely to have an adverse impact on salinity processes on the land. As earthworks will be limited, relatively shallow and involve only necessary infrastructure and roadworks, it is not expected that salinity will have an adverse impact on the development.

A **condition** will be applied requiring concrete used in the works to be of sufficient strength to ensure reasonable durability.

6.2 Flood planning

Not applicable.

The lot containing the existing well to be used as a water supply source is flood affected. However, those lots that are being subdivided are not identified as flood prone land.

6.3 Earthworks

Complies.

Any earthworks will be ancillary to the proposed subdivision and will relate to the provision of services and internal roads – as such, they do not require separate development consent. No earthworks are proposed to create building platforms. Cut and fill may be considered in detail in future applications for development of the lots.

The proposal is not expected to have an adverse impact on existing drainage patterns and soils stability as:

- The existing creeks will be retained in their natural alignment; and
- **Conditions** may be imposed to ensure that appropriate sediment erosion controls are in place both during works and over the long term.

The quality of fill to be imported to the site may be regulated by **condition**.

The proposed earthworks are not expected to have a significant impact on the amenity of adjoining properties. A **condition** may be applied to regulate dust during works.

6.4 Groundwater Vulnerability

The site is identified as groundwater vulnerable in accordance with Council's mapping. No broad excavation is needed to facilitate the proposal and no significant impacts upon those matters contained within clause 6.4(3) is expected as a result of the proposed development. Given the limited extent of excavation associated with the installation of water services, it is considered that the development would not cause groundwater contamination, adversely affect any groundwater dependent ecosystems, will not cumulatively impact potable water supply, and therefore no special measures, or conditions of consent would be considered necessary.

6.5 Terrestrial Biodiversity

Part of the riparian area along Oakey Creek is mapped as 'High Biodiversity Sensitivity'. However, these areas of vegetation are not proposed to be removed as a result of the proposed development and, therefore, the impacts to be addressed in accordance with this clause are considered minimal.

6.9 Essential Services

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

- The proposed development will provide a reticulated water system from a well on a neighbouring property. The bore water will be used for non-potable water supply only. The works will include a pump at the well, a master meter at the well, a piped network to each of the lots and a private water meter at each lot. The draft Neighbourhood Management Statement submitted with the application indicates that each lot will be required to provide a 10,000 litre water tank to store water from the reticulated water supply, prior to occupation of a dwelling on the lot.
- The proposed development may be connected to existing electricity infrastructure servicing the site. Overhead electricity is proposed.
- On-site sewerage management systems will be provided and assessed in future with the residential development of the lots.
- Stormwater will be managed to ensure post-development flows do not exceed pre-development flows. Stormwater is proposed to be directed to natural drainage channels and the proposed new road.
- Each lot has street frontage of sufficient width to accommodate a driveway crossover in future. Proposed lots will have direct access to a sealed road being either Spring Flat Road, the Castlereagh Highway or the proposed new road. The proposed new road is designed to an appropriate speed limit for the development.

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

6.10 Visually sensitive land near Mudgee

The majority of that part of the site proposed to be subdivided is mapped as being visually sensitive land. Council is required to be satisfied that the development:

- Will complement the visual setting forming the backdrop to Mudgee; and

- Will be designed, set back and sited to respond sympathetically to the landform of the site on which the development is proposed to be carried out and will minimise visual intrusion.

The proposed subdivision layout is consistent with the planning proposal for the LEP Amendment No.18, which increased the density of housing permitted in the area. The proposed Draft Neighbourhood Management Statement addresses matters such as house design requirements, and manages visual impacts by setting construction expectations. The proposed 2 hectare lots are well separated from the Castlereagh Highway. The proposed layout will not obstruct views of the hills forming the visual backdrop to the south of Mudgee and the Castlereagh Highway.

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

This clause is applicable to Stage 2 of the proposed subdivision, which will subdivide the R5 portion of the site under the *Community Land Development Act 1989*. Stage 2 will subdivide 1 lot into 25 lots.

The minimum lot size requirement is 2 hectares, where each lot will be serviced by a water reticulation system. The minimum lot size requirement does not apply to any lot comprising association property within the meaning of the *Community Land Development Act 1989*.

Complies. Proposed Lots 2 to 25 in Stage 2 of the development are at least 2 hectares in area and will be serviced with the proposed water reticulation system. Proposed Lot 1 (in 3 parts) is a neighbourhood association lot with a total area of 2276m² and does not need to comply with the minimum lot size requirement.

(b) The provisions of any Development Control Plan or Council Policy – 4.15(1)(a)(iii)

Mid Western Regional Development Control Plan 2013 (the DCP)

5.3 Stormwater Management

Stormwater is proposed to be directed to on-site drainage channels/watercourses within the subject site. These drainage lines are shown by easements on the proposed subdivision plans. The application demonstrates that stormwater may be appropriately managed, in accordance with the requirements of this section of the DCP. Conditions have been imposed requiring further details of the stormwater system to be submitted to and approved by council officers.

5.4 Environmental Controls

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

The site is not identified as bush fire prone land. The application is not integrated development in relation to bushfire. However, the subject site is considered to constitute grasslands and the application was referred to NSW Rural Fire Service in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*. Conditions from NSW Rural Fire Service have been received and are incorporated in the recommendation.

The application has identified a number of watercourses traversing the site, including Oakey Creek. The proposed works within the watercourse, involving the installation of a water supply pipeline, drainage works and road construction, have received General Terms of Approval from the Natural Resource Access Regulator.

7.2 Rural Subdivision

DEVELOPMENT CONTROL REQUIREMENT	COMPLIES?
Applies to	
Rural and R5 zones	Land is zoned R5 – Large Lot Residential and RU4 – Primary Production Small Lots.
Site Plan	
Site plan identifying existing vegetation, farm improvements including dwellings, sheds, dams, fences and access roads. Application should: <ul style="list-style-type: none"> • Identify existing use of land • Address access points/location public roads • Identify unformed roads/crown land within adjoining site • Show easements and services • Identify watercourses 	Plan of subdivision provided and shows all relevant details.
Lot size	
Lots must be of sufficient area for dwelling house, associated buildings, services, access, P.O.S without excessive terracing and allow maximum retention vegetation	All lots within the subdivision are of sufficient area to contain a dwelling and ancillary structures.
Minimum area for subdivision complies with?	Complies. All lots meet the minimum area for subdivision, with the exception of Lot 1, which will be a neighbourhood association lot.
RU4 – Primary Production Small Lots	
<ul style="list-style-type: none"> • Details of proposed/existing agricultural activity • Business plan prepare by suitably qualified agronomist • Evidence of water licensing satisfactory • Evidence of commencement or intention to commence activity 	Not applicable. No dwelling is proposed with the subdivision application. The existing dwelling will be retained within proposed Lot 27. The lot that the dwelling sits on will increase in size from 22.7 ha to 36.9 ha. In this regard, it is considered unnecessary to require a business plan for a lot that is increasing in size, as increasing in size will improve its agricultural viability.
Services	
Lots within 500m of R1-R2 zones must: <ul style="list-style-type: none"> • Have frontage to and be connected to sealed road • Connect to reticulated water/sewer 	Not applicable.
Roads	
All roads to be sealed and part of sealed road network if within 500m to sealed road network.	Complies. Conditions to be applied

DEVELOPMENT CONTROL REQUIREMENT	COMPLIES?
	requiring sealing of proposed new roads.
Where land is located within R5 zone and the subdivision results in lots less than 2ha area, then the new lots must have sealed road frontage.	Not applicable. No lots less than 2ha are proposed.
Lot Design	
<p>New lots to minimise environmental impacts including:</p> <ul style="list-style-type: none"> • Soil disturbance/erosion • Creek/waterway crossings • Tree removal • Adequate separation distances for new/existing development. 	Complies. Lots are designed to generally avoid disturbance. Future works are likely to be of minimal disturbance. Easements are proposed for drainage lines/watercourses. Tree removal has been minimised in design and is minor.
Bushfire Prone Areas	
Bushfire report submitted for subdivision on bushfire prone land.	Not applicable.
Heritage	
Cultural heritage assessment submitted where the subdivision creates dwelling entitlement and overland drainage line, ridgelines/plateaus present.	No known European or Indigenous heritage on the site.
Vegetation/Flora	
<ul style="list-style-type: none"> • Evidence of consultation with CMA (and OEH for threatened species) • Flora report to be submitted if potential for impact on threatened species. 	Vegetation clearing is minimal. No threatened species identified.
Fauna	
<p>If any potential impact of threatened species fauna study to be submitted with application. Consult with OEH if required.</p>	No native fauna is likely to be impacted by the development.
Crown Roads	
If development proposed to use Crown road, written consent of NSW Crown	Not applicable.
Watercourses	
Activity approval required under Water Management Act 2000 if development within 40m	Complies. Integrated development referral sent to Natural Resources Access Regulator for new pipeline, road and drainage works within watercourse. General Terms of Approval received and incorporated into recommendation.
Rights of Carriageway	
Subdivision for where access is via right of carriageway generally not supported. Written consent of all owners required if ROCW proposed	Not applicable. No right of carriageway is relied upon for access to a future dwelling site.
Battle-axe handle	
Generally not supported by Council. Maximum 2 battle-axe handles permitted.	Not applicable.
Water cycle management report	

DEVELOPMENT CONTROL REQUIREMENT

Required for each lot capable of on-site effluent disposal. Report must include:

- Nominal effluent management area.
- Slope/aspect.
- Other site constraints.

Plan must indicated nearby watercourses with minimum buffer of 100m between EMA and perennial/intermittent creeks or minimum 40m from drainage depressions

COMPLIES?

Complies.
 Each site has sufficient area to allow on-site effluent disposal. To be further addressed at DA stage for each dwelling.

Telecommunications Infrastructure Advice

Are telecommunications able to be extended to service the lot?

Not applicable.
 Rural subdivisions are exempt from the requirements of the *Telecommunications Act 1997* where:

- No network utilities (water, sewer, etc) or only above ground electricity lines will be installed to the building lots; and
- No kerb and channelling/guttering will be constructed; and
- The average length of the street frontages of the building lots within the development is 60m or more (ie larger rural type lots); and
- the development is not in a current or announced NBN fixed-line network rollout area.

The proposed subdivision complies with the exemptions.

No condition is applicable in relation to telecommunication facilities (apply Advice Note instead).

Electricity

Electricity to be provided to each lot with a dwelling entitlement
 Alternative power supply only considered on RU1, RU4 and R5 lots where development is >1km from grid or cost to provide electricity exceeds \$30,000/lot.
 Covenant must be imposed on lot in this instance.

Complies.
 Electricity is able to be supplied to the development. **Condition** for electricity provisioning letter prior to issue of Subdivision Certificate.

Land Use History

Evidence of land use history supplied (primary source preferred)

Satisfactory evidence provided. No further action required.

Community Title Subdivision

In zone R5, lot density to be the same as Minimum Lot Size map.

Complies.

DEVELOPMENT CONTROL REQUIREMENT	COMPLIES?
Water Supply	Minimum lot size of 2 ha has been applied to the Community Development lots in Stage 2.
For lots with a minimum area of 2 hectares, a minimum non-potable water supply of 0.200 mega litres per year must be provided.	Complies. The proposal includes a reticulated water system with an off-site well. The well is capable of producing 1.8 times the minimum amount of water required for the proposed development.
To demonstrate this, a copy of the licence issued in accordance with the Water Industry Competition Act (WICA) 2006 issued by the Independent Pricing and Regulatory Tribunal NSW is to be provided to Council with the development application for subdivision.	Not applicable. The application includes legal advice demonstrating that a WICA licence is not required for the proposed water supply.
If it is demonstrated that a licence in accordance with the WICA 2006 is not required, a draft Community Management Statement and Community Title Subdivision Plan is to be submitted with the development application for subdivision. The statement and plan must detail all the required infrastructure (both private and common) for the reticulated community bore scheme.	Complies. Draft Neighbourhood Management Statement and Community Title Subdivision Plan submitted with the application.

(c) Provisions of any Planning Agreement or Draft Planning Agreement – 4.15(1)(a)(iia)

No planning agreement applicable.

(d) Regulations – 4.15(1)(a)(iv)

No matters prescribed by the Regulations impact determination of the Development Application.

(e) The likely impacts of development – 4.15(1)(b)

Context and Setting & Site Design and Internal Design

The proposal is appropriate with regards to the surrounding context and setting.

Access, transport and traffic

The proposed subdivision will have direct frontage to the Castlereagh Highway and Spring Flat Road for access and new roads will be constructed within the subdivision. There are adequate sight distances at the intersections of the proposed new roads and Spring Flat Road. The traffic generation from the proposed subdivision will not exceed the capacity of the local road network.

Utilities

The proposed subdivision is located on the fringe of Mudgee and will have access to non-potable water and electricity. There is ample area within the proposed lots for on-site management of sewage. Conditions of development consent will require the connection of each of the residential lots to any necessary utilities.

Heritage

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

Other land resources

The approved development will not impact on other land resources.

Water

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

Suitable conditions for water quality measures to be incorporated into the detailed stormwater design and protection of vegetated riparian zones are included in the recommendation.

Soils

No significant impact expected. The land is not known to be affected by subsidence, slip or mass movement, or contamination. The proposal will not result in significant soil erosion or degradation.

Air and Microclimate

The development is not expected to impact air quality or microclimatic conditions.

Flora and Fauna

Vegetation removal within the site will be limited to 0.006 hectares to be removed for the proposed new road. This amount of clearing is below the threshold level for requiring a Biodiversity Development Assessment Report.

Waste

Spring Flat Road is not serviced by Council's garbage collection service. Owners of the proposed lots will need to transfer their waste to the Queens Pinch waste transfer centre.

Energy

Electricity is to be connected to the proposed lots. The energy needs of the development is not expected to place significant demands on the local infrastructure capacity/operation.

Noise and vibration.

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

Natural Hazards

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

The site is not identified as bush fire prone land. The application is not integrated development in relation to bushfire. However, the subject site is considered to constitute grasslands and the application was referred to NSW Rural Fire Service in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*. Conditions from NSW Rural Fire Service have been received and are incorporated in the recommendation.

Technological Hazards

Not applicable.

Safety, security and crime prevention

Increased passive surveillance as a result of the proposed development.

Economic and Social impact in the locality

Generally positive.

Construction

The impacts of construction activities may be regulated by conditions.

Cumulative impacts

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

(f) The Suitability of the Site for the Development – 4.15(1)(c)**Does the proposal fit in the locality?**

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

Are the site attributes conducive to development?

Yes. The proposed development is designed to respond to bushfire, preserving water quality within the creek and the ecological constraints of the site. No adjoining land uses will have an adverse impact on the proposed subdivision.

(g) Submissions made in accordance with Act or Regulations – 4.15(1)(d)**Public submissions**

The application was advertised and notified in accordance with the provisions of *Mid-Western Regional Community Participation Plan 2019*. The submission period ended on 17 February 2020. One (1) submission was received. The issues raised in the submission are summarised and addressed as follows:

Suggest Vegetated Strip along Southern Edge of Development

Comment: The submission seeks a vegetated buffer be applied to the southern side of the proposed subdivision, being 8-10 metres wide and extending from Spring Flat Road to Oakey Creek, a distance of approximately 570 metres. The adjoining property to the south of the proposed development appears to be used for grazing and no cropping is evident on the property. There will be minimal spray drift associated with the use of the adjoining property to the south. The planning proposal envisaged a change to the character of the area to higher density rural residential. There is little justification or benefit for a 10m wide landscape buffer. The developer will not be required to provide this landscape buffer.

Impact on Property Values

Comment: There is no empirical evidence to indicate that the proposed subdivision will have a negative effect on the value of neighbouring properties.

Suggest Building Height Restriction and No Build Zone on Southern End of Lots 8, 9, 10 and 11

Comment: It is considered that there is no practical reason for imposing a height limit on dwellings, as the neighbouring residence is 50m away from the boundary. Therefore, there will be no privacy or overshadowing impacts to the neighbouring residence should 2 storey dwellings be developed on the proposed lots. The draft Neighbourhood Management Statement includes a requirement that the rear setback for Lots 8 to 11 be a minimum of 40m.

(h) The Public Interest – 4.15(1)(e)

Federal, State and local government interests and community interests

There are no matters that would be considered to be contrary to the public interest.

Covenants and easements effecting the proposal

Council has no record of easements or restrictions on the property title.

Conditions are imposed for any new easements to be created over the proposed subdivision.

CONSULTATIONS

Natural Resources Access Regulator

General Terms of Approval (GTA's) were received from the Natural Resources Access Regulator on 2 October 2020. These GTA's are incorporated into the recommendation.

WaterNSW

Correspondence was received from WaterNSW on 5 June 2020, within which they stated that no further investigation is required from WaterNSW. This is because there is already an access licence and associated approval already in place for the proposed water supply works.

NSW Rural Fire Service

The application was referred to NSW Rural Fire Service in accordance with Section 4.14 of the *Environmental Planning and Assessment Act 1979*. Conditions from NSW Rural Fire Service have been received and are incorporated in the recommendation.

Transport for NSW

Comments and conditions were received from Transport for NSW on 31 August 2020. These conditions are incorporated into the recommendation.

Essential Energy

Essential Energy raised no objections to the proposal, subject to easements being created over existing electricity infrastructure and a Notice of Arrangement being obtained prior to the issue of a Subdivision Certificate. Comments from Essential Energy are incorporated into recommended advice notes, as appropriate.

Development Engineer

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

DEVELOPER CONTRIBUTIONS

Section 7.11 (formerly s94) Contributions

Stage 1 of the subdivision is a 4 into 3 lot subdivision and will not generate any developer contributions.

Stage 2 of the proposed subdivision creates 25 new lots. The parent lot will carry a single Equivalent Tenement (ET) credit for Section 7.11 contributions. Contributions are not applicable to proposed Lot 1, the neighbourhood association lot. Therefore, Section 7.11 contributions are payable for 23 new lots/equivalent tenements (ETs). Stage 2 of the subdivision is located within the Mudgee catchment. Conditions will be applied requiring the payment of 23 ET's of Section 7.11 contributions, prior to the issue of a Subdivision Certificate.

Section 64 Contributions – Water and Sewer Headworks

The subject site is not located in Council's water and sewer servicing areas. Therefore, Water and Sewer Headworks contributions are not applicable to the proposed subdivision.

Community Plan implications

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

Strategic implications

Council Strategies

Mid-Western Regional Local Environmental Plan 2012
 Mid-Western Regional Development Control Plan 2013
 Mid-Western Regional Development Servicing Plans
 Mid-Western Regional Contributions Plan 2019
 Mid-Western Regional Community Participation Plan 2019

Council Policies

Not applicable

Legislation

Environmental Planning & Assessment Act 1979
 Environmental Planning & Assessment Regulation 2000

Financial implications

Section 7.12 developer contributions will be collected in accordance with the *Mid-Western Regional Contributions Plan 2019*.

Associated Risks

Should Council refuse the development application, the applicant may seek a further review of this decision or appeal through the Land & Environment Court.

ILIJA SUSNJA
SENIOR TOWN PLANNER

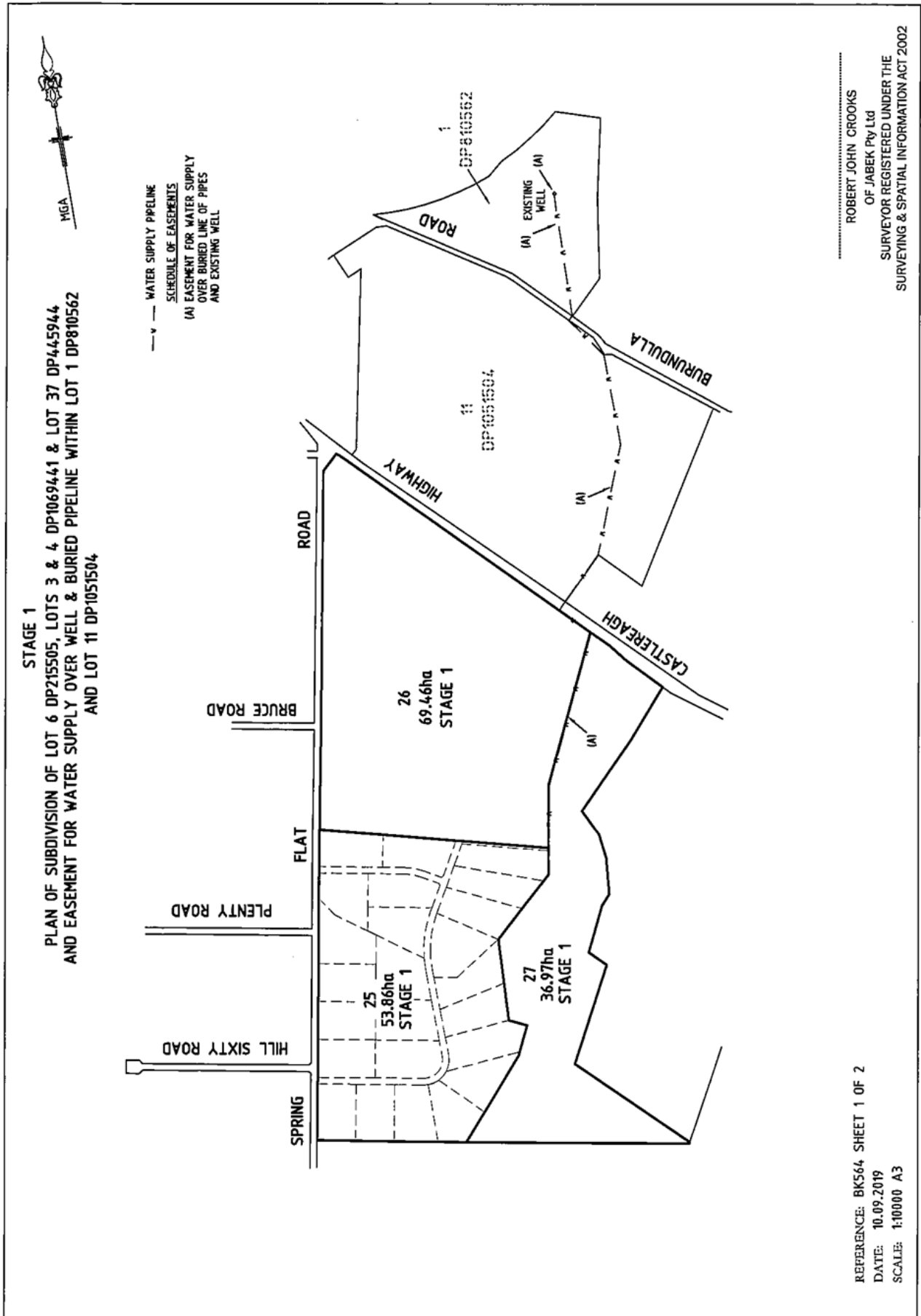
LINDSAY DUNSTAN
MANAGER, STATUTORY PLANNING

29 October 2020

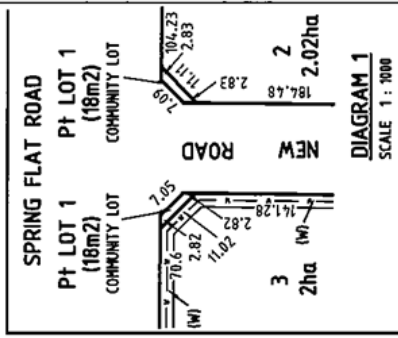
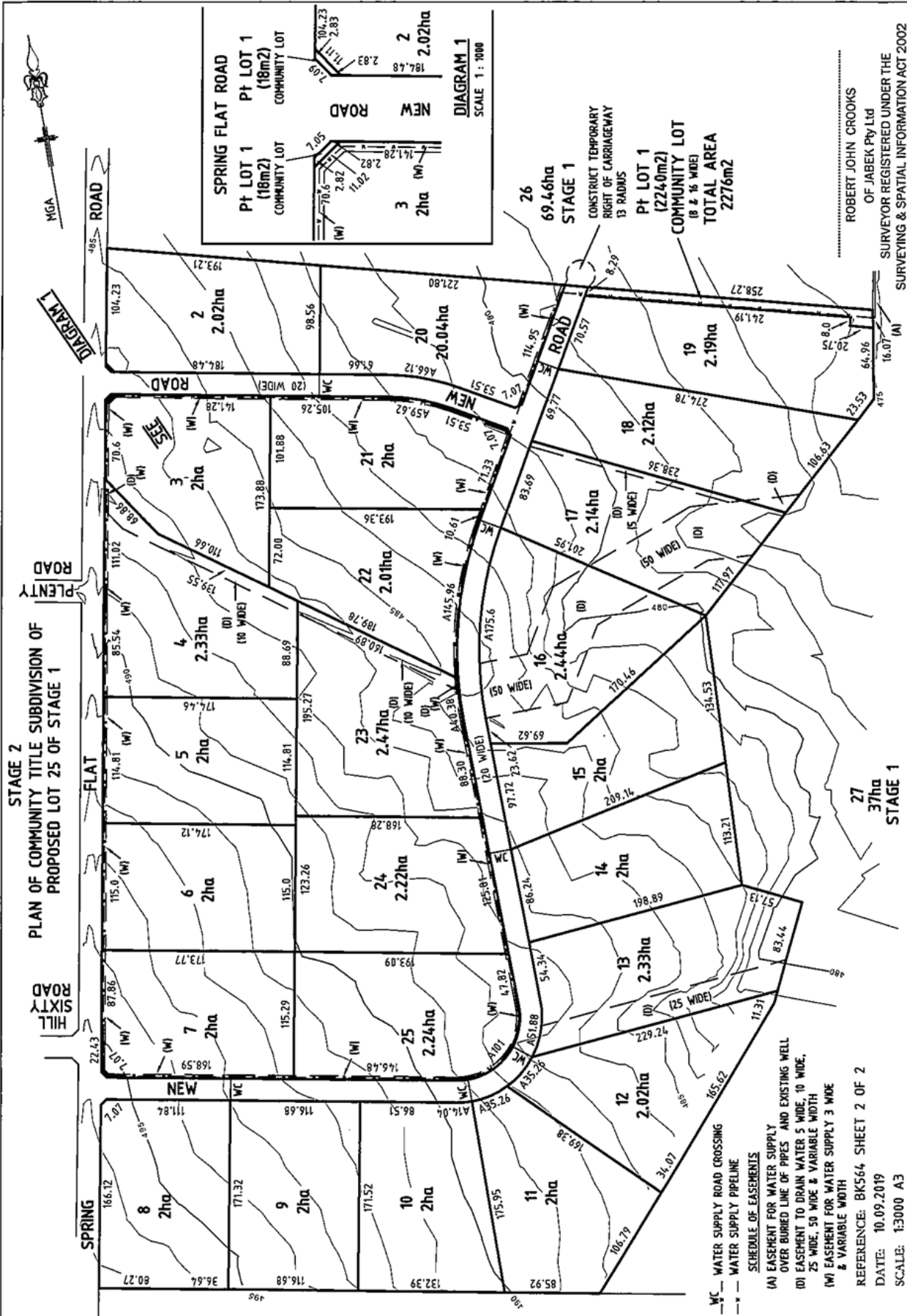
- Attachments:*
1. Plans of proposed subdivision.
 2. Copy of NRAR's General Terms of Approval.
 3. Copy of NSW Rural Fire Service's Response.
 4. Copy of WaterNSW's response.
 5. Copy of NSW Transport for NSW response.
 6. Copy of Transport for NSW's response regarding Lot 27.
 7. Copy of Submission.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



**STAGE 2
PLAN OF COMMUNITY TITLE SUBDIVISION OF
PROPOSED LOT 25 OF STAGE 1**



WC WATER SUPPLY ROAD CROSSING
 --- WATER SUPPLY PIPELINE

SCHEDULE OF EASEMENTS

(M) EASEMENT FOR WATER SUPPLY OVER BURIED LINE OF PIPES AND EXISTING WELL

(D) EASEMENT TO DRAIN WATER 5 WIDE, 10 WIDE, 25 WIDE, 50 WIDE & VARIABLE WIDTH

(W) EASEMENT FOR WATER SUPPLY 3 WIDE & VARIABLE WIDTH

REFERENCE: BK564, SHEET 2 OF 2
 DATE: 10.09.2019
 SCALE: 1:3000 A3

ROBERT JOHN CROOKS
 OF JABEK Pty Ltd
 SURVEYING & SPATIAL INFORMATION ACT 2002

26 69.46ha
STAGE 1
 CONSTRUCT TEMPORARY RIGHT OF CARRIAGEWAY 13 RADIUS

Pt LOT 1 (224.0m²) COMMUNITY LOT (8 & 16 WIDE)
TOTAL AREA 2276m²



Natural Resources
Access Regulator

General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1121860
Issue date of GTA: 01 October 2020
Type of Approval: Controlled Activity
Description: Staged release subdivision
Location of work/activity: 3 B Sydney Road Mudgee NSW 2850
DA Number: DA0154/2020
LGA: Mid-Western Regional Council
Water Sharing Plan Area: Macquarie Bogan Unregulated Rivers Water Sources 2012

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
------------------	---------

Design of works and structures

GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
--------------	--

Plans, standards and guidelines

GT0001-00001	A. The application for a controlled activity approval must include the document(s) listed in Schedule 1. B. The document(s) must be prepared by a suitably qualified person.
GT0005-00007	A. The application for a controlled activity approval must include the following plan(s): - Council's stamped DA approved plans, watercourse crossings; outlet structures; Erosion and Sediment Control Plan; Soil and Water Management Plan; Vegetation Management Plan; in-stream works. B. The plan(s) must be prepared in accordance with DPI Water's guidelines located on the website https://www.industry.nsw.gov.au/natural-resources-access-regulator .
GT0010-00006	All documents submitted to Natural Resources Access Regulator as part of an application for a controlled activity approval must be prepared by a suitably qualified person.

Reporting requirements

GT0016-00003	The consent holder must inform Natural Resources Access Regulator in writing when any proposed controlled activity carried out under a controlled activity approval has been completed.
--------------	---

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA0154/2020 as provided by Council:

- Statement of Environmental Effects for proposed subdivision of Lot 3 and 4 DP1069441, Lot 6 DP215505 and Lot 37 DP445944, Spring Flat Road (part 3B Sydney Road) Burrundulla NSW, prepared for Burrundulla Pty Ltd, December 2019



NSW RURAL FIRE SERVICE

Mid-Western Regional Council
PO Box 156
MUDGEES NSW 2850

Your reference: DA0154/2020 (CNR-3528)
Our reference: DA20200520001751-Original-1

ATTENTION: Ilija Susnja

Date: Wednesday 22 July 2020

Dear Sir/Madam,

Development Application
s4.15 – Other –
3B Sydney Road Burrundulla NSW 2850, 1//DP1133741

I refer to your correspondence dated 18/05/2020 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

Construction Standards

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

[1.]

The existing dwelling must be upgraded to improve ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

General Advice – Consent Authority to Note Access Condition

[2.]

Non-perimeter roads must comply with the general requirements of Table 5.3b of Planning for Bush Fire Protection 2019 and the following:

- minimum 5.5m carriageway width kerb to kerb;
- all parking is provided outside of the carriageway width;

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

- curves of roads have a minimum inner radius of 6m;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.
- Temporary turning heads must be provided to temporary dead end roads incorporating either a minimum 12 metre radius turning circle or turning heads compliant with A3.3. Vehicle turning head requirements of Planning for Bush Fire Protection 2019. The turning areas may be removed upon opening of future proposed through roads.

For any queries regarding this correspondence, please contact Marc Ellwood on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Planning and Environment Services





Contact: Rob Kardell
Phone: 0408 923 596
Email: Robert.kardell@waternsw.com.au
Your ref: DA0154//2020

Senior Town Planner
Mid-Western Regional Council
Attn: Ilija Susnja
Po Box 156
MUDGEES NSW 2850

5 June 2020

Dear Ilija,

RE: DA0154/2020, Subdivision 4 lots into 27 lots, 3B Sydney Road Burrundulla NSW 2850.

I refer to your correspondence seeking WaterNSW consideration in respect to requirements under sections 89 and 90(2) of the *Water Management Act 2000* (WM Act).

WaterNSW has reviewed the information submitted with the application for the purposes of the WM Act, and can advise that no further investigation is required by this agency.

Please feel free to contact me on 0408 923 596, should you require any further information.

Yours faithfully

A handwritten signature in black ink, appearing to be "Rob Kardell", written over a light blue horizontal line.

Rob Kardell
Water Regulation Officer
Assessments and Approvals



Transport
for NSW

24 August 2020

SF2017/139036; WST17/00103/04

General Manager
Mid Western Regional Council
PO Box 156
MUDGEES NSW 2850

Attn: Ilija Susnja

Dear Mr Susnja,

**DA 00154/2020: Lots 3 & 4 DP 1069441, Lot 6 DP 215505, Lot 37 DP 445944, Lot 1 DP 810562, Lot 11 DP 1051504; 3B Sydney Road (HW18), Burrundulla
Proposed Torrens Title Subdivision 27 lots**

Apologies for our delay in offering a response. TfNSW submitted a request for additional information emailed directly to council on 18 February 2020. Unfortunately due to an ongoing issue with the DPIE Planning Portal, TfNSW was not aware of the additional information supplied by the applicant until recently.

From a review of the additional information provided in support of the proposal, specifically of note to TfNSW the Traffic Statement undertaken by Triaxial Consulting (27 March, 2020) it is understood:

- Noteworthy is the Traffic Statement only covered Lots 3 & 4 DP 1069441 for the creation of 24 lots.
- The development will be accessed via two new roads to be constructed via the existing Spring Flat Road.
- It is proposed that the new internal roads will link up to form a loop and provide two points of access to the development from Spring Flat Road.
- From Spring Flat Road traffic will travel to the intersection of Spring Flat Road and the Castlereagh Highway. This will be the primary point of access.
- Access to the development may also occur via Bruce Road, Plenty Road or Hill Sixty Drive, however this is likely to be a very small percentage of traffic from the development as these roads are unsealed and are not planned to be upgraded in the near future.
- The existing Channelised Right Turn (CHR) intersection treatment at the Castlereagh Highway and Spring Flat Road will be sufficient to cope with the expected cumulative traffic for existing conditions and the proposed subdivision.

Transport for NSW

51-55 Currajong Street PARKES NSW 2870 | PO Box 334 PARKES NSW 2870 DX20256
P 6861 1449 | W development.western@rms.nsw.gov.au | ABN 18 804 239 602

In accordance with Clause 138(2) of the *Roads Act 1993*, TfNSW does not object to the proposed subdivision and grants its concurrence subject to the following conditions below being met:

- All vehicular access to the new lots via Spring Flat Road is to be via the approved vehicular accesses, with no direct access via the Castlereagh Highway other than via the intersection with Spring Flat Road.
- With regard to the creation of easements associated with shared water supply from a well located in Lot 1 in DP810562 to include:
 - Easements to restrict Lot 1 in DP810562 (location of existing well);
 - and Lot 11 in DP1051504 (northern side of Castlereagh Highway);
 - And new RU4 lots south of the Castlereagh Highway; with proposed Lot 25 to benefit to the easement rights.

Thus facilitating the future water supply of proposed community title lots formed in Stage 2 with community title subdivision of the benefitted land. Noting Burrundulla Road and the Castlereagh Highway are proposed to be under bored for the water supply pipeline and subject to a Section 88B instrument outlining the proposed easements intended to be created.

- TfNSW was contacted via the applicant's consultant in May 2019 seeking information regarding the process for under bore works. TfNSW confirmed that prior to any construction works within the classified road network, TfNSW concurrence to the design details will be required under Section 138(2) of the *Roads Act, 1993*. Concurrence can be sought by the applicant directly emailing westernlandaccess@rms.nsw.gov.au or through referral by Council when they also review the design. Accordingly this component remains outstanding and subject to TfNSW concurrence.
- With regard to the rectification of Lot 6 DP215505, currently held by Burrundulla Pty Ltd, includes existing Spring Flat Road, located near the intersection with the Castlereagh Highway. Any such encroachment is not to burden existing or future requirements by TfNSW or the Roads Authority for the use as a State Classified Road network.
- There appears to be a stockpile area or informal rest area on the western side of Spring Flat Road where it intersects with the Castlereagh Highway. With an increase of traffic resulting from this proposed subdivision utilising this intersection, measures to prevent vehicles illegally traversing this area to access to and from the highway as a short-cut may need to be considered by the consent authority should this use become a frequent occurrence.
- Safe Intersection Sight Distance (SISD) requirements outlined in *Austroads Guide to Road Design* is to be provided and maintained in both directions at each vehicular access point from Spring Flat Road.
- Noting there are a number of traffic generating developments proposed within this vicinity, TfNSW notes the future Level of Service (LoS) for the existing arrangements at the intersection of Lions Drive/Castlereagh Highway and Burrundulla Road may be adversely impacted.

Transport for NSW

51-55 Currajong Street PARKES NSW 2870 | PO Box 334 PARKES NSW 2870 DX20256
P 6861 1449 | W development.western@rms.nsw.gov.au | ABN 18 804 239 602

- Accordingly Council's consideration of the provisions in accordance with the *Environmental Planning & Assessment Act 1979* which sets out specific mechanisms for funding of public works where multiple property owners are involved, to ensure that development occurs equitably and transparently would be warranted.
- TfNSW would in principle support any of the following options to provide for any required upgrade to this intersection by way of :
 - Drafting, exhibition and adoption of a Section 94 Contributions Plan by Council, so that each developer contributes their share of the cost attributable to an upgrade to this intersection as and when they develop, and any required interim finance is provided (e.g. by Council).

OR

- In the absence of a contributions plan the Developer could offer to enter into a Voluntary Planning Agreement (VPA) to pay a cash contribution prior to release of each lot, inclusive of interim finance, and/or construct the works and redeem the cost. In addition to the legal costs for preparation of a VPA, it is noted that VPA obligations run with the land title, and prior to sale of each of the proposed lots the VPA would have to be novated to each future purchaser.

This may also need to include the sealing of the various local roads in this vicinity to provide increased safe options to access facilities such as shops, employment, health facilities and schooling in addition to undertaking their journey via the Castlereagh Highway. Adverse impacts of dust and or mud may potentially create a hazard for motorists and residents should the local roads remain unsealed into the future.

Please forward a copy of Council's determination of the development application to TfNSW at the same time it is sent to the applicant. Should you require further information please contact Ainsley Bruem, A/Manager Land Use Assessments on 02 6861 1449.

Yours faithfully



Holly Davies
A/Senior Manager, Regional Customer Services
Western Region

Transport for NSW

51-55 Currajong Street PARKES NSW 2870 | PO Box 334 PARKES NSW 2870 DX20256
P 6861 1449 | W development.western@rms.nsw.gov.au | ABN 18 804 239 602

Ilija Susnja

From: Ainsley Bruem <ainsley.bruem@transport.nsw.gov.au>
Sent: Monday, 31 August 2020 12:30 PM
To: Ilija Susnja
Cc: Development Western
Subject: RE: TfNSW submission_DA00154-2020 - AMENDMENT TO PREVIOUS CORRESPONDENCE PERTAINING TO PROPOSED LOT 27

Caution: This email originated from outside the organisation.

Hi Ilija,

Apologies for not providing comment in our formal correspondence for DA00154-2020 with respect to proposed Lot 27.

It is understood proposed Lot 27 will comprise:

- Creates proposed Lot 27 being comprised of: land unsuitable for residential development (zoned R5 approx. 6.43ha) includes site of existing rural shedding; existing Lot 37 DP445944 with existing cottage; and additional RU4 zoned land providing frontage to the Castlereagh Highway. (Note: minimum lot size of 20ha is achieved, and existing physical access location is utilised off Castlereagh Highway).
- Proposed Lot 27 will include the existing farm shedding /shearing shed and existing cottage.
- Increases holding with existing dwelling and provides road frontage to an existing landlocked parcel with cottage.
- With the existing dwelling within Lot 27, the subdivision improves the current situation, by providing legal access for this title and making available additional RU4 land for primary production.
- The existing cottage (proposed Lot 27) will benefit with additional land area and new frontage to a public road. The proposed lot is able to incorporate the existing utilised access and driveway off Castlereagh Highway.

TfNSW concurs under S138 of the *Roads Act 1993* that the existing access will remain unchanged by the proposed creation of Lot 27 however in offering concurrence seeks that in order to provide an increased road safety benefit to the current access and the travelling public using the Castlereagh Highway that the following conditions are included as part of any determination for this DA:

- Safe Intersection Sight Distance (SISD) requirements outlined in the *Austrroads Guide to Road Design Part 4A* and relevant TfNSW supplements is to be provided and maintained in both directions at the access to the Castlereagh Highway via proposed Lot 27. For a 100 km/h speed zone the minimum SISD is 262 metres.
- To provide suitable storage capacity for the largest class of vehicle accessing the land, any gate, grid or similar structure installed in the access is to be setback appropriately (20m for single articulated and 30m for B Double) from the edge of the pavement in the Castlereagh Highway.

- The vehicular access servicing the subject development (Lot 27) is to be constructed and maintained in accordance with *Austrroads Guide to Road Design: Part 4 Figure 7.4 'standard rural property access'* (copy enclosed)
- The vehicular access is to be sealed and maintained for a minimum length of twenty (20) metres from the edge of the travel lane in the Castlereagh Highway.
- Vehicular access to the development from the Castlereagh Highway is to be via the approved vehicular access only.
- Prior to the commencement of construction work, the proponent is to contact TfNSW Field Traffic Manager on 1300 656 371 to determine if a Road Occupancy Licence (ROL) is required. In the event that an ROL is required, the proponent is to obtain the ROL prior to works commencing within three (3) metres of the travel lanes in the Castlereagh Highway.

Please include the afore mentioned conditions in any future determination for DA00154-2020 in relation to proposed Lot 27.

Kind regards,
Ainsley

Note: I work flexible hours, and don't expect others to read or reply outside of business hours.

Ainsley Bruem
A/Manager, Land Use Assessments
Community & Place
Regional and Outer Metro
Transport for NSW

T 02 6861 1449 | M 0408 571 088
51-55 Currajong Street Parkes NSW 2870



Transport
for NSW

From: Ilija Susnja [mailto:Ilija.Susnja@midwestern.nsw.gov.au]
Sent: Monday, 31 August 2020 11:16 AM
To: Ainsley Bruem <ainsley.bruem@transport.nsw.gov.au>
Subject: RE: TfNSW submission_DA00154-2020

Ainsley,

Proposed Lot 27 (Stage 1) seeks to utilise the existing access to Castlereagh Highway to service the existing dwelling. Are TfNSW happy with this existing access or will upgrades to the access be required?

Kind regards,

Ilija

From: Ainsley Bruem <ainsley.bruem@transport.nsw.gov.au>
Sent: Friday, 28 August 2020 2:27 PM
To: Ilija Susnja <Ilija.Susnja@midwestern.nsw.gov.au>

12th February 2020



The General Manager
Planning and Development Department
Mid-Western Regional Council
P.O. Box 156
MUDGEE NSW 2850



Dear Sir,

We wish to object strongly to the proposed Burrundulla subdivision on the Springflat Road, Mudgee. As Council records would show, we have submitted 3 objections to the rezoning and development of this subdivision on separate occasions and also addressed Council at meetings.

It has become obvious that the subdivision will go ahead. Council did not want the northern end of the proposed subdivision developed until a vegetation buffer zone at the entrance to town was established along the Castlereagh Highway. We believe it should be the same for the southern end.

We have lived here for 30 years and are the closest and most affected residents to the proposal, so we would suggest a vegetation corridor (community lot) on the southern boundary of the subdivision, from Springflat Road to Oakey Creek, approximately 8-10 metres in width and 500metres in length. This vegetation strip would serve numerous purposes including definite separation between these rural/residential blocks and the agricultural pursuits of our holding. It would be aesthetically pleasing to residents on both sides of the fence, as well as the public, provide a considerable windbreak and the fencing either side of these trees would act as a deterrent to wandering domestic pets.

We fear the subdivision will affect the value of our land and feel this is the least compensation we should be afforded. As a stakeholder, we wish to offer assistance with the ongoing care of this corridor.

As our residence is 50 metres from these blocks, we would strongly suggest a BUILDING HEIGHT RESTRICTION and a NO BUILD ZONE on the southern end of Lots 8, 9, 10 and 11 of the subdivision along our boundary.

We would like Council and the Cox family to take these suggestions into consideration.

Yours Sincerely



H and A Johnson



DA0154/2020

8.2 Planning Proposal 313 Magpie Lane, Galambine Lot 1 DP 174385 and Lot 1 DP 1003242, rezone to R5 Large Lot Residential and change the minimum lot size to 2 hectares

REPORT BY THE MANAGER, STRATEGIC PLANNING
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, LAN900117

RECOMMENDATION

That Council:

1. **receive the report by the Manager, Strategic Planning on the Planning Proposal 313 Magpie Lane, Galambine Lot 1 DP 174385 and Lot 1 DP 1003242, rezone to R5 Large Lot Residential and change the minimum lot size to 2 hectares; and**
2. **not support the Planning Proposal as Council has a sufficient supply of land currently zoned and further land identified for R5 Large Lot Residential with a minimum area of 2 hectares zoned lots.**

Executive summary

Council has received a Planning Proposal to rezone 313 Magpie Lane, Galambine, Lot 1 DP 174385 and Lot 1 DP 1003242 from RU4 Primary Production Small Lots to R5 Large Lot Residential and to reduce the minimum lot size from 20 hectares to a 2 hectare minimum lot size. The proposed rezoning is to facilitate a 31 lot subdivision of lots ranging in size from 2 hectares to 3.96 hectares.

The subject site is located on the corner of Magpie Lane and Guntawang Road, the combined area of the two lots measures 74.46 hectares. The site is currently zoned RU4 Primary Production with a minimum lot size of 20 hectares.

The Planning Proposal provided as Attachment 1 has been prepared generally in accordance with the structure outlined in the NSW Department of Planning Industry and Environment (DPIE) Guide to Preparing Planning Proposals. The report outlines the context, intended outcomes, explanation of provisions and justification for the Planning Proposal.

The key consideration is whether the current supply of land zoned R5 Large Lot Residential in the Gulgong catchment is sufficient and the need for an additional supply can be justified as proposed. Given the current supply of land and distance from an urban settlement, the Planning Proposal is not recommended to proceed. The current supply and demand is discussed in detail in the body of the report.

The proposal was considered against the 2 hectare criteria within Part C of Council's Comprehensive Land Use Strategy (CLUS). The criteria was developed to assist in identifying sites adjoining the urban areas. Accordingly, some of the criteria are not relevant or the site inappropriately satisfies the criteria. As stated in Part B of Council's Comprehensive Land Use Strategy (CLUS), the preference is to locate rural lifestyle lots at the urban edge close to services and to minimise travel distance.

Disclosure of Interest

Nil.

Detailed report

Planning Proposals

Planning Proposal is a term used to describe the process of rezoning or making an amendment to a Local Environmental Plan (LEP). A Planning Proposal application is a document that explains the intended effect of the LEP amendment and provides a strategic justification for doing so. DPIE has issued A Guide to Preparing Planning Proposals, to provide guidance and information on the process for preparing planning proposals.

The Gateway Process

DPIE is responsible for assessing Planning Proposals through the Gateway Process. Details of the Gateway Process are outlined in DPIE's A Guide to Preparing Local Environmental Plans.

Gateway Timeline

The following table summarises the key components of making an amendment to the Mid-Western Regional Local Environmental Plan and the progress of the current Planning Proposal through the various stages. The below table demonstrates the Planning Proposal is within the initial stage of the process.

Stage	Completed	Comment
Preparation of a Planning Proposal		
Planning Proposal lodged with Council	✓	June 2020, amended lodged October 2020.
Staff Undertake Initial Assessment	✓	June – October 2020.
Council Decision to Support Proposal	✓	The Planning Proposal is being reported to 18 November 2020 meeting.
Issue of Gateway Determination		
Council Requests Gateway Determination		
DP&E Issues Gateway Determination		
Gateway Conditions Satisfied		
Consultation		
Consultation with Relevant Agencies		
Public Exhibition		
Post-Exhibition Report to Council		
Finalisation of the Planning Proposal		
Council Exercises Delegation to Prepare LEP		
Draft LEP by Parliamentary Council		
Opinion Issued and LEP Made		

PROPOSED AND INTENDED OUTCOMES

The Planning Proposal seeks to rezone the subject site to R5 Large Lot Residential and reduce the minimum lot size to 2 hectares to facilitate a 31 lot subdivision.

EXPLANATION OF PROVISIONS

The Planning Proposal details that the proposed outcome will be achieved by:

1. Amending the zone indicated on Land Zoning Map – Sheet LZN_005 from RU4 Primary Production Small Lots to R5 Large Lot Residential.

2. Amending the minimum lot size indicated on the Lot Size Map – Sheet LSZ_005 from (AB3) 20 hectares to (Z) 2 hectares.

IDENTIFIED SUPPLY OF RURAL LIFESTYLE LOTS

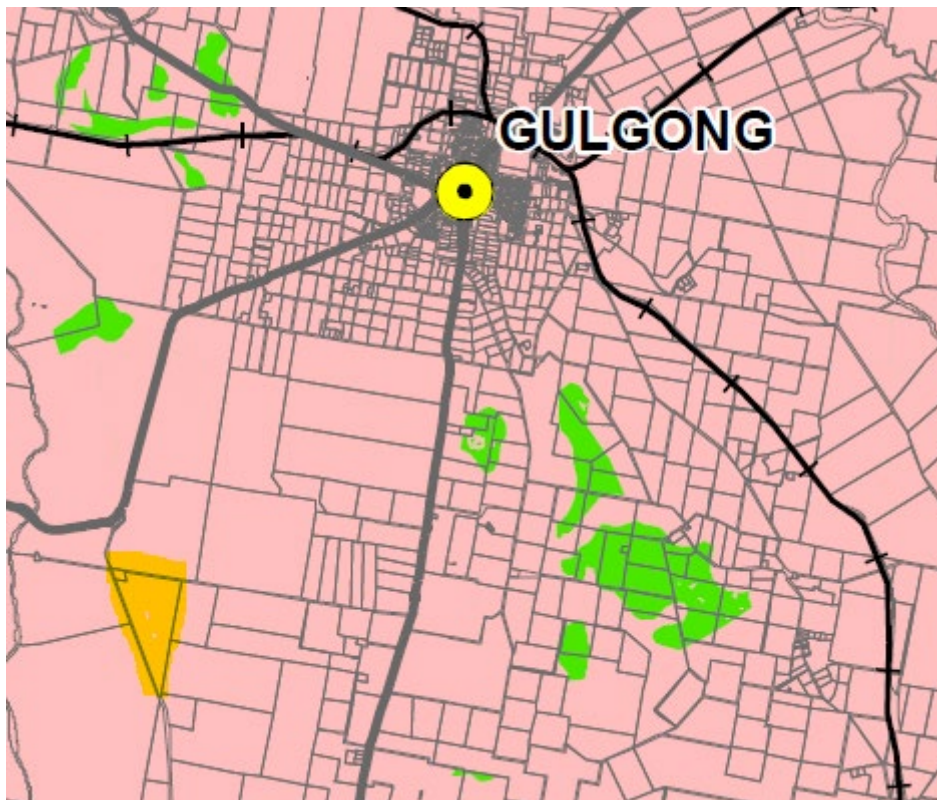
Mid-Western Regional Comprehensive Land Use Strategy 2010

Council adopted the CLUS in 2010. The CLUS has the following three volumes:

- Part A – Introduction and Background
- Part B – Constraints and Opportunities
- Part C – Strategy

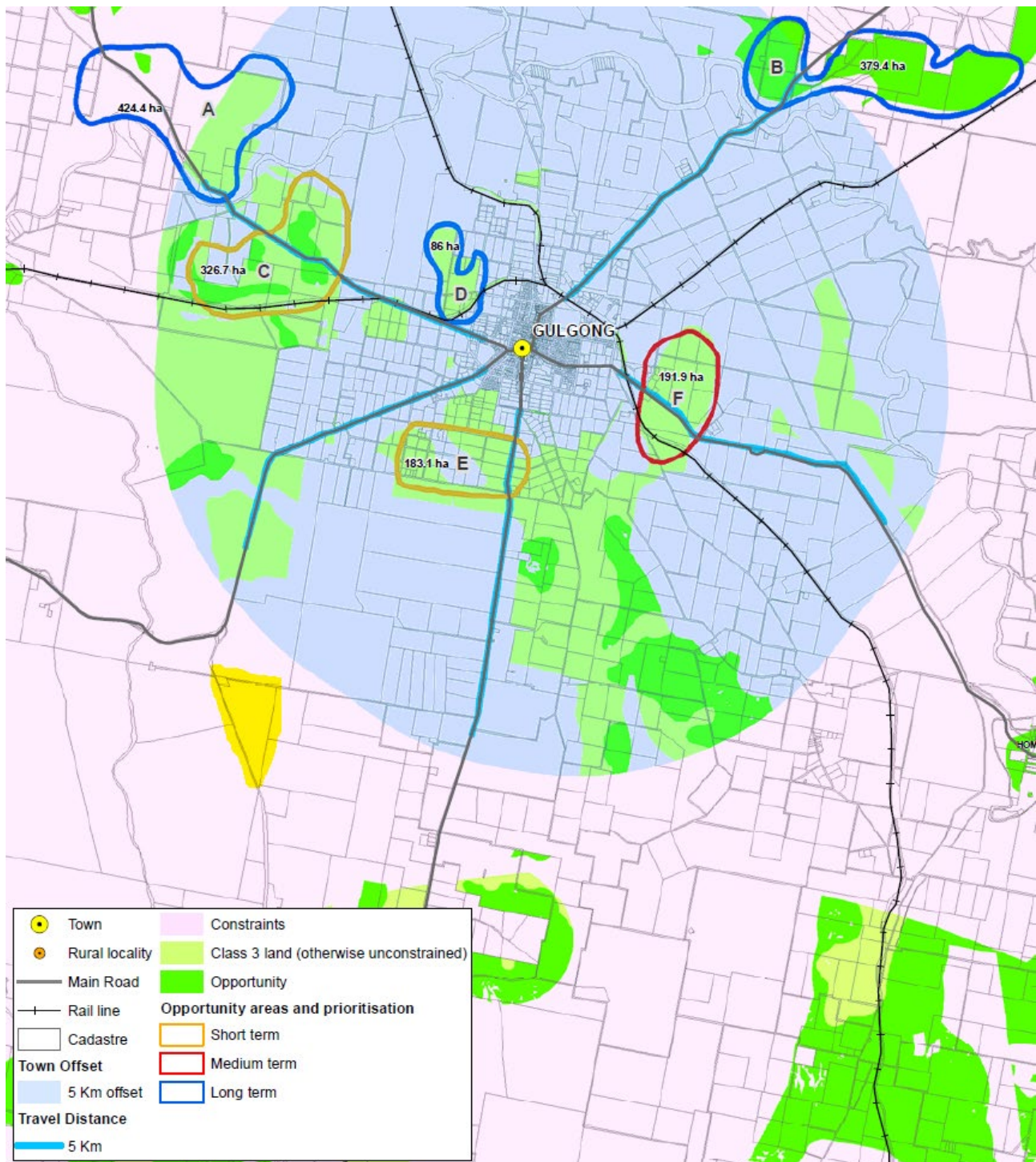
The CLUS identifies opportunities for the delivery of rural lifestyle lots with a minimum lot size of 12 hectares. Part B of the CLUS details the land constraints assessment that developed Constraints and Opportunities mapping. This mapping assisted in identifying areas for future development opportunities.

The Constraints and Opportunities mapping identifies 'opportunities' in green. The subject site (yellow) is not located within an opportunity area for the Gulgong catchment as detailed on the map below which is an excerpt of Figure 4-6 Constraints and Opportunities – North within CLUS Part C.



Excerpt of Figure 4-6 Constraints and Opportunities – North, CLUS Part C (subject site identified in yellow)

In addition to the above, Council identified 12 hectare rural lifestyle opportunities around the urban centres. These opportunities are located within the 5 kilometres offset of Gulgong, Kandos and Rylstone and within the 15 kilometres offset around Mudgee. The subject site is not located within the identified opportunity areas or is not identified as either 'Class 3 land (otherwise uncontained)' or as an 'Opportunity', as detailed on the map below. Council identified a radius to assist in the location of opportunities. This hard-line radius assists in minimising travel distance and protects agricultural land.



Excerpt of Figure 4-4 Rural Lifestyle Opportunities – 5km offset area surrounding Gulgong, CLUS Part C (subject site identified in yellow)

In addition to identifying rural lifestyle lots with a minimum area of 12 hectares, Council also identifies rural lifestyle opportunities with a minimum of 2 hectares. In the case of Gulgong these opportunities are identified adjoining the Gulgong urban area. Figure 3-2 Gulgong Town Structure Plan identifies these opportunities in beige as provided below. The subject site is not located within the identified opportunity areas, it is located beyond the Gulgong town structure plan area.

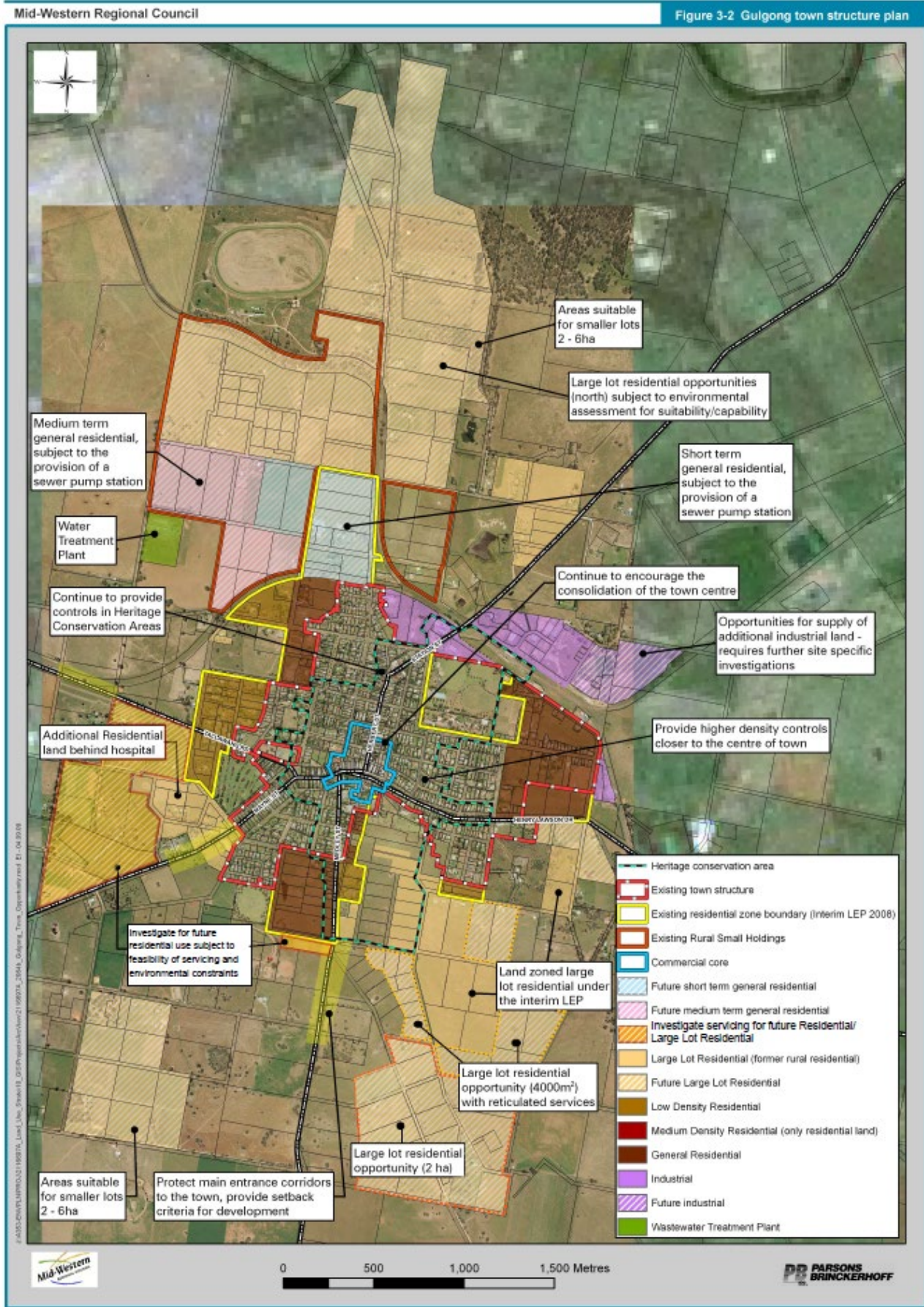


Figure 3-2 Gulgong Town Structure Plan CLUS Part C

Criteria was developed for the consideration of land for rural lifestyle opportunities to be zoned R5 Large Lot Residential with a 2 hectare minimum. The criteria in an Addendum to Part C of the CLUS. The criteria is provided below and a staff comment provided:

The land:

1. Can be managed to avoid land use conflict

Rural residential development should have regard to the surrounding agricultural land use and must provide a buffer to agricultural land.

The submitted Planning Proposal does not address how land use conflict will be managed between land zoned Large Lot Residential and RU4 Primary Production on the adjoining lots. However, the size of the site is large enough to accommodate buffers to adjoining agricultural pursuits, this would result in a reduced lot yield.

2. Is unconstrained by flooding, as it is above the flood planning level of the 1 in 100 ARI The area is not affected by flooding and has unconstrained flood free access out of the property and/or locality.

The Planning Proposal did not consider potential flooding.

3. Can be connected to the existing road network by sealed road access

The area can be connected to the existing sealed road network by sealed road access and is fully serviced by a sealed road.

Yes, the development could connect to Magpie Lane, an existing sealed road.

4. Is not visually intrusive

There is no impact on the visual amenity or sensitive corridors identified in the CLUS on the Mudgee Town Structure Plan.

Due to the sites location such a distance from the sensitive corridors located on the urban edge .

5. Will not undermine future residential land opportunities

It should be located on land that is not, or unlikely to be suitable for general residential land at some point in the future.

Not relevant, due to the sites location such a distance from the established urban area where residential land is located.

6. Will not adversely impact on the groundwater system

Mudgee is fully within an area identified by the NSW Department of Primary Industries - Water as being significant in terms of groundwater vulnerability. Any development, and in particular unserviced development, needs to demonstrate that it will not adversely impact on the groundwater system.

The subject site is partially groundwater vulnerable. An onsite effluent management study was provided with the Planning Proposal. The study demonstrates how potential future onsite management systems could be accommodated.

7. Can be justified in terms of supply and demand

Reference should be made to the Urban Release Strategy in terms of the likely anticipated demand (excluding land zoned but having a 2,000-4,000 square metre option subject to servicing).

No, as discussed above there is a sufficient supply currently zoned and further identified in the Gulgong catchment.

8. Can be managed to reduce bushfire hazard

Bushfire hazards in the area can be appropriately managed or reduced.

The Planning Proposal states the subject site is not bushfire prone.

9. Should avoid Biophysical Strategic Agricultural Land

Reference should be made to BSAL mapping which identifies the existence of any BSAL at the site of potential development.

The subject site is not biophysical strategic agricultural land. Very limited land within the Region is identified as BSAL, however the site is currently zoned RU4 Primary Production Small Lots.

10. Has access to a sustainable water supply

The proposed lot must demonstrate the provision of a sustainable water supply. A sustainable water supply can be achieved by various means including the provision of reticulated water, roof water catchment or accessing water from a river, lake or aquifer in accordance with the Water Management Act 2000. Department of Primary Industries – Water 'How much water do I need for my rural property' provides one methodology to calculate a required supply.

The Planning Proposal states roof catchment will provide potable water and a bore scheme will be established for a non-potable water supply.

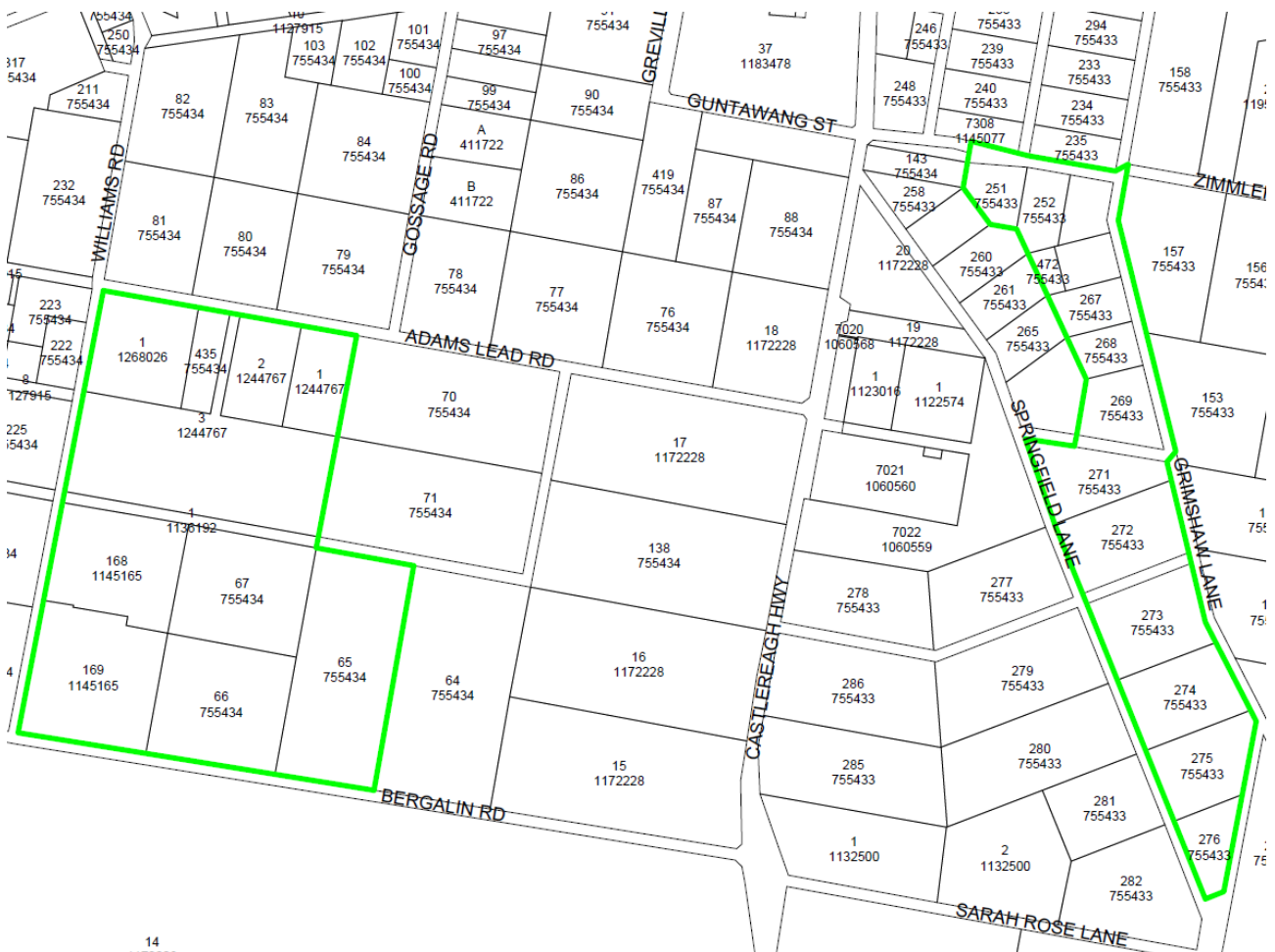
CURRENT SUPPLY OF LAND ZONED R5 LARGE LOT RESIDENTIAL AND RU4 PRIMARY PRODUCTION SMALL LOTS

The below map depicts in green, land in the Gulgong catchment currently zoned R5 Large Lot Residential with a minimum of 2 hectares under the Mid-Western Regional Local Environmental Plan 2012. This land is currently zoned, however not subject to a development application for subdivision. This area represents an approximate 18 year supply.

It should be noted that there is other land already zoned R5 Large Lot Residential with a minimum of 2 hectares. These lots have not been included as they are already at the 2 hectare minimum as they have already been developed. These lots include

In addition to the current supply, the Figure 3-2 Gulgong Town Structure Plan of the CLUS identifies an additional supply of land zoned R5 Large Lot Residential to meet the strategic land use planning horizon. Accordingly, the Planning Proposal in its location and providing an oversupply is not supported.

There is 15,188.14 hectares of land zoned RU4 Primary Production Small Lots within the Region. The Planning Proposal seeks to rezone the site from RU4 Primary Production to R5 Large Lot Residential, this will result in a loss of 74.46 hectares. In this case, a loss of this land zoned RU4 Primary Production is not acceptable as Council has already identified other sites that are not currently zoned RU4 Primary Production Small Lots.



Current land supply of R5 Large Lot Residential with a minimum of 2 hectares in Gulgong

DEMAND

Mudgee and Gulgong Urban Release Strategy 2014

The Mudgee and Gulgong Urban Release Strategy provides specific demand and supply details for the Gulgong Urban Release Areas. An average demand of 1 lot per year is stipulated as being required for R5 Large Lot Residential.

NEXT STEP

If Council supports the recommendation not to support the proposed rezoning, the next step would involve notifying the applicant of the decision not to proceed with the Planning Proposal.

Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages
Strategy	Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning

Strategic implications

Council Strategies

Mid-Western Regional Local Strategic Planning Statement, Our Place 2040.
Mid-Western Regional Comprehensive Land Use Strategy, August 2010.

Council Policies

The forwarding of the Planning Proposal will not require any change to relevant policies.

Legislation

The Planning Proposal has been considered in accordance with Division 3.4 Environmental Planning Instruments - LEPs (previously Division 4) Local Environmental Plans of the *Environmental Planning and Assessment Act 1979* and the *Mid-Western Regional Local Environmental Plan 2012*.

Financial implications

Nil.

Associated Risks

Nil.

SARAH ARMSTRONG
MANAGER, STRATEGIC PLANNING

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

15 October 2020

Attachments: 1. Planning Proposal. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.3 Planning Proposal 157-159 Craigmoor Road, Lot 1 DP 591181 and Lot 2 DP 594499, hotel or motel accommodation

REPORT BY THE MANAGER, STRATEGIC PLANNING
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, LAN900116

RECOMMENDATION

That Council:

1. **receive the report by the Manager, Strategic Planning on the Planning Proposal 157-159 Craigmoor Road, Lot 1 DP 591181 and Lot 2 DP 594499, hotel or motel accommodation;**
2. **provide initial support for a Planning Proposal to enable the future land use of large scale, resort-style accommodation;**
3. **forward the Planning Proposal to amend the *Mid-Western Regional Local Environmental Plan 2012* to the NSW Department of Planning Industry and Environment seeking a Gateway Determination, in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*; and**
4. **undertake community consultation as outlined within any approved Gateway Determination.**

Executive summary

Council has received a Planning Proposal seeking an amendment to the Mid-Western Regional Local Environmental Plan 2012 to allow the use of the subject site for hotel or motel accommodation. The amendment will facilitate the development of large scale, resort-style accommodation.

The subject site comprises two lots; Lot 1 DP 591181 and Lot 2 DP 594499, with a combined area of 47 hectares fronting Craigmoor Road. The site is currently developed with a cellar door, vineyard, cherry orchard and figs.

The Planning Proposal provided as Attachment 1 has been prepared in accordance with the structure outlined in the NSW Department of Planning Industry and Environment (DPIE) Guide to Preparing Planning Proposals. The report outlines the context, intended outcomes, explanation of provisions and justification for the Planning Proposal.

The staff recommendation is to provide initial support for the Planning Proposal and to send to the Department of Planning Industry and Environment (DPIE) for a Gateway Determination. If the staff recommendation is supported, the Planning Proposal along with the Council resolution will be forwarded to DPIE for Gateway Determination.

Disclosure of Interest

Nil.

Detailed report

Planning Proposals

Planning Proposal is a term used to describe the process of rezoning or making an amendment to a Local Environmental Plan (LEP). A Planning Proposal application is a document that explains the intended effect of the LEP amendment and provides a strategic justification for doing so. DPIE has issued A Guide to Preparing Planning Proposals, to provide guidance and information on the process for preparing planning proposals.

The Gateway Process

DPIE is responsible for assessing Planning Proposals through the Gateway Process. Details of the Gateway Process are outlined in DPIE's A Guide to Preparing Local Environmental Plans.

Gateway Timeline

The following table summarises the key components of making an amendment to the Mid-Western Regional Local Environmental Plan and the progress of the current Planning Proposal through the various stages. The below table demonstrates the Planning Proposal is within the initial stage of the process.

Stage	Completed	Comment
Preparation of a Planning Proposal		
Planning Proposal lodged with Council	✓	September 2020
Staff Undertake Initial Assessment	✓	September - October 2020
Council Decision to Support Proposal	✓	The Planning Proposal is being reported to 18 November 2020 meeting.
Issue of Gateway Determination		
Council Requests Gateway Determination		
DP&E Issues Gateway Determination		
Gateway Conditions Satisfied		
Consultation		
Consultation with Relevant Agencies		
Public Exhibition		
Post-Exhibition Report to Council		
Finalisation of the Planning Proposal		
Council Exercises Delegation to Prepare LEP		
Draft LEP by Parliamentary Council		
Opinion Issued and LEP Made		

PROPOSED

The Planning Proposal documentation states the tourist development aims to address the shortage of mid to high end, resort style accommodation in the Mudgee region. The future development will include ancillary uses, these specific uses are not detailed.

The documentation provides the following need for the development:

In the Mid-Western Regional LGA, tourism supports an estimated 752 jobs, which is 7.4%² of total employment and contributing \$123M to the local economy annually³.

The COVID 19 Global Pandemic has and continues to impact the way in which people are engaging with regional tourism. Mid-Western Regional LGA is already seeing a benefit of the broader restriction on movement. This is likely to continue in the short term and provides a real opportunity for the region to build on this trend. Continuing to provide a wide selection of accommodation options catering for all perspective visitors will be a key part of the continued economic development of the industry.

The proposed development is for resort-style tourist accommodation in the Mid-Western LGA. The proposal responds to the lack similar style accommodation options, in addition to the growing need for accommodation as noted above and to ensure that accommodation is available to both support and attract large scale sporting and cultural events to the region.

² <https://app.remplan.com.au/midwestern/economy/tourism/employment>

³ *Draft Our Plan 2040 – Mid-Western Regional Local Strategic Planning Statement, March 2020*

INTENDED OUTCOMES

The subject site is zoned RU4 Primary Production Small Lots. Hotel or motel accommodation land use is prohibited within the zone. The Planning Proposal seeks to enable the development of hotel or motel accommodation and ancillary uses on the site.

The Planning Proposal documentation details the following intended outcomes:

- *Enable the lodgement of a development application on the site.*
- *Facilitate the investment in tourism infrastructure to support the growth of the industry in the region consistent with the LSPS.*
- *Provide a site which has an area that is sufficient to accommodate large scale tourist accommodation in a rural setting without impacting on adjoining and adjacent land uses.*
- *Enable the continuation of the horticultural and viticulture uses on the site as part of the integration of agriculture and tourism.*

EXPLANATION OF PROVISIONS

The intended outcomes outlined above will be achieved, by inserting the following clause into Schedule 1 Additional Permitted Uses of the LEP:

5. Use of certain land at 157-159 Craigmoor Road, Eurunderee

(1) This clause applies to land at 157-159 Craigmoor Road, Eurunderee, being Lot 1 DP 591181 and Lot 2 DP 594499.

(2) Development for the purposes of hotel or motel accommodation is permitted with development consent.

JUSTIFICATION

The DPIE guide to preparing Planning Proposals outlines matters to be addressed in the Planning Proposal. The proponent has addressed these matters. Of particular relevance is the response to Question 1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report* is discussed below.

Mid-Western Local Strategic Planning Statement, Our Place 2040

Council's Local Strategic Planning Statement, Our Place 2040 (LSPS) details 12 Planning Priorities. The provision of initial support to amend the LEP to facilitate the development of large scale, resort-style tourist accommodation is consistent with Planning Priority 7 *Support the attraction and retention of a diverse range of businesses and industries.*

Mid-Western Regional Comprehensive Land Use Strategy 2010

Council adopted the Comprehensive Land Use Strategy Parts A, B and C in 2010. Part C is the Strategy, Section 1.4.1 outlines the Economic Prosperity Objectives:

- *promote the appropriate location and scale of tourism development*

- *promote the variety of diverse tourism uses in the local government area, by particularly encouraging the establishment of food and wine based local tourism*
- *recognise and promote tourism as a key contributor to retail and commercial prosperity*

The Planning Proposal to facilitate the development of large scale, resort-style accommodation is consistent with these Objectives.

Section 3. outlines Local Area Strategies, specifically 3.2.5 relates to Large Scale Tourism Development. This Clause is provided and discussed below:

3.2.5 Large Scale Tourism Development

Tourism is an important and growing industry within the Mid-Western Regional local government area. Mudgee is the primary destination for tourists visiting the local government area; however towns such as Gulgong and Rylstone receive large numbers of tourists as well. It is envisaged that the tourism industry is likely to expand. This will include small scale or low key tourism development, such as rural retreats, holiday cabins and bed and breakfast-style accommodation, as well as large scale developments, such as integrated resorts and motels. The former small scale developments are largely permitted within the existing zones ancillary to existing permissible uses, although it is considered necessary to identify possible locations for large scale tourism development.

The majority of the tourist facilities in the local government area are associated with the wine industry (i.e. cellar doors and associated facilities, etc), therefore it is considered appropriate to locate large scale tourism development near the vineyard district to the north-east of Mudgee. This has the benefit of being centrally located within close proximity to Mudgee and Gulgong, with access along the Castlereagh Highway via Mudgee.

It is considered that locations for large scale tourism development be based on the constraints and opportunities analysis undertaken in Part B. The sieve mapping exercise identified potential 'opportunity' areas, which may be taken as the most suitable locations for future development within the rural areas surrounding Mudgee.

Future tourism development should not adversely impact the environmental, economic or social structure of the area it is located in and should not introduce land use conflicts with nearby agricultural or rural-lifestyle areas and should have regard to:

- *the site should have formed and sealed road and electricity and telecommunications facilities,*
- *the site should have access to a secure water supply*
- *the site should avoid flood prone land, saline soils, and medium or high risk bush fire lands*
- *the proposed development should not be located within 500 metres of the boundary of any land currently being used or potentially used for an intensive agricultural activity, mine or quarry*
- *the site should not be located above the 520 metre AHD contour adjacent to the urban area of Mudgee*
- *the site should be capable of supporting, establishing and maintaining an adequate on-site effluent disposal system*

The subject site is located within the stipulated north-east of Mudgee area. The site fronts Craigmoor Road and therefore access back to Mudgee would be via Henry Lawson Drive and Ulan Road. It would be expected that access along Henry Lawson Drive to Gulgong would also be utilised.

The Clause states constraints and opportunity mapping inform the most suitable location for future development. Within the area to the north-east of Mudgee there is limited identified opportunity area. The opportunity areas identified are inappropriately adjoining established rural lifestyle lots of St Fillians, Frog Rock and Budgee Budgee. Further land is identified along the Wallerawang-Gwabegar railway line towards Home Rule, a distance from any established tourist facilities.

Accordingly, the subject site in proximity to established tourist uses and separated from established rural lifestyle lots is considered suitable.

The subject site has frontage to the sealed Craigmoor Road, and is developed with an existing cellar door premises. The subject site is not identified as saline, flood prone or bushfire prone and is located below the 520 contour. The combined area of the site allows the future setbacks to established intensive agricultural activities to be achieved. The considerations of water supply and on-site effluent disposal will require further consideration. Accordingly, the subject site is considered appropriate for the use of large scale, resort-style accommodation.

In addition to the above, it should be highlighted that the subject site will retain its RU4 Primary Production Small Lots zoning. However, when developed with the large scale, resort-style accommodation, the use of the site for an intensive agricultural pursuit will be likely reduced. There is 15,188.14 hectares of land zoned RU4 Primary Production Small Lots within the Region. The Planning Proposal documentation states the established intensive agricultural pursuits will be retained. As this cannot be ensured, the possible loss of a maximum of 3 percent of land zoned RU4 Primary Production Small Lots must be considered. This loss of land is considered acceptable in this circumstance as a large scale, resort-style tourist accommodation was identified in the CLUS.

NEXT STEP

If Council supports the recommendation, the next step would involve forwarding the Planning Proposal and a Council resolution of initial support to DPIE seeking a Gateway Determination.

Community Plan implications

Theme	Building a Strong Local Economy
Goal	A prosperous and diversified economy
Strategy	Support the attraction and retention of a diverse range of businesses and industries

Strategic implications

Council Strategies

Mid-Western Regional Local Strategic Planning Statement, Our Place 2040.

Mid-Western Regional Comprehensive Land Use Strategy Part C – Strategy, August 2010.

Council Policies

The forwarding of the Planning Proposal will not require any change to relevant policies.

Legislation

The Planning Proposal has been considered in accordance with Division 3.4 Environmental Planning Instruments - LEPs (previously Division 4) Local Environmental Plans of the *Environmental Planning and Assessment Act 1979* and the *Mid-Western Regional Local Environmental Plan 2012*.

Financial implications

Nil.

Associated Risks

If Council does not wish to provide initial support for the Planning Proposal, Council may resolve not to proceed with the Planning Proposal and advise the proponent accordingly.

SARAH ARMSTRONG
MANAGER, STRATEGIC PLANNING

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

15 September 2020

Attachments: 1. Planning Proposal. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.4 RDA Orana Sponsorship Proposal

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, ECO800023

RECOMMENDATION

That Council:

1. **receive the report by the Manager Economic Development on the RDA Orana Sponsorship Proposal;**
2. **accept the RDA Orana Sponsorship Proposal; and**
3. **amend the 2020/21 Budget to increase the membership's allocation in Members Expenses by \$10,000.**

Executive summary

RDA Orana is an independent not for profit incorporated association. They have requested funding of \$10,000 from Mid-Western Regional Council as a sponsorship arrangement in exchange for a range of services to support regional development in the Orana region.

It is recommended that Council support and accept this Sponsorship request and amend the 2020/21 Budget by to increase membership's allocation in Members Expenses by \$10,000.

Disclosure of Interest

Nil

Detailed report

RDA Orana's purpose is to support the development of the Orana region by facilitating industry collaboration, encouraging public and private investment and supporting cooperation between all stakeholders.

Acceptance of a \$10,000 annual sponsorship will allow Council to access a range of services as outlined in the Sponsorship Proposal attached to this report.

The benefit of accepting this proposal will also include supporting the greater Orana region in ensuring the advocacy work of RDA Orana continues into the future.

It is recommended that Council support and accept this Sponsorship request and amend the 2020/21 Budget to increase membership's allocation in Members Expense by \$10,000.

Community Plan implications

Theme **Building a Strong Local Economy**

Goal	A prosperous and diversified economy
Strategy	Support the attraction and retention of a diverse range of businesses and industries

Strategic implications

Council Strategies

Council's Towards 2030 Community Plan has a range of strategies supported by this activity including promoting the Region as a great place to live, work, invest and visit.

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

The budget amendment will have a negative impact on the Operating Performance Ratio for 2020/21.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2019/20	✘	-	-
Future Years	-	-	-

Associated Risks

Nil

ALINA AZAR
MANAGER ECONOMIC DEVELOPMENT

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

30 October 2020

Attachments: 1. RDA Orana Sponsorship Proposal.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Partnership Proposal



and



OUR PURPOSE

To support the development of the Orana region by facilitating industry collaboration, encouraging public and private investment and supporting cooperation between all stakeholders.



RDA Orana is an independent not for profit incorporated association. Led by a regional Committee, at our heart, we exist to support economic development by actively linking our business community to opportunities across the Orana region and beyond.

To ensure our region continues to diversify and grow sustainably RDA Orana also invests in activities to:

- Influence all levels of Government as a respected, apolitical and reliable advocate for the Orana region;
- Ensure businesses in the region have access to workforce required to support growth;
- Connect regional businesses, Councils and industry sectors with international trade partners, financial markets and potential investors and
- Work with regional Stakeholders to deliver a shared Economic Development Agenda focused on enabling infrastructure, increasing population and investment attraction whilst providing economic information, credible research and insights.

This is why our activity is focused on current and emerging opportunities in key sectors such as Energy and Infrastructure, Health, Manufacturing, Mining and Export where we connect subject matter experts who can help businesses achieve their specific goals.

As we move into 2021, we invite Midwestern Regional Council to become a strategic partner in our region's future.

Our Influence – 2019/20 Results (and growing!)

- 2020 National RDA Survey - regional results (68 responses) - recognised as the agency responsible for regional economic development and overall satisfaction with our RDA was 90.9% - the average in Australia was 84.8%.
- Only region in NSW to achieve a Designated Area Migration Agreement for its employers.
- Mining Equipment Technology and Services industry cluster established, with Federal Government support (only one in NSW)



600 page views
a day



107,659 sent
5.05% click
rate



2398
followers



972
followers



311
followers



162
followers



RDA ORANA PARTNER PROPOSAL



OUR VALUES

LONG GAME
RESULTS FOCUSED
ACTION ORIENTATED
COLLECTIVE CAPACITY
ENTREPRENUERSHIP



LONG
GAME

Economic development, investment attraction and change doesn't happen overnight. We have the strength and patience to accept and tolerate delays, while applying consistent and purposeful actions towards achieving our long-term objectives.



ACTION
ORIENTATED

We demonstrate a relentless effort to meet commitments and consistently deliver better results through goal setting, clear communications, and prioritising project planning.



RESULTS
FOCUSED

Our knowledge, expertise, and progressive, proactive atmosphere yield a powerful combination that continuously sets us apart. We collaborate, innovate, make decisions, and execute with speed and agility. Our constant pursuit of solutions makes a difference to the region we support.



COLLECTIVE
CAPACITY

We collaborate inside and outside the organisation to maximise our shared knowledge and bring greater value to one another and most importantly, to our region.



ENTREPRENEURSHIP

Curiosity and the pursuit of insights fuel our productivity, and innovation drives our business. We boldly champion new, innovative and breakthrough ideas, while attentively managing risks.



Our Priorities



1 United region

Influence all levels of Government as a respected, apolitical and reliable advocate for the Orana region.



2 Workforce development

Businesses in the region have access to workforce required to support growth.



3 Export development

Connect regional businesses, councils and industry sectors with international trade partners, financial markets and potential investors.



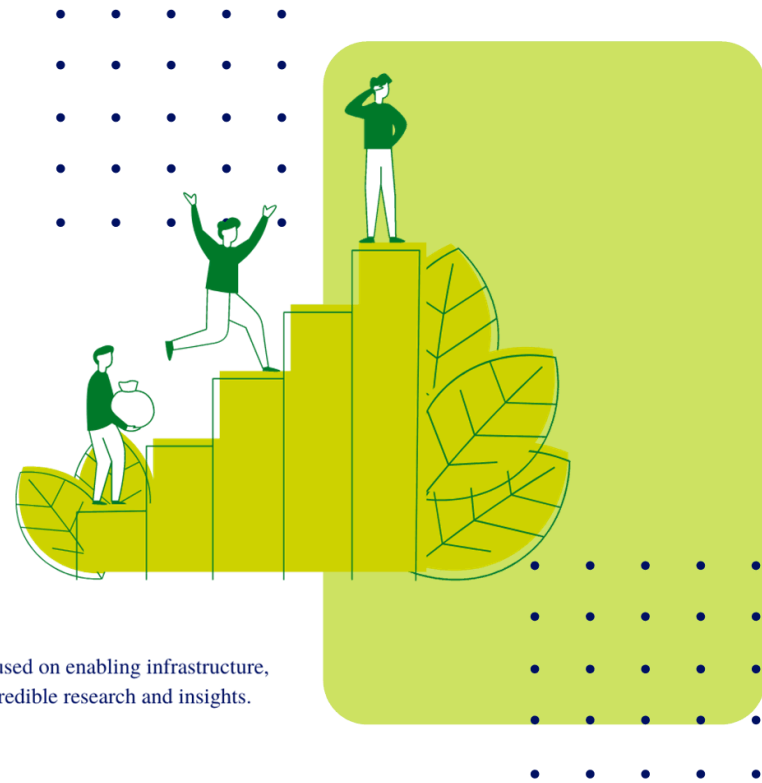
4 Investment attraction

Work with regional Stakeholders to deliver a shared Economic Development Agenda focused on enabling infrastructure, increasing population and investment attraction whilst providing economic information, credible research and insights.



5 Sustainable Organisation

A financially sustainable, well governed organisation, with a team of high performers delivering economic development initiatives that enhance regional growth.



We are pleased to offer an annual corporate sponsorship based on access to services, (which also provide your Council significant savings). The \$11,000 (incl GST) sponsorship has been designed around delivering a proportionate return on investment and is valued at more than \$35,000 annually. Services included in the partnership agreement include:

- Responsive, evidence based submissions to various government agencies and inquiries on regional issues including workforce development, taxation, regional incentives, investment and regional policy.
- Annual localised economic and community research
- Workforce monitoring
- Access to IBIS World Australian Industry Reports
- Buy in to a co-branded regional grants portal
- 1-page area profile in the Migrant Welcome pack
- 1-page area profile in Invest Orana publication
- LGA Profile with links back to your preferred site from the RDA Orana website
- 5 annual success stories, profiling people or businesses in your region
- 2 tickets to the State of the Regional luncheon (26 November 2020)
- 2 tickets to the Inland Growth Summit (January 2021)
- 2 tickets to Orana@Work series (April 2021)
- Coordination of bimonthly EDO network meetings
- Access through RDA Orana to Regional Australia Institutes Regional Activators Program
- Council logo on RDA Orana's website as a supporter
- 1 day of workshops for you and your community (choose from project planning, grant writing, tender writing, migration for employers, recruitment and retention)
- Monthly regional intelligence brief - latest stats, project announcements and other regional news
- Supporter recognition: 20/21 Regional Workforce Strategy Project
- Supporter recognition: 20/21 Regional Settlement Strategy
- Access to discounted grant writing, community facilitation and business case development services

We encourage you to be actively involved with us, by helping to fund the collective effort of RDA Orana as the leading voice in regional economic development for our region.



Contact – Megan Dixon
Director of Regional Development
RDA Orana
PO Box 1357
Dubbo NSW 2830
02 6885 1488
www.rdaorana.org.au



RDA ORANA PARTNER PROPOSAL



8.5 Acceptance of Grant Funding for Flavours of Mudgee 2021

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, GRA600044

RECOMMENDATION

That Council:

1. **receive the report by the Manager Economic Development on the Acceptance of Grant Funding for Flavours of Mudgee 2021;**
2. **accept \$20,000 in grant funding from the NSW Government Flagship Event Fund;**
3. **amend the 2020/21 Budget to increase grant funding received by \$20,000 and increase expenditure by \$20,000 for Flavours of Mudgee 2021; and**
4. **authorise the General Manager to finalise and sign the funding agreement with the NSW Government.**

Executive summary

In March 2020, Council applied for \$20,000 in grant funding from the NSW Government's Flagship Event Fund to contribute towards digital marketing activities to promote the 2020 Flavours of Mudgee street festival. Council was successful in its application, however the event was cancelled due to COVID-19. The NSW Government has advised that the successful application will be recognised for the 2021 Flavours of Mudgee event. The purpose of this report is to accept the grant funding, authorise the General Manager to sign the funding agreement, amend Council's Budget for 2020-21, by increasing grant funding by \$20,000 and allocating an additional \$20,000 expenditure towards marketing expenditure for the Flavours of Mudgee 2021.

Disclosure of Interest

Nil

Detailed report

The Flavours of Mudgee Street Festival is hosted and promoted by Mid-Western Regional Council in September each year, as a free community festival to taste and celebrate the Mudgee Region's best wine and produce. Council applied for \$20,000 in grant funding to support digital marketing and video production as part of Council's Flavours of Mudgee 2020 event scheduled to take place 26 September 2020. With the event being cancelled in 2020 due to COVID-19 and Government Restrictions around large gatherings, the NSW Government Flagship Event Fund has approved the funding to apply to the 2021 event. Council hosts the Flavours of Mudgee Street Festival annually, and the 2021 event is scheduled to be held in the Mudgee CBD on Saturday 18 September subject to COVID-19 restrictions.

It is recommended that Council accept the grant funding, authorise the General Manager to sign the funding agreement, and amend Council's Budget for 2020-21, by increasing grant funding by \$20,000 and allocating an additional \$20,000 expenditure towards Flavours of Mudgee 2021.

Community Plan implications

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

Strategic implications

Council Strategies

Council's Towards 2030 Community Plan has a range of strategies supported by this activity including promoting the Region as a great place to live, work, invest and visit.

Council Policies

Nil

Legislation

Nil

Financial implications

NSW Government will provide \$20,000 (exclusive of GST) in 2020/21 to Council. To note, most of the expenditure will take place in 2020/21 in the production of materials, however some funds may be transferred to 2021/22 budget for expenditure of advertising media closer to the event.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2020/21	-	X	-
Future Years	-	-	-

Associated Risks

Nil

ALINA AZAR
MANAGER ECONOMIC DEVELOPMENT

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

22 October 2020

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.6 Acceptance of Grant Funding for Australia Day 2021

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, GRA600044

RECOMMENDATION

That Council:

1. **receive the report by the Manager Economic Development on the Acceptance of Grant Funding for Australia Day 2021;**
2. **accept \$1,000 in grant funding from the Australia Day Branding Grant Australia Day 2021; and**
3. **amend the 2020/21 Budget to include grant funding received of \$1,000 and increase expenditure by \$1,000.**

Executive summary

In September 2020, Council applied for \$1,000 in grant funding from the Australia Day Branding Grant Program to contribute towards printing costs of new signage due to the creation of updated branding and designs for Australia Day 2021 celebrations from the National Australia Day Council Limited (NADC).

The purpose of this report is to confirm acceptance of grant funding towards the 2021 Australia Day event, amend Council's Budget for 2020-21, by increasing grant funding by \$1,000 and allocating an additional \$1,000 expenditure towards the 2021 Australia Day event.

Disclosure of Interest

Nil

Detailed report

Australia Day is promoted by the National Australia Day Council Limited (NADC) on 26 January each year, as a public holiday to reflect on what it means to be Australian, to celebrate contemporary Australia and to acknowledge our history. Council applied for \$1,000 in grant funding to support event signage as part of Council's 2021 Australia Day event scheduled to take place 26 January 2021.

Council will host the region's Australia Day 2021 event in-person at Robertson Park Mudgee in line with COVID-19 Government Restrictions and permissible crowd numbers. The event will include an ambassador's address, local Australia Day Awards presentation and citizenship ceremony.

Changes to the event from previous years to ensure COVID-19 guidelines are met will include the exclusion of the following:

- BBQ
- Market stalls
- Jumping castle and other children's activities
- Citizenship Ceremony (this will take place on an alternate day)

In the event of wet weather the event will need to be relocate to a suitable venue, which will be determined based on venue capacity limits at the time as directed by NSW Health.

It is recommended that Council accept the grant funding and amend Council’s Budget for 2020-21, by increasing grant funding by \$1,000 and allocating an additional \$1,000 expenditure towards the 2021 Australia Day event.

Community Plan implications

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

Strategic implications

Council Strategies

Council’s Towards 2030 Community Plan has a range of strategies supported by this activity including supporting programs which strengthen the relationships between the range of community groups.

Council Policies

Nil

Legislation

Nil

Financial implications

Receipt of grant funding will negatively impact Councils Own Source Revenue ratio.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2019/20	-	X	-
Future Years	-	-	-

Associated Risks

Nil

ALINA AZAR
MANAGER ECONOMIC DEVELOPMENT

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

15 October 2020

Attachments:

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.7 Monthly Development Applications Processing and Determined

REPORT BY THE DIRECTOR DEVELOPMENT
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, A0420109

RECOMMENDATION

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

Executive summary

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

Disclosure of Interest

Nil

Detailed report

Included in this report is an update for the month of October 2020 Development Applications determined and Development Applications processing. The report will detail:

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

Community Plan implications

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

Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

Not Applicable

Associated Risks

Not Applicable

JULIE ROBERTSON
DIRECTOR DEVELOPMENT

4 November 2020

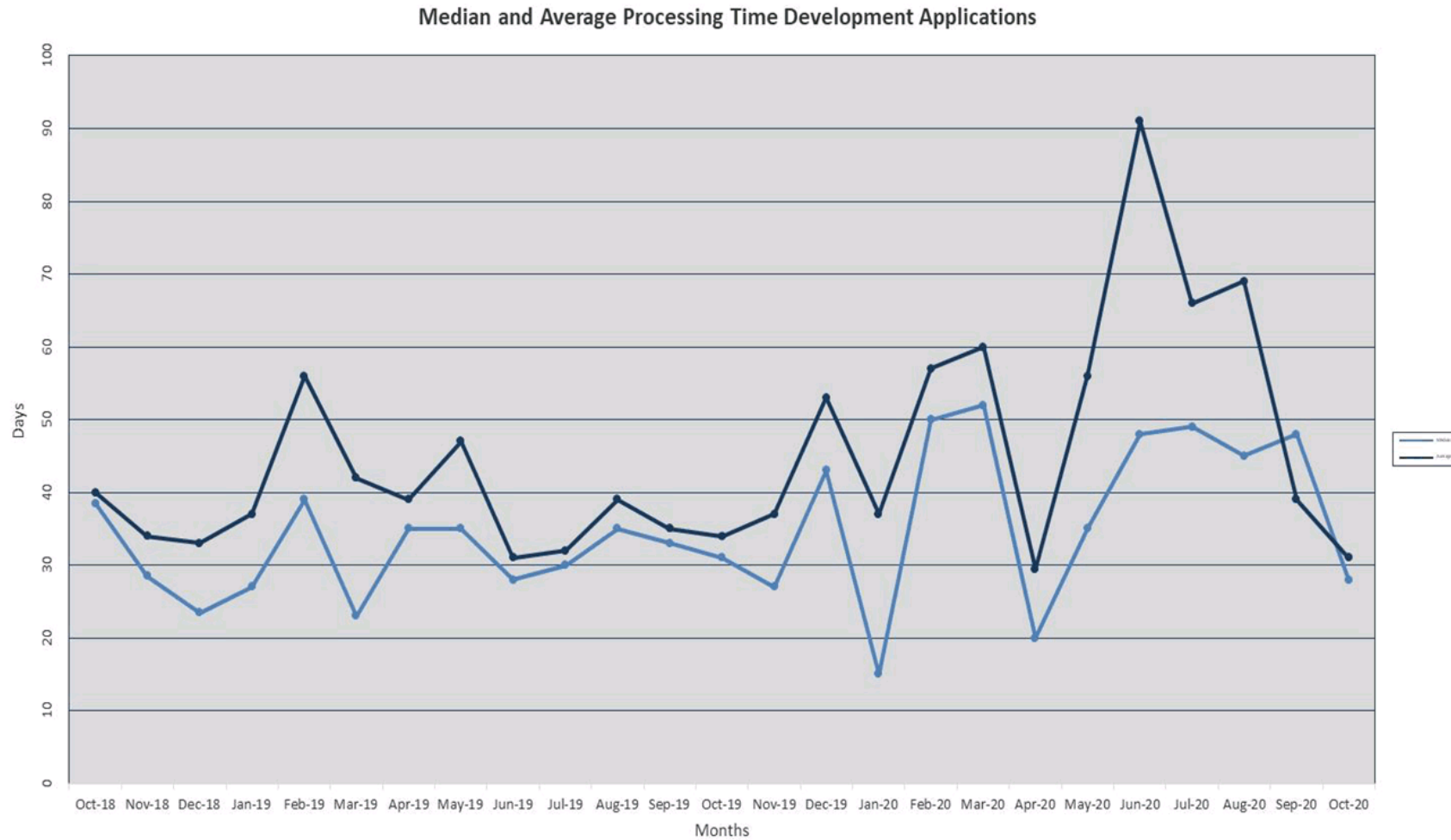
Attachments: 1. Monthly Development Applications Processing and Determined - October 2020.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

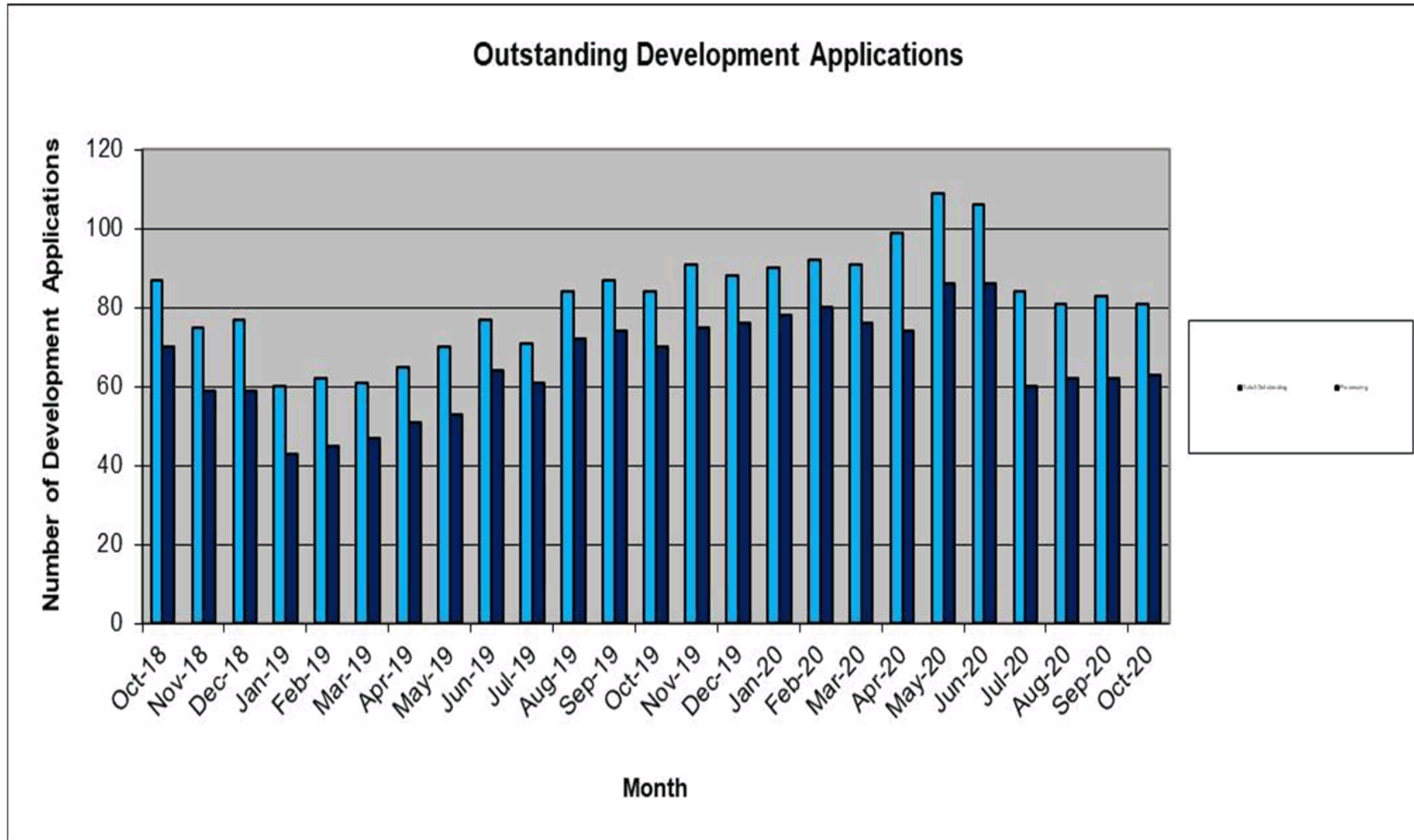
Monthly Development Application Processing Report – October 2020

This report covers the period for the month of July 2020. Graph 1 indicates the processing times up to 31, October 2020 with the month of October having an average of 31 days and a median time of 28 days.



Monthly Development Application Processing Report – October 2020

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



Monthly Development Application Processing Report – October 2020

The Planning and Development Department determined 31 Development Applications either by Council or under delegation during October 2020.

Development Applications Determined – October 2020

Appl/Proc ID	Description	House No	Street Name	Locality
DA0018/2021	Moveable Dwelling	69	Hadabob Road	FROG ROCK
DA0035/2021	Dual Occupancy	18	Enfield Avenue	CAERLEON
DA0036/2021	Residential Shed	16	Eleanor Dark Court	MUDGEE
DA0038/2021	Alterations & Additions	3	Rowe Street	MUDGEE
DA0045/2021	Commercial Premises	182	Cudgegong Road	RYLSTONE
DA0046/2021	Dwelling House	5	Hosking Street	CAERLEON
DA0047/2021	Dwelling House	54	Wyaldra Lane	COOKS GAP
DA0062/2021	Commercial Alterations/Additions	19	Church Street	MUDGEE
DA0064/2021	Garden Centre	47	Roberts Road	GRATTAI
DA0065/2021	Residential Shed	62	Short Street	MUDGEE
DA0067/2021	Garage	63	Inglis Street	MUDGEE
DA0070/2021	Alterations & Additions	7	Nashs Flat Place	MUDGEE
DA0071/2021	Residential Shed	196	Church Street	MUDGEE
DA0073/2021	Commercial Alterations/Additions	156	Church Street	MUDGEE
DA0074/2021	Alterations & Additions	45	Robert Hoddle Grove	BOMBIRA
DA0075/2021	Residential Shed	7	Diana Drive	SPRING FLAT
DA0076/2021	Change of use - Serviced Apartment	116	Louee Street	RYLSTONE
DA0078/2021	Dwelling House	3	Hosking Street	CAERLEON
DA0079/2021	Dwelling House	2	Suzanne Road	TALLAWANG
DA0081/2021	Residential Shed	2	Hermitage Close	MUDGEE
DA0089/2021	Shed >150m2	276	Lue Road	MILROY
DA0092/2021	Residential Shed	1409	Castlereagh Highway	CULLENBONE
DA0093/2021	Carport	34	White Circle	MUDGEE
DA0094/2021	Residential Shed	8	Diana Drive	SPRING FLAT
DA0095/2021	Carport	9	Hermitage Close	MUDGEE

Monthly Development Application Processing Report – October 2020

Development Applications currently being processed – October 2020

Appl/Proc ID	Description	House No	Street Name	Locality
DA0214/2011	Dwelling House	663	Castlereagh Highway	BURRUNDULLA
DA0327/2011	Shed >150m2	23	Horatio Street	MUDGEE
DA0102/2016	Dwelling House	705	Windeyer Road	GRATTAI
DA0325/2016	Change of use - Garage to Bedroom	179	Denison Street	MUDGEE
DA0343/2016	Commercial Alterations/Additions	137	Ulan Road	PUTTA BUCCA
DA0266/2017	Residential Shed	3	Cudgegong Street	RYLSTONE
DA0142/2018	Subdivision - Torrens Title	38	Rifle Range Road	MUDGEE
DA0214/2018	Camping Ground	2970	Lue Road	LUE
DA0301/2018	Commercial Premises	20	Sydney Road	MUDGEE
DA0089/2019	Change of use - Shed to Dwelling	2037	Coxs Creek Road	RYLSTONE
DA0228/2019	Recreation Facility (outdoor)	103	Wattlegrove Lane	LINBURN
DA0263/2019	Camping Ground	40	Grevillea Street	GULGONG
DA0277/2019	Dwelling House	280	Gardiners Road	TWO MILE FLAT
DA0288/2019	Electricity Generating Works	3	Sydney Road	BURRUNDULLA
DA0077/2020	Child Care Centre	1	Sydney Road	MUDGEE
DA0086/2020	Subdivision - Torrens Title	50	Broadhead Road	MUDGEE
DA0131/2020	Hotel Accommodation	121	Ulan Road	PUTTA BUCCA
DA0152/2020	Alterations & Additions	21	Dabee Road	KANDOS
DA0154/2020	Subdivision - Torrens Title	3	Sydney Road	BURRUNDULLA
DA0166/2020	Dual Occupancy	9	Mullholland Court	MUDGEE
DA0202/2020	Tourist and Visitor Accommodation	6883	Castlereagh Highway	ILFORDS
DA0208/2020	Dwelling House	150	Wyladra Lane	COOKS GAP
DA0225/2020	Subdivision - Torrens Title	402	Castlereagh Highway	MENAH
DA0246/2020	Depot	8	Sydney Road	MUDGEE
DA0252/2020	Secondary Dwelling	1	Rayner Street	MUDGEE
DA0274/2020	Camping Ground	701	Coricudgy Road	KELGOOLA
DA0279/2020	Commercial Alterations/Additions	1858	Cudgegong Road	CUDGEGONG
DA0282/2020	Boundary Adjustment	470	Castlereagh Highway	BURRUNDULLA
DA0300/2020	Residential Shed	65	Perry Street	MUDGEE
DA0307/2020	Residential Shed	3	Barrington Court	MUDGEE
DA0311/2020	Alterations & Additions	60	Wynella Street	GULGONG
DA0314/2020	Alterations & Additions	77	Mulgoa Way	MUDGEE

Monthly Development Application Processing Report – October 2020

DA0002/2021	Commercial Premises	62	Mineshaft Lane	GULGONG
DA0003/2021	Commercial Premises	110	Kandos Tip Road	KANDOS
DA0005/2021	Alterations & Additions	8	Old Mill Road	GULGONG
DA0006/2021	Residential Shed	188	Broadhead Road	SPRING FLAT
DA0007/2021	Dwelling House	41	Callaghan Street	CLANDULLA
DA0012/2021	Emergency Services Facility	45	Rouse Street	GULGONG
DA0013/2021	Dual Occupancy	7	Mulholland Court	MUDGEE
DA0014/2021	Subdivision - Torrens Title	312	Melrose Road	MOUNT FROME
DA0018/2021	Moveable Dwelling	69	Hadabob Road	FROG ROCK
DA0020/2021	Alterations & Additions	20	Woodside Close	MUDGEE
DA0021/2021	Commercial Alterations/Additions	50	Sydney Road	MUDGEE
DA0022/2021	Serviced Apartment	239	Gladstone Street	MUDGEE
DA0024/2021	Subdivision - Community Title	20	Sydney Road	MUDGEE
DA0025/2021	Caravan Park	196	Rocky Waterhole Road	MOUNT FROME
DA0027/2021	Dual Occupancy	40	Bateman Avenue	MUDGEE
DA0028/2021	Shed >150m2	2639	Ulan Road	COOKS GAP
DA0030/2021	Signage	71	Angus Avenue	KANDOS
DA0031/2021	Recreation Facility (outdoor)	267	Ulan Road	BOMBIRA
DA0034/2021	Pergola	10	Madeira Road	MUDGEE
DA0035/2021	Dual Occupancy	18	Enfield Avenue	CAERLEON
DA0036/2021	Residential Shed	16	Eleanor Dark Court	MUDGEE
DA0037/2021	Alterations & Additions	148	Tuckermans Road	MENAH
DA0038/2021	Alterations & Additions	3	Rowe Street	MUDGEE
DA0040/2021	Dwelling House	68	Henry Bayly Drive	MUDGEE
DA0041/2021	Secondary Dwelling	188	Mortimer Street	MUDGEE
DA0043/2021	Eco-Tourist Facility	1135	Campbells Creek Road	WINDEYER
DA0045/2021	Commercial Premises	182	Cudgegong Road	RYLSTONE
DA0046/2021	Dwelling House	5	Hosking Street	CAERLEON
DA0047/2021	Dwelling House	54	Wyaldra Lane	COOKS GAP
DA0048/2021	Shed >150m2	31	Blain Road	CAERLEON
DA0049/2021	Residential Shed	17	Steel Drive	SPRING FLAT
DA0050/2021	Dwelling House	2	Mayne Street	GULGONG
DA0051/2021	Subdivision - Torrens Title	9	Stan Boal Court	MUDGEE
DA0053/2021	Change of use - Fabrication Workshop	22	Industrial Avenue	MUDGEE
DA0054/2021	Residential Shed	87	Angus Avenue	KANDOS

Monthly Development Application Processing Report – October 2020

Heritage Development Applications currently being processed – October 2020.

Appl/Proc ID	Description	House No	Street Name	Locality
DA0271/2011	Alterations & Additions	87	Short Street	MUDGEES
DA0058/2018	Fence	1	Dunphy Crescent	MUDGEES
DA0254/2019	Dual Occupancy	100	Inglis Street	MUDGEES
DA0300/2019	Demolition	80	Madeira Road	MUDGEES
DA0118/2020	Change of use - Retail Shop to Beautician	26	Market Street	MUDGEES
DA0290/2020	Change of use - Small Bar	13	Lewis Street	MUDGEES
DA0313/2020	Commercial Alterations/Additions	77	Market Street	MUDGEES
DA0004/2021	Alterations & Additions	45	Court Street	MUDGEES
DA0016/2021	Commercial Alterations/Additions	88	Mayne Street	GULGONG
DA0026/2021	Electricity Generating Works	84	Mortimer Street	MUDGEES
DA0032/2021	Multi Dwelling Housing	68	Mortimer Street	MUDGEES
DA0039/2021	Residential Shed	13	Lynne Street	GULGONG
DA0042/2021	Carport	34	Denison Street	MUDGEES
DA0052/2021	Shed >150m2	24	Nandoura Street	GULGONG
DA0271/2011	Alterations & Additions	87	Short Street	MUDGEES
DA0058/2018	Fence	1	Dunphy Crescent	MUDGEES

Item 9: Finance

9.1 Annual Report 2019-20

REPORT BY THE FINANCIAL ACCOUNTANT
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, COR400008

RECOMMENDATION

That Council:

1. **receive the report by the Financial Accountant on the Annual Report 2019-20;
and**
2. **adopt the Annual Report 2019-20.**

Executive summary

Council is required to prepare an Annual Report summarising the achievements of the financial year, along with a number of statutory disclosures, financial statements and a State of the Environment Report. The draft report has been prepared, and is enclosed under separate cover for Council to review prior to its publication.

Disclosure of Interest

Nil

Detailed report

Councils draft Annual Report 2020 is attached for endorsement by Council. The Annual Report meets all requirements as set out in the Local Government Act 1993, the Local Government Regulations 2005, and the Integrated Planning and Reporting Guidelines for Local Government in NSW issued by the Office of Local Government. Details of the requirements are listed below.

The Annual Report includes:

- A message from the Mayor and General Manager
- Details of Council structure
- Requirements under Civic Leadership
- Councils Vision and Values
- Information about the region
- Progress on the Operational Plan and Delivery Program
- Financial Snapshots and performance measures
- Statutory Information, and
- State of the Environment Report snapshots

Community Plan implications

Theme Good Governance

Goal	Good communications and engagement
Strategy	Improve communications between Council and the community and create awareness of Council's roles and responsibilities

Strategic implications

Council Strategies

The Annual Report provides Councils achievements in implementing the Operational Plan 2019/20 and Delivery Program 2017/18 – 2020/21.

Council Policies

Not Applicable

Legislation

Section 428 of the Local Government Act 1993 requires that:

Council prepare an annual report within 5 months of the end of the year outlining its achievements in implementing its delivery program and the effectiveness of the principal activities undertaken in achieving the objectives at which those principal activities are directed.

The annual report must contain the following:

- a) a copy of the council's audited financial reports prepared in accordance with the Local Government Code of Accounting Practice and Financial Reporting published by the Department, as in force from time to time,
- b) such other information or material as the regulations or the guidelines under section 406 may require.
- c)

The Annual Report must be published on Council's website and a link provided to the Minister (OLG).

The Annual Report must contain a copy of Council's audited financial reports, State of the Environment report, and a number of other items of information as set out in various sections of the Local Government (General) Regulation 2005, in particular Section 217.

Financial implications

Not Applicable

Associated Risks

Not Applicable

TRISH ELSEGOOD
FINANCIAL ACCOUNTANT

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

29 October 2020

Attachments: 1. 2020 Annual Report FINAL DRAFTsm. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.2 Presentation of the 2019/20 Financial Statements

REPORT BY THE FINANCIAL ACCOUNTANT
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, IFIN300162

RECOMMENDATION

That Council receive the report by the Financial Accountant on the Presentation of the 2019/20 Financial Statements.

Executive summary

Council's 2019/20 general purpose and special purpose financial reports have been audited by the Auditor-General and submitted to the Office of Local Government.

The Auditor-General has engaged Prosperity Advisors Group to provide audit and assurance services on this engagement. Mr Luke Malone of Prosperity, will make the public presentation of the financial reports at the 18 November 2020 Council meeting.

Disclosure of Interest

Nil.

Detailed report

In accordance with Section 419 of the Local Government Act 1993, Council must present its audited financial reports together with the Auditor's reports at a meeting of the Council. Council has requested the Auditor to attend this meeting. Public notice of the meeting has been given in the approved form, in accordance with Section 418(3) of the Act.

Section 418 of the Act requires that the public presentation of the audited financial reports must not be more than 35 days after the auditor's reports are given to Council. The date of the Auditor's report is 06 November 2020 and the public presentation falls within the timeframe.

As per Section 420, any person may make a submission to Council regarding the audited financial reports or the Auditor's reports. Any such submissions must be in writing and must be lodged with Council within seven days of the reports being publicly presented. Council must ensure that copies of all submissions received by it are referred to the Auditor. Council may take any such action as it considers appropriate with respect to any such submission, including the giving of notice to the Director-General of any matter that appears to require amendment of the Council's financial reports.

Regulations have been made under section 747B of the Local Government Act 1993 to temporarily modify the application of the Act in response to the COVID19 pandemic. The regulations made under section 747B modify the Act as follows:

Councils have been provided with a one-month extension:

- to adopt their 2020-21 Operational Plan (including Revenue Policy, Statement of Fees and Charges and annual budget) before 31 July 2020;
- to submit audited financial reports by 30 November 2020; and
- for the preparation and publishing of annual reports by 31 December 2020.

- The requirement for councils to make certain documents available for physical inspection at their offices has been modified to allow access to the documents to be provided remotely.
- In addition to these temporary measures, in response to the closure of some local newspapers and to assist councils to reduce their costs, the Local Government (General) Regulation 2005 (the Regulation) has been amended to remove requirements for newspaper advertising. This amendment is not temporary and will continue to apply after the COVID-19 pandemic passes. Councils are now instead required to publish notices on their websites and in such other manner that they consider necessary to bring it to the notice of the local community or other interested persons.

Community Plan implications

Theme	Good Governance
Goal	An effective and efficient organisation
Strategy	Prudently manage risks association with all Council activities

Strategic implications

Council Strategies

Not applicable.

Council Policies

Not applicable.

Legislation

The Local Government Act 1993 Division 2 – Accounting Records, Financial Reports and Auditing sets out the requirements surrounding Council’s financial reports. This report, with the attached Audited Financial Statements, demonstrates that Council has met all of these requirements. Detailed information on the public notice and presentation requirements have been supplied in the detailed report section of this report.

Financial implications

Not applicable

Associated Risks

Not applicable.

TRISH ELSEGOOD
FINANCIAL ACCOUNTANT

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

31 October 2020

Attachments: 1. Mid-Western Regional Council – Financial Statements – 2019-20.pdf.
(separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.3 Monthly Statement of Investments and Bank Balances as at 31 October 2020

REPORT BY THE MANAGER FINANCIAL PLANNING
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, FIN300053

RECOMMENDATION

That Council:

1. **receive the report by the Manager Financial Planning on the Monthly Statement of Investments and Bank Balances as at 31 October 2020; and**
2. **note the certification of the Responsible Accounting Officer.**

Executive summary

The purpose of this report is to certify that Council's investments have been made in accordance with legal and policy requirements, provide information on the detail of investments and raise other matters relevant to Council's investment portfolio as required.

Disclosure of Interest

Nil.

Detailed report

The attachment to this report provides information on the performance of the portfolio and provides a register of all investments held as at 31 October 2020.

Breach of policy limits

Ratings agency Standard and Poor's on 7 September issued a ratings downgrade to the long term rating of AMP Bank Ltd from BBB+ to BBB.

The downgrade has resulted in the institution limit set for AMP reduced from 10% to 5%. This places AMP investment over the Investments Policy limit. AMP at the end of this month makes up 6% of the portfolio, with a limit of 5%.

In accordance with the policy an immediate freeze will be imposed on the acquisition of new investment with this institution until the portfolio can be effectively managed back to the requirements of the Investments Policy. The next opportunity to do this will be in December 2020.

Community Plan implications

Theme	Good Governance
Goal	An effective and efficient organisation
Strategy	Prudently manage risks association with all Council activities

Strategic implications

Council Strategies

Not applicable.

Council Policies

Council's Investments Policy requires a written report each month setting out the entire investment portfolio.

Legislation

As per Clause 212 of the Local Government (General) Regulation 2005 the Responsible Accounting Officer certifies that;

- a) this report sets out details of all money that the Council has invested under Section 625 of the Act, and
- b) all investments have been made in accordance with the Act and the regulations, and
- c) breeches of Councils Investments Policy are noted in the detailed report above.

Financial implications

Not applicable

Associated Risks

Not applicable

NEIL BUNGATE
MANAGER FINANCIAL PLANNING

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

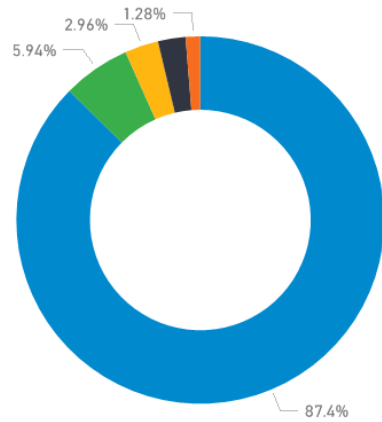
2 November 2020

Attachments: 1. Investment Report 31 October 2020.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Investments by Type

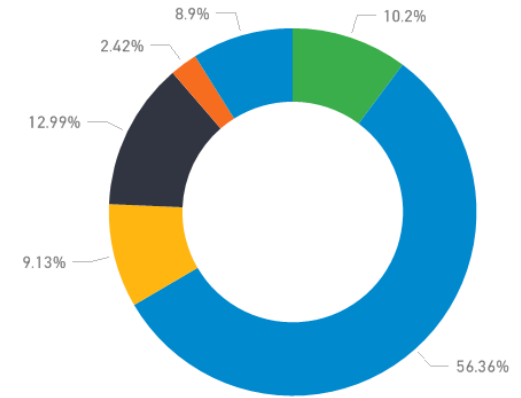


Mid-Western Regional Council Cash and Investments as at 31 October 2020

Total Investment Portfolio

93.14M

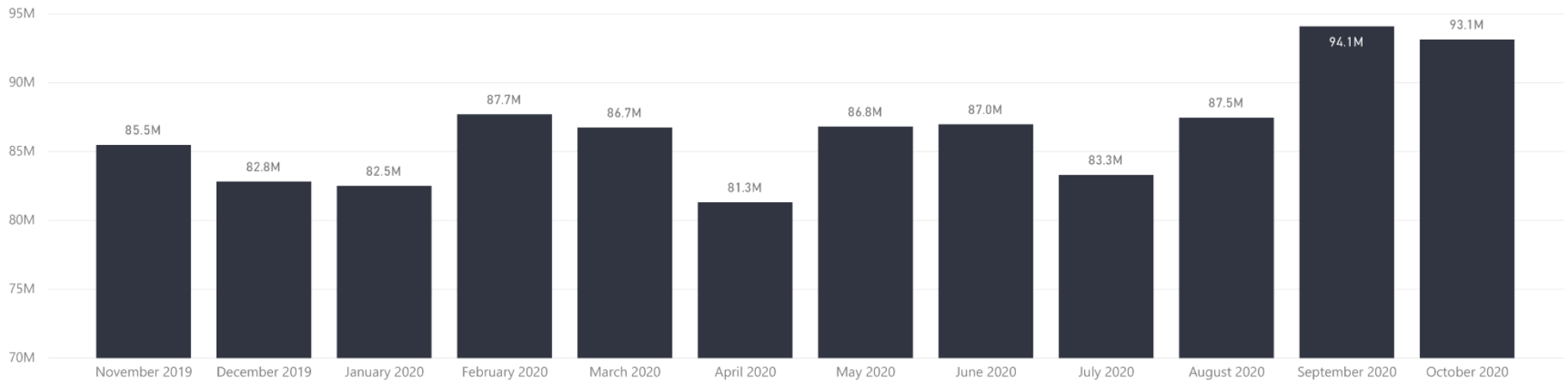
Investments by Long Term Rating

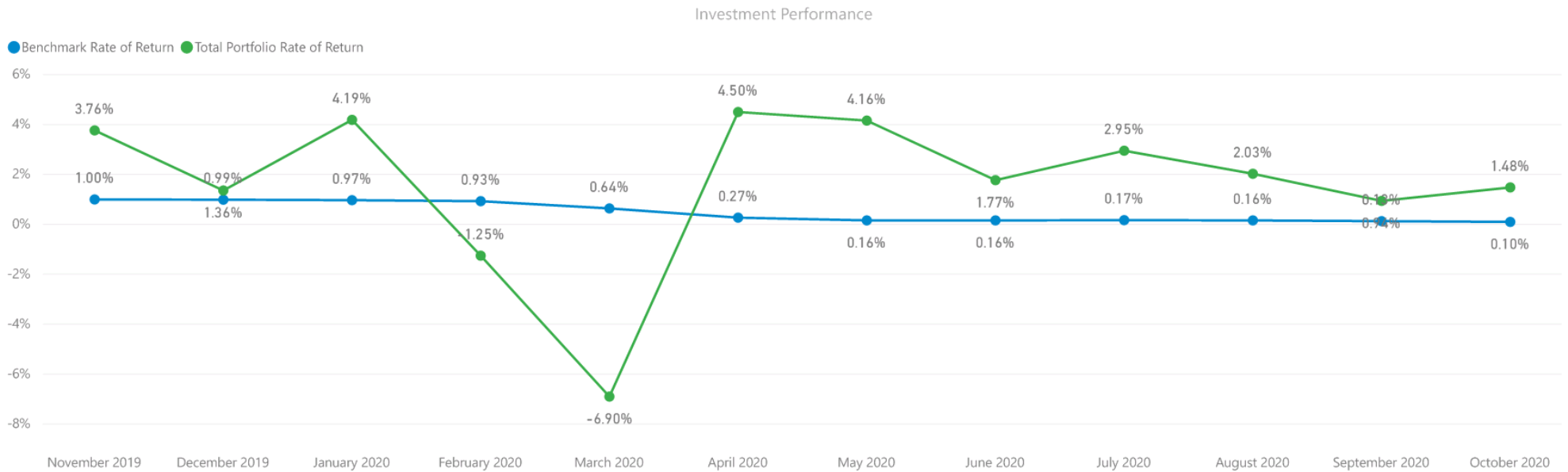
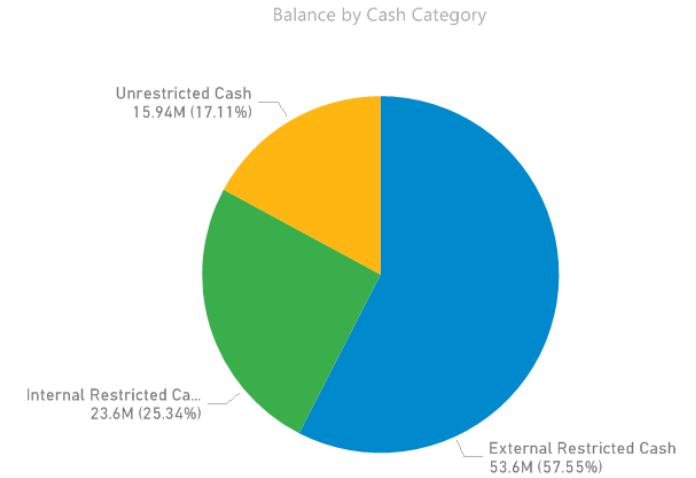
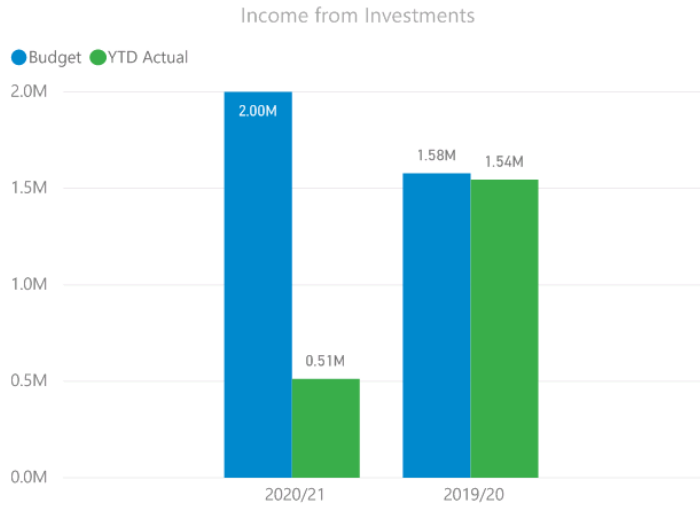


● Term Deposit
 ● TCorp - MTG Fund
 ● TCorp - LTG Fund
 ● TCorp - Cash Fund
 ● At Call

● A+ to A-
 ● AAA to AA-
 ● BBB
 ● BBB+
 ● Tcorp Hour-Glass Cash
 ● TCorp Hour-Glas...

Portfolio Balance at End of Month





At Call Fund and Managed Funds

Institution	Yield	Term to Maturity	Principal Amount
NAB	0.65%	0	1,191,253.25
TCorp - Cash Fund	0.65%	1	2,256,705.92
TCorp - Long Term Growth Fund	0.65%	5	2,759,021.53
TCorp - Medium Term Growth Fund	0.65%	5	5,531,781.52
Total			11,738,762.22

Current Term Deposits

Institution	Yield	Term to Maturity	Principal Amount
AMP	1.70%	39	1,500,000
AMP	1.70%	46	2,000,000
AMP	1.55%	39	2,000,000
Bank Of Queensland	1.65%	375	2,500,000
Bank Of Queensland	1.55%	46	1,500,000
Bank Of Queensland	1.60%	473	1,500,000
Bank Of Queensland	1.45%	487	1,000,000
Bank Of Queensland	0.90%	697	1,500,000
CBA	0.70%	347	1,500,000
CBA	0.68%	389	1,800,000
Credit Union Australia	1.58%	11	1,500,000
Defence Bank	1.80%	137	1,500,000
ING	2.77%	109	1,000,000
ING	1.55%	25	2,500,000
ING	1.13%	557	1,500,000
Macquarie	1.45%	123	1,500,000
Macquarie	1.45%	144	2,000,000
Macquarie	1.40%	851	1,000,000
MyState Bank	1.65%	151	1,500,000
MyState Bank	0.75%	361	2,600,000
NAB	1.10%	172	1,000,000
NAB	1.00%	249	1,800,000
NAB	0.85%	263	2,200,000
NAB	0.81%	256	1,500,000
NAB	0.80%	291	1,500,000
NAB	0.87%	655	2,000,000
NAB	0.81%	298	2,000,000
NAB	0.75%	326	2,500,000
NAB	0.75%	333	1,000,000
NAB	0.79%	683	1,500,000
NAB	0.70%	711	1,000,000
NAB	0.61%	417	1,500,000
St George	2.61%	179	2,500,000
St George	1.60%	67	1,000,000
St George	1.65%	67	1,500,000
St George	1.58%	81	1,000,000
St George	1.58%	88	2,000,000
St George	1.50%	95	1,500,000
St George	1.11%	165	1,500,000
St George	1.15%	193	1,500,000
St George	1.15%	221	2,000,000
St George	1.15%	235	3,000,000
St George	1.12%	207	2,000,000
Westpac	1.54%	277	1,500,000
Westpac	1.55%	116	1,500,000
Westpac	0.85%	643	2,000,000
Westpac	0.80%	305	1,000,000
Westpac	0.80%	319	1,500,000
Westpac	0.62%	403	1,500,000
Total			81,400,000

Investment Portfolio Summary

Term to Maturity	Amount \$'000	Actual	Cumulative Actual	Cumulative Minimum	Policy Compliance
Less than 3 months	28,238,762	30%	30%	20%	OK
Between 3 months and 1 year	44,600,000	48%	78%	40%	OK
Between 1 year and 2 years	19,300,000	21%	99%	50%	OK
Between 2 years and 4 years	1,000,000	1%	100%	85%	OK
More than 5 years	-	0%	100%	0%	OK
Total	93,138,762				

Long Term Rating	Institution	Policy Limit	Policy Compliance (Institution)	% of Portfolio	Amount
AA-	CBA	40%	OK	4%	3,300,000
	NAB	40%	OK	22%	20,691,253
	St George	40%	OK	21%	19,500,000
	Westpac	40%	OK	10%	9,000,000
A+	Macquarie	20%	OK	5%	4,500,000
A	ING	20%	OK	5%	5,000,000
BBB+	Bank Of Queensland	10%	OK	9%	8,000,000
	MyState Bank	10%	OK	4%	4,100,000
BBB	AMP	5%	Over Limit	6%	5,500,000
	Credit Union Australia	5%	OK	2%	1,500,000
	Defence Bank	5%	OK	2%	1,500,000
Tcorp Hour-Glass Cash	TCorp - Cash Fund	30%	OK	2%	2,256,706
	TCorp - Long Term Growth Fund	15%	OK	3%	2,759,022
TCorp Hour-Glass Growth Fund	TCorp - Medium Term Growth Fund	15%	OK	6%	5,531,782
Grand Total				100%	93,138,762

Long Term Rating Group	Credit Policy Limit	Policy Compliance (SP)	% of Portfolio	Amount
AAA to AA-		100% OK	56%	52,491,253
A+ to A-		50% OK	10%	9,500,000
BBB+		20% OK	13%	12,100,000
BBB		10% OK	9%	8,500,000
Tcorp Hour-Glass Cash		30% OK	2%	2,256,706
TCorp Hour-Glass Growth Fund		15% OK	9%	8,290,803
Grand Total			100%	93,138,762

Monthly Investment Portfolio Activity

The below table shows investments activities of At Call Fund and Managed Funds

Bank Accounts	Opening Balance	Redeemed Balance	Re-invested Balance
NAB (At call account)	3,440,822		1,191,253
TCorp - Cash Fund	2,255,197		2,256,706
TCorp - Long Term Growth Fund	2,754,535		2,759,022
TCorp - Medium Term Growth Fund	5,532,786		5,531,782
Total	13,983,340	-	11,738,762

The below table shows matured term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
Westpac	1.56%	14/10/2020	1,500,000	26,028
NAB	1.62%	28/10/2020	1,500,000	26,564
NAB	1.50%	21/10/2020	1,500,000	23,733
Total			4,500,000	76,325

The below table shows new term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
CBA	0.68%	24/11/2021	1,800,000	13,850
Westpac	0.62%	8/12/2021	1,500,000	10,701
NAB	0.70%	12/10/2022	1,000,000	13,962
NAB	0.61%	22/12/2021	1,500,000	10,704
Total			5,800,000	49,217

9.4 Quarterly Budget Review Statement September 2020

REPORT BY THE MANAGER FINANCIAL PLANNING
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, FIN300240

RECOMMENDATION

That Council:

1. **receive the report by the Manager Financial Planning on the Quarterly Budget Review Statement September 2020;**
2. **amend the 2020/21 Budget in accordance with the proposed variations as listed in the Quarterly Budget Review Statement attachment to this report; and**
3. **note the opinion of the Responsible Accounting Officer regarding the satisfactory financial position of Council, based upon the revised estimates of income and expenditure.**

Executive summary

This report, with its incorporated attachment, makes up the September 2020 Quarterly Budget Review Statement of the 2020/21 Operational Plan. Proposed budget variations to the Budget with relevant financial implications are included in the attachment.

Disclosure of Interest

Nil.

Detailed report

The Quarterly Budget Review Statement presents a summary of council's financial position at the end of each quarter. It is the mechanism whereby councillors and the community are informed of Council's progress against the operational plan and the last revised budget along with recommended changes and reasons for major variances.

Certification

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulation 2005:

It is my opinion that the attached Quarterly Budget Review Statement for Mid-Western Regional Council indicates that Council's projected financial position as at 30 June 2021 will be satisfactory, having regard to the projected estimates of income and expenditure for the 2020/21 financial year.

Community Plan implications

Theme	Good Governance
Goal	An effective and efficient organisation
Strategy	Prudently manage risks association with all Council activities

Strategic implications

Council Strategies

The recommendation if approved will amend the 2020/21 Budget. In accordance with the Delivery Program 2017/21 a comprehensive Quarterly Budget Review reporting is required to be completed within two months of period end.

Council Policies

Not applicable.

Legislation

Clause 203 of the Local Government (General) Regulation 2005 requires that:

(1) Not later than 2 months after the end of each quarter (except the June quarter), the responsible accounting officer of a council must prepare and submit to the council a budget review statement that shows, by reference to the estimate of income and expenditure set out in the statement of the Council's revenue policy included in the operational plan for the relevant year, a revised estimate of the income and expenditure for that year.

(2) A budget review statement must include or be accompanied by:

(a) a report as to whether or not the responsible accounting officer believes that the statement indicates that the financial position of the council is satisfactory, having regard to the original estimate of income and expenditure, and

(b) if that position is unsatisfactory, recommendations for remedial action.

(3) A budget statement must also include any information required by the Code to be included in such a statement.

Financial implications

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2019/20	✘	✔	✘
Future Years	-	✘	✔

Associated Risks

Approval of the budget variations proposed in this report are required in order to meet some project deadlines.

NEIL BUNGATE
MANAGER FINANCIAL PLANNING

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

4 November 2020

Attachments: 1. Quarterly Budget Review Statement September 2020. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.5 Monthly Budget Review - October 2020

REPORT BY THE MANAGER FINANCIAL PLANNING
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, FIN300240

RECOMMENDATION

That Council receive the report by the Manager Financial Planning on the Monthly Budget Review - October 2020.

Executive summary

This report provides Council with information on the progress of the 2020/21 capital works program at 31 October 2020.

Disclosure of Interest

Nil.

Detailed report

Over the period of the financial year, Council has an opportunity to review and approve variances to the Budget. The attachment to this report provides information on the progress of capital works. Any budget variations are included in the September Quarterly Budget Review Statement.

Community Plan implications

Theme	Good Governance
Goal	An effective and efficient organisation
Strategy	Prudently manage risks association with all Council activities

Strategic implications

Council Strategies

Not applicable

Council Policies

Not applicable.

Legislation

Clause 202 of the Local Government (General) Regulation 2005, states that the responsible accounting officer of a Council must:

- Establish and maintain a system of budgetary control that will enable the council's actual income and expenditure to be monitored each month and to be compared with the estimate of Council's income and expenditure, and
- If any instance arises where the actual income or expenditure of the council is materially different from its estimated income or expenditure, report the instance to the next meeting of Council.

Financial implications

There are no proposed budget variations within this report.

Associated Risks

Not applicable.

NEIL BUNGATE
MANAGER FINANCIAL PLANNING

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

4 November 2020

Attachments: 1. Monthly Budget Review Attachment - October 2020.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



*Good
Government*

MONTHLY BUDGET
REVIEW – 31 OCTOBER
2020

ATTACHMENT 1 – CAPITAL
PROGRAM UPDATE

18 NOVEMBER 2020

MID-WESTERN REGIONAL COUNCIL
CORPORATE: FINANCE

■ ■ ■ ■ ■ TOWARDS 2030



1. CAPITAL WORKS PROGRAM

Summary of capital works program as at 31 October 2020.

9.2 M

Actual YTD

209

Capital Projects

*Excludes Budget Only and
Deferred

15%

Budget Spent

23

Capital Projects
Completed

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
Looking after our Community							
RURAL FIRE SERVICE - LARGE WATER TANKS	196	0	196	56	29%	76	Construction
MUDGEES POUND - CAGE REPAIRS	39	(39)	0	0	0%	0	Consultation
MUDGEES POUND UPGRADE - RENOVATION & EXTENSION	205	(175)	30	0	0%	0	Project Scope
COMM. TRANSPORT- VEHICLE PURCHASE	56	(56)	0	0	0%	0	Consultation
GPS CEMETERY SITES	42	0	42	0	0%	0	Design
CEMETERY CAPITAL PROGRAM	15	0	15	0	0%	0	Procurement
MUDGEES CEMETERY FENCE UPGRADE	65	0	65	0	0%	0	Design
MUDGEES CEMETERY ROAD UPGRADE	25	0	25	0	0%	0	Design
RYLSTONE CEMETERY DRAINAGE	26	0	26	3	10%	0	Final works
LIBRARY BOOKS	91	0	91	44	48%	0	Construction
LIBRARY EQUIPMENT	20	0	20	0	0%	2	Procurement
RYLSTONE LIBRARY BRANCH	9	0	9	3	31%	0	Procurement
STABLES COMPLEX - CAPITAL	41	(41)	0	0	0%	0	Deferred/Cancelled
HARGRAVES COURT HOUSE BUILDING - EXTERNAL WORKS	30	(30)	0	0	0%	0	Deferred/Cancelled
CAP UPGRD-COMMUNITY BLD-BUDGET ONLY	140	(140)	0	0	0%	0	Deferred/Cancelled
TOWN HALL - EXTERNAL BRICKWORK	50	(50)	0	0	0%	0	Deferred/Cancelled
GULGONG MEMORIAL HALL EXT. PAINTING	30	0	30	31	102%	0	Complete
GULGONG MEMORIAL HALL ROOF	70	(4)	66	66	100%	0	Complete
TOWN HALL - SURVEILLANCE CAMERA UPGRADE	50	0	50	0	0%	0	Procurement
GUIDES BUILDING - RYLSTONE	40	0	40	4	11%	0	Initial works
GULGONG HALL	34	0	34	0	0%	0	Consultation
PROPERTY PURCHASE- 70 COURT ST	615	35	650	0	0%	0	Project Scope
KANDOS LIBRARY & HALL	0	12	12	0	0%	0	Consultation
POOL SHADE PROGRAM	45	10	55	0	0%	0	Design
GULGONG POOL REPAINT	86	5	91	91	99%	0	Complete-awaiting invoices

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/Proposed Annual Budget	Commitments	Project Status
GULGONG POOL STORAGE SHED	25	0	25	0	0%	0	Design
POOL FILTER REPLACEMENT	55	0	55	0	0%	0	Procurement
POOL MATTS	60	0	60	0	0%	0	Procurement
KANDOS POOL HEATERS	85	0	85	0	0%	0	Design
MUDGEES SHOWGROUNDS - REDEVELOPMENT	497	0	497	0	0%	1	Design
GLEN WILLOW SPORTS GROUND UPGRADES	14,948	(4,000)	10,948	1,418	13%	5,445	Construction
GLEN WILLOW SHED	50	0	50	0	0%	0	Procurement
GULGONG TENNIS COURTS *	130	(130)	0	0	0%	0	Deferred/Cancelled
VICTORIA PARK GULGONG - LIGHTING CAP UPGRADE	557	0	557	537	96%	0	Complete
RYLSTONE CEMETERY STORAGE SHED	20	0	20	0	0%	0	Procurement
MUDGEES DOG PARK RELOCATION & UPGRADE	100	0	100	0	0%	0	Project Scope
BILLY DUNN AMENITIES	262	0	262	0	0%	0	Design
RYLSTONE SHOWGROUND CAPITAL	75	0	75	0	0%	0	Consultation
BILLY DUNN CARPARK ACCESS	96	0	96	1	1%	16	Initial works
PUBLIC TOILETS - CLANDULLA	5	0	5	0	0%	3	Initial works
PUBLIC TOILETS - WALKERS OVAL	10	0	10	0	0%	0	Consultation
MUDGEES SHOWGROUNDS - CARPARK & PATHWAY UPGRADE	74	0	74	6	8%	56	Final works
MUDGEES SHOWGROUNDS - BRIDGE CLUB KITCHEN	65	(7)	57	57	100%	3	Complete
MUDGEES SHOWGROUNDS - ROAD REHAB AND FENCING	0	85	85	0	0%	0	Consultation
PASSIVE PARKS - LANDSCAPING IMPROVEMENTS	6	0	6	0	0%	0	Project Scope
SCULPTURES ACROSS THE REGION	26	0	26	13	48%	0	Procurement
PLAYGROUND SHADING PROGRAM	171	0	171	0	0%	18	Procurement
PITTS LANE - LIGHTING *	50	0	50	0	0%	0	Project Scope
FLIRTATION HILL DEVELOPMENT	38	0	38	1	3%	1	Project Scope
RED HILL CAPITAL WORKS	425	(325)	100	2	2%	9	Procurement
PLAYGROUND CCTV	15	0	15	14	91%	0	Complete-awaiting invoices
PUBLIC TOILETS - CORONATION PARK	10	0	10	0	0%	0	Consultation

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
PUBLIC TOILETS - ROBERTSON PARK	20	0	20	0	0%	0	Consultation
PLAYGROUND - ROBINSON / FISHER ST GULGONG	24	0	24	0	0%	8	Procurement
MUDGEESKATE PARK - SHADESAILS & SEATING *	34	(34)	0	0	0%	0	Deferred/Cancelled
CLANDULLA MOUNTAIN BIKE TRAIL DEVELOPMENT *	245	(195)	50	0	0%	0	Project Scope
ROBERTSON PARK PATHWAY	0	10	10	0	0%	0	Procurement
ART GALLERY FACILITY	8,464	(993)	7,471	558	7%	5,920	Construction
STREETSCAPE - CBD INFRASTRUCTURE	25	0	25	19	75%	0	Final works
Total	28,689	(6,062)	22,626	2,922	13%	11,557	

Protecting our Natural Environment

RURAL WASTE DEPOT UPGRADES	202	0	202	10	5%	45	Initial works
MUDGEESKATE WASTE DEPOT UPGRADES	59	0	59	10	17%	0	Procurement
NEW TIP CELL CONSTRUCTION	2,078	(2,000)	78	26	33%	52	Design
WASTE SITES REHABILITATION	30	0	30	6	19%	3	Initial works
RECYCLING PLANT UPGRADES	200	0	200	1	0%	0	Initial works
LEACHATE POND ENLARGEMENT	467	(440)	27	8	30%	6	Procurement
WEIGHBRIDGE SOFTWARE UPGRADE	41	0	41	0	0%	0	Project Scope
KANDOS WTS OFFICE REPLACEMENT	99	0	99	2	2%	0	Design
GULGONG WTS OFFICE REPLACEMENT	118	0	118	1	1%	0	Design
MUDGEESKATE LANDFILL WHEEL WASH	35	0	35	0	0%	0	Procurement
DRAINAGE CAPITAL IMPROVEMENTS	332	(215)	117	22	19%	1	Construction
MUDGEESKATE FLOOD STUDY & FLOODPLAIN MANAGEMENT PLAN	51	0	51	7	14%	13	Final works
EARTH CHANNEL ENLARGEMENT WORKS	90	0	90	0	0%	4	Construction
PIT MODIFICATIONS – VARIOUS LOCATIONS	17	0	17	8	47%	0	Construction

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
CAUSEWAY - SCHOOL LANE	33	0	33	0	0%	0	Project Scope
MUDGEES FLOODPLAIN MANAGEMENT PLAN STAGE 2	150	0	150	0	0%	0	Project Scope
KANDOS STORMWATER UPGRADE	701	0	701	1	0%	0	Project Scope
CAUSEWAY - DREWS LANE	33	0	33	0	0%	0	Project Scope
PUTTA BUCCA WETLANDS CAPITAL	20	(20)	0	0	0%	0	Deferred/Cancelled
PUTTA BUCCA WETLANDS EXTENSION	0	11	11	0	5%	0	Complete
PUTTA BUCCA WETLANDS TOILET	101	0	101	0	0%	0	Consultation
WATER NEW CONNECTIONS	93	0	93	41	44%	0	Budget only
WATER AUGMENTATION - MUDGEES HEADWORKS	2,282	(1,952)	330	0	0%	6	Design
WATER AUGMENTATION - WEST MUDGEES EXTENSION	325	(325)	0	0	0%	0	Deferred/Cancelled
WATER AUGMENTATION - ULAN RD EXTENSION	311	0	311	141	45%	115	Final works
WATER AUGMENTATION - RYLSTONE & KANDOS	1,728	(1,728)	0	0	0%	0	Deferred/Cancelled
WATER RYLSTONE DAM UPGRADE*	3,563	(3,563)	0	0	0%	0	Deferred/Cancelled
WATER TELEMETRY	250	0	250	0	0%	226	Initial works
WATER MAINS - BYRON PLACE	60	0	60	0	0%	0	Procurement
WATER MAINS - LYNNE STREET	30	0	30	0	0%	0	Procurement
WATER MAINS - MAYNE STREET	270	0	270	0	0%	0	Procurement
WATER MAINS - ANDERSON STREET	122	0	122	94	77%	5	Construction
WATER MAINS - COOYAL STREET	148	0	148	90	60%	5	Final works
WATER MAINS - SULLY STREET	50	0	50	12	23%	2	Complete-awaiting invoices
WATER MAINS - QUEEN STREET	86	0	86	23	27%	10	Construction
WATER MAINS - BELMORE STREET	250	0	250	1	0%	28	Construction
WATER MAINS - BULGA STREET	110	(110)	0	0	0%	0	Deferred/Cancelled
WATER MAINS - BOWMAN STREET	50	(50)	0	0	0%	0	Deferred/Cancelled
WATER MAINS - BAYLY STREET	100	(100)	0	0	0%	0	Deferred/Cancelled
WATER MAINS - MOONLIGHT STREET	24	42	65	61	93%	4	Complete
WATER MAINS - WENONAH STREET	110	(110)	0	0	0%	0	Deferred/Cancelled

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
WATER MAINS - FLIRTATION HILL ROAD	55	(55)	0	0	0%	0	Deferred/Cancelled
WATER MAINS - STOTT STREET	22	0	22	0	0%	0	Project Scope
WATER MAINS - NANDOURA STREET	200	0	200	0	0%	0	Project Scope
WATER MAINS - FISHER STREET	50	0	50	0	0%	0	Procurement
WATER MAINS - HERBERT STREET	110	(110)	0	0	0%	0	Deferred/Cancelled
WATER PUMP STATION - CAPITAL RENEWALS	46	(27)	19	0	1%	19	Complete
RYLSTONE DAM PS PAC DOSING SYSTEM	96	(6)	90	0	0%	89	Construction
WATER RESERVOIR - FLIRTATION HILL GULGONG	250	(250)	0	0	0%	0	Deferred/Cancelled
RESERVOIRS - RYLSTONE, KANDOS, CHARBON, CLANDULLA	62	44	106	23	22%	55	Procurement
RAW WATER SYSTEMS RENEWALS	20	0	20	0	0%	0	Project Scope
WATER TREATMENT PLANT - RENEWALS	20	(20)	0	0	0%	0	Deferred/Cancelled
WATER TREATMENT RYLSTONE UPGRADES	0	8	8	5	57%	0	Procurement
WATER WELLFIELD BORE INTEGRITY UPGRADES	40	0	40	19	48%	0	Construction
WATER METER REPLACEMENT	295	(225)	70	49	70%	5	Construction
RAW WATER SYSTEMS - MUDGEES AND GULGONG DISINFECTION UPGRADES	0	2	2	2	101%	0	Complete
RAW WATER SYSTEMS - SALEYARDS WATER SUPPLY	28	0	28	0	0%	0	Consultation
RURAL CUSTOMER FILL STATIONS	270	0	270	0	0%	0	Procurement
SEWER NEW CONNECTIONS	24	0	24	5	20%	0	Budget only
SEWER AUGMENTATION - RYLSTONE & KANDOS	4,000	(4,000)	0	0	0%	0	Deferred/Cancelled
SEWER AUGMENTATION - MUDGEES	150	(150)	0	0	0%	0	Deferred/Cancelled
SEWER TELEMETRY	31	0	31	0	0%	0	Project Scope
SEWER AUGMENTATION - CHARBON	1,725	(1,725)	0	0	0%	0	Complete
SEWER MAINS - CAPITAL BUDGET ONLY	969	(378)	591	0	0%	0	Procurement
SEWER MAINS RELINING	300	0	300	0	0%	27	Procurement
RISING MAIN ULAN RD TO PUTTA BUCCA	529	(400)	129	129	100%	0	Deferred/Cancelled
SEWER PUMP STATION - CAPITAL RENEWALS	1,094	(1,056)	38	12	31%	22	Complete-awaiting invoices

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
SEWER PUMP STATION - RACECOURSE MUDGEE	125	(125)	0	0	0%	0	Deferred/Cancelled
SEWER TREATMENT WORKS - RENEWALS	69	0	69	7	10%	0	Project Scope
MUDGEE STP SLUDGE DEWATERING IMPROVEMENTS	8	1	9	9	100%	0	Complete
RECYCLED WATER MANAGEMENT SYSTEM	90	(90)	0	0	0%	0	Deferred/Cancelled
SEWER TREATMENT WORKS - GULGONG STP SPILLWAY	30	0	30	0	0%	0	Project Scope
SEWER TREATMENT WORKS MUDGEE INLET	46	0	46	0	0%	0	Project Scope
Total	25,572	(19,123)	6,448	824	13%	744	

Building a Strong Local Economy

RYLSTONE CARAVAN PARK - CAPITAL	529	(449)	80	0	0%	0	Project Scope
RIVERSIDE CARAVAN PARK FIRE SERVICES	103	0	103	27	26%	0	Initial works
MUDGEE VALLEY PARK UPGRADE	725	0	725	56	8%	218	Construction
CUDGEGONG WATERS PARK INTERNAL ROADS	0	50	50	0	0%	0	Consultation
ENTRANCE SIGNAGE PROJECT	112	0	112	64	57%	0	Construction
SALEYARDS - POST AND RAIL REPLACEMENT	10	(10)	0	0	0%	0	Deferred/Cancelled
SALEYARDS SECURITY CAMERAS	10	0	10	0	0%	0	Procurement
SALEYARDS BULL PEN SHADE	0	11	11	0	0%	0	Procurement
PROPERTY - MUDGEE AIRPORT SUBDIVISION	200	0	200	4	2%	4	Complete
PROPERTY - EX SALEYARDS STAGE I	526	60	586	543	93%	33	Complete
RYLSTONE KANDOS PRESCHOOL EXTENSION	0	14	14	0	0%	0	Consultation
Total	2,216	(325)	1,891	694	37%	255	

Connecting our Region

URBAN RESEALS - BAYLY ST SEG 10-60	52	0	52	37	71%	2	Initial works
URBAN RESEALS - BELMORE ST SEG 10-20,50-90	91	0	91	17	18%	46	Initial works
URBAN RESEALS - MAYNE ST SEG 20,60,70	31	0	31	16	51%	8	Initial works

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
URBAN RESEALS - QUEEN ST SEG 10-80	55	0	55	29	53%	10	Initial works
URBAN RESEALS - WYALDRA ST SEG 10	13	0	13	7	53%	2	Initial works
URBAN RESEALS - COX ST SEG 10	20	0	20	2	8%	0	Initial works
URBAN RESEALS - WALKERS LN SEG 10	12	1	13	3	21%	0	Initial works
URBAN RESEALS - BELLEVUE RD SEG 30-60	36	0	36	1	3%	28	Initial works
URBAN RESEALS - BRUCE RD SEG 30	28	0	28	1	5%	16	Initial works
URBAN RESEALS - CEDAR AVE SEG 10-20	14	0	14	7	50%	3	Initial works
URBAN RESEALS - COMMON RD SEG 10	10	0	10	0	4%	6	Initial works
URBAN RESEALS - CONSTANTIA RD SEG 10	20	0	20	0	0%	13	Initial works
URBAN RESEALS - COURT ST SEG 10,60-100	55	0	55	0	1%	34	Initial works
URBAN RESEALS - COX ST SEG 15-20	21	0	21	5	22%	14	Initial works
URBAN RESEALS - GLADSTONE ST SEG 10-40,110-130	126	0	126	1	1%	68	Initial works
URBAN RESEALS - NORMAN RD SEG 10-30	49	0	49	30	62%	3	Initial works
URBAN RESEALS - ROBERT JONES ST SEG 10	10	0	10	5	55%	0	Initial works
URBAN RESEALS - MUDGEE ST SEG 10-70	110	0	110	0	0%	72	Initial works
URBAN ROADS KERB & GUTTER CAPITAL	26	0	26	17	66%	0	Construction
URBAN REHAB - CHURCH / MEARES ST ROUNDABOUT	935	0	935	2	0%	0	Design
HEAVY PATCHING - MUDGEE ST RYLSTONE	50	0	50	0	0%	0	Procurement
URBAN REHAB - SHORT ST RYLSTONE KERB & GUTTER	50	0	50	8	15%	30	Procurement
URBAN HEAVY PATCHING	25	0	25	0	0%	0	Project Scope
MULTIPLE PEDESTRIAN REFUGES & BUILDOUTS	19	1	20	20	100%	0	Complete
RESHEETING - URBAN ROADS	16	0	16	1	5%	0	Initial works
URBAN ROADS LAND MATTERS CAPITAL	28	0	28	0	1%	0	Consultation
GUTTERING BYLONG VALLEY WAY KANDOS	50	11	61	61	99%	0	Construction
RURAL SEALED ROADS RESEALS BUDGET ONLY	310	(310)	0	0	0%	0	Budget only
RESEAL - CRAIGMOOR RD SEG 10	50	0	50	2	3%	29	Initial works
RESEAL - EDGELL LANE SEG 10	28	0	28	16	57%	0	Initial works

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
RESEAL - CRAIGMOOR RD SEG 20	40	0	40	3	8%	27	Initial works
RESEAL - HENRY LAWSON DR SEG 80-90,120	139	0	139	0	0%	99	Initial works
RESEAL - GREEN GULLY RD SEG 15	17	0	17	0	0%	9	Initial works
RESEAL - TIP RD GULGONG SEG 10	11	0	11	0	0%	9	Initial works
RESEAL - GUNDOWDA RD SEG 10-30,70	135	0	135	2	1%	87	Initial works
RESEAL - QUEENS PINCH RD SEG 70,110-120	126	0	126	8	6%	76	Initial works
RESEAL - NULLO MOUNTAIN RD SEG 110	15	0	15	3	17%	15	Initial works
RESEAL - LESTERS LN SEG 10-40	134	0	134	0	0%	89	Initial works
RESEAL - QUEENS PINCH RD SEG 50	68	0	68	3	5%	27	Initial works
RESEAL - HENRY LAWSON DR SEG 130-160	200	0	200	1	0%	129	Initial works
RURAL SEALED ROAD REHAB & WIDENING - BUDGET ONLY	222	(222)	0	0	0%	0	Budget only
RURAL REHAB - CUDGEGONG RD	360	0	360	11	3%	0	Initial works
RURAL REHAB - BARNEYS REEF RD	430	0	430	2	0%	1	Initial works
HEAVY PATCHING	46	0	46	0	0%	0	Project Scope
CUDGEGONG ROAD GUARDRAIL	50	0	50	46	92%	0	Construction
ULAN WOLLAR ROAD - STAGE 3A	108	(20)	88	38	44%	51	Complete
ULAN WOLLAR ROAD - MOOLARBEN INTERSECTION	161	(89)	72	70	98%	1	Complete
REHAB - LUE RD SEG 100 TO 110	0	3	3	3	100%	0	Complete
RURAL SEALED ROAD LAND MATTERS	18	0	18	0	0%	0	Consultation
RURAL SEALED REGIONAL ROAD REPAIR PROGRAM *	329	0	329	16	5%	0	Initial works
ULAN AND WOLLAR ROAD UPGRADES	86	0	86	0	0%	0	Project Scope
MUNGHORN GAP REALIGNMENT & UPGRADE	1,985	(400)	1,585	626	40%	406	Construction
HILL END ROAD SAFETY IMPROVEMENTS	1,501	0	1,501	296	20%	45	Construction
BVW UPGRADE RNSW 2080	2,023	0	2,023	78	4%	40	Initial works
RURAL SEALED REGIONAL ROAD LAND MATTERS CAPITAL	10	0	10	1	7%	0	Initial works
RAZORBACK RD PASSING BAYS	32	(32)	0	0	0%	0	Deferred/Cancelled
SEAL EXTENSION - BARIGAN RD	2,006	0	2,006	496	25%	441	Construction

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
WIDEN AND SEAL MT VINCENT ROAD HILL	90	0	90	59	65%	5	Construction
SEAL EXTENSION - AARONS PASS RD	1,200	0	1,200	0	0%	0	Consultation
SEAL EXTENSION - COXS CREEK RD	460	0	460	30	6%	110	Consultation
SEAL EXTENSION - MEBUL RD	1,405	0	1,405	1	0%	7	Initial works
SEAL EXTENSION - PYRAMUL RD SEG 120-130	375	0	375	0	0%	0	Consultation
RESHEETING	1,988	254	2,242	1,726	77%	12	Construction
SEAL EXTENSION - PYRAMUL RD	71	36	107	107	100%	0	Complete
UNSEALED ROADS LAND MATTERS CAPITAL	20	0	20	9	44%	11	Construction
DIXONS LONG POINT CROSSING - UPGRADE PLAN	1,542	(367)	1,175	185	16%	131	Design
REGIONAL ROAD BRIDGE CAPITAL	3	0	3	0	0%	0	Complete
GOULBURN RIVER BRIDGE ULAN ROAD	600	(200)	400	20	5%	7	Consultation
ULAN ROAD - BLACKSPRINGS ROAD TO BUCKAROO LANE	400	0	400	0	0%	0	Design
ULAN ROAD - HOLYOAKE BRIDGE TO LUE ROAD REHAB	0	110	110	0	0%	0	Consultation
FOOTWAYS - CAPITAL WORKS	136	0	136	97	71%	0	Construction
PEDESTRIAN - PUTTA BUCCA WALKWAY	30	0	30	2	7%	0	Consultation
PUTTA BUCCA ECO TRAIL	319	0	319	97	30%	78	Construction
MUDGEES SHARED CYCLEWAY/WALKING LOOP	6	22	28	29	101%	0	Complete
FOOTPATH - LAWSON PARK EAST	51	0	51	0	0%	0	Consultation
PEDESTRIAN ACCESS AND MOBILITY PLAN WORKS	700	0	700	3	0%	0	Procurement
FOOTPATH - WALKERS OVAL TO CULTURAL PRECINCT	225	0	225	1	0%	4	Initial works
AIRPORT RUNWAY*	1,012	0	1,012	22	2%	43	Design
AIRPORT AMBULANCE TRANSFER BAY	79	4	83	7	8%	5	Design
AIRPORT TERMINAL AWNING	10	(4)	6	6	99%	0	Complete
AIRPORT HELICOPTER LANDING PAD	20	12	32	0	0%	0	Procurement
Total	23,336	(1,190)	22,146	4,390	20%	2,346	

Good Government

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
RYLSTONE COUNCIL BUILDING	64	0	64	18	28%	13	Construction
MUDGEES STORES BUILDING	17	24	41	2	5%	0	Design
OLD POLICE STATION CAPITAL	62	0	62	0	0%	0	Consultation
CARMEL CROAN BUILDING CAPITAL	30	15	45	18	39%	9	Construction
BUILDINGS MASTER KEY SYSTEM	150	(150)	0	0	0%	0	Deferred/Cancelled
CONCEPT PLANS FOR MAIN ADMIN BUILDING	550	(500)	50	0	0%	0	Consultation
IT SPECIAL PROJECTS	31	0	31	2	5%	0	Consultation
IT NETWORK UPGRADES	101	0	101	0	0%	0	Consultation
IT CORPORATE SOFTWARE	331	(230)	101	29	28%	2	Initial works
SERVER ROOM MUDGEES CAPITAL UPGRADES	30	0	30	0	0%	4	Procurement
BACKUP DISASTER RECOVERY UPGRADE	172	0	172	0	0%	0	Design
PLANT PURCHASES	7,253	769	8,022	264	3%	366	Procurement
RYLSTONE DEPOT CAPITAL WORKS	10	0	10	7	65%	3	Complete-awaiting invoices
RYLSTONE DEPOT WASHBAY	156	0	156	5	3%	129	Construction
SOLAR FARM INITIATIVE	848	0	848	30	3%	82	Design
REPLACE DEPOT FUEL BOWSERS	35	1	36	36	100%	0	Complete
RYLSTONE DEPOT SEALING	40	0	40	38	94%	0	Complete
WORKSHOP FIRE EXIT	1	0	1	1	98%	0	Complete
WORKSHOP CONCRETE WORKS	25	0	25	0	0%	0	Consultation
STORE WATER PIPE SHED	30	0	30	0	0%	3	Design
Total	9,938	(71)	9,867	448	5%	612	
Total Capital Works Program	89,751	(26,772)	62,979	9,278	15%	15,514	

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

9.6 Policy Review - Investments

REPORT BY THE MANAGER FINANCIAL PLANNING
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, GOV400047

RECOMMENDATION

That Council:

1. **receive the report by the Manager Financial Planning on the Policy Review - Investments;**
2. **place the revised Investment Policy on public exhibition for 28 days; and**
3. **adopt the revised Investment Policy if no submissions are received.**

Executive summary

This report presents the review of Council's Investments Policy. A copy of the proposed Investment Policy with track changes is attached to this report.

Disclosure of Interest

Nil.

Detailed report

Council's Finance department have conducted a review of the Investments Policy.

The policy review proposes to allow investment in the TCorp Short Term Income Fund by including a portfolio limit of 15%. The fund objective is to earn rates of return higher than the Bloomberg AusBond Bank Bill Index over three year periods, on an after-fee basis. As Councils current budgets have large expenditures in the 2-4 year timeframe this will give Council the ability to place aside some of these reserves in the Short Term Income Fund, aiming to achieve better rates of return than term deposits.

As shown in attachment 2 the Short Term Income Fund has assets rated from A to AAA (Upper Medium Grade, High Grade and Prime). The performance of this fund is shown as at September 2020.

In attachment 3 for information is the latest Economic Commentary from NSW TCorp. It highlights that market risk is affecting investment earnings as interest rates decline and equity markets are volatile and the yield curve remains reasonably flat. It is therefore recommended to maintain the existing credit quality limits and term to maturity framework.

Community Plan implications

Theme	Good Governance
-------	-----------------

Goal	An effective and efficient organisation
------	---

Strategy	Prudently manage risks association with all Council activities
----------	--

Strategic implications

Council Strategies

Not applicable

Council Policies

The current Investments Policy requires an annual review. The recommendation if approved will amend the Investment Policy.

Legislation

Local Government Act 1993 (NSW) Section 625

Local Government (General) Regulation 2005 (NSW) Clause 212

Financial implications

Not applicable.

Associated Risks

Investment risk and risk management strategies are included in the Investments Policy

NEIL BUNGATE
MANAGER FINANCIAL PLANNING

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

4 November 2020

Attachments:

1. Policy Review - Investments.
2. TCorpIM Funds Monthly Report - September 2020.
3. TCorp Monthly Economic Report - October 2020.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



POLICY Investments

*A prosperous
and progressive
community.*

ADOPTED		REFERENCE	2.01
COUNCIL MEETING MIN NO	285/19	REVIEW DATE	SEPTEMBER 2020 NOVEMBER 2021
DATE:	18 NOVEMBER 2020 ¹⁸	FILE NUMBER	GOV40047; FIN300053

Objective

The objective of this policy is to provide a framework for managing the investment of Council funds. It aims to ensure Council:

- Complies with the relevant legislative and regulatory requirements
- Identify risks, risk management strategies and establish tolerable levels of exposure to risk
- Give due consideration to the preservation of capital
- Maintain sufficient liquidity to meet all cash flow requirements
- Maximise the rate of return in line with all requirements of this policy
- Establish guidelines in relation to monitoring and reporting on investments
- Confirm delegations of authority and other governance matters in relation to investments

Legislative and regulatory requirements

- Local Government Act 1993 (NSW) Section 625
- Local Government (General) Regulation 2005 (NSW) Clause 212
- Ministerial Local Government Investment Order dated 12 January 2011
- The Trustee Amendment (Discretionary Investments) Act 1997 (NSW)
- Local Government Code of Accounting Practice and Financial Reporting
- Australian Accounting Standards
- Office of Local Government Investment Policy Guidelines
- Office of Local Government Circulars

Approved Investments

Investments are limited to those allowed by the Ministerial Investment Order and must be denominated in Australian Dollars. Approved investments include:

- public funds or securities issued by or guaranteed by, the Commonwealth, any State of the Commonwealth or a Territory;
- debentures or securities issued by a NSW Council;
- interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit-taking institution, but excluding subordinated debt obligations;
- bills of exchange issued by or accepted by an authorised deposit-taking institution and not more than 200 days to maturity;

- a deposit with the New South Wales Treasury Corporation or investments in an Hour-Glass investment facility of the New South Wales Treasury Corporation.

Prohibited Investments

This policy prohibits any investment carried out for speculative purposes including:

- Derivative based instruments;
- Principal only investments or securities that provide potentially nil or negative cash flow;
- Stand-alone securities issued that have underlying futures, options, forwards contracts and swaps of any kind.

This policy also prohibits the use of leveraging (borrowing to invest).

Related policies and plans

- Statement of Business Ethics
- Conflicts of Interest Policy

Policy

Delegation of Authority

Authority for implementation of the Investments Policy is delegated by Council to the General Manager in accordance with the *Local Government Act 1993*.

The General Manager has in turn delegated the day-to-day management of Council's investments to the:

- Chief Financial Officer (Responsible Accounting Officer)
- Manager Financial Planning
- Financial Accountant
- Manager Revenue and Property

A minimum of two price quotations of like or similar investments must be obtained for the acquisition of all market investments in order to verify the fairness of the purchase price. Two authorised signatories, with appropriate delegation limits must approve each investment recommendation. Recommendations must be retained on file as a permanent record.

Any single investment exceeding \$5M, or, with a maturity term that exceeds 2 years must be authorised by the Responsible Accounting Officer or General Manager.

The General Manager must approve delegations in writing and record them in the Register of Delegations. Delegated officers are required to acknowledge that they have received a copy of this policy and understand their obligations in this role when investing funds on behalf of Council in accordance with this policy.

Adequate controls are in place to safeguard Council's assets, such as the separation of duties in relation to authorising and executing transactions through the requirement of two authorised signatories for each transaction.

Conflicts of Interest

Officers shall refrain from activities that would conflict with the proper execution and management of Council's investment portfolio. Council's Conflicts of Interest Policy provides guidance for recognising and disclosing any conflicts of interest.

In accordance with Council's Statement of Business Ethics, any independent investment advisors are also required to disclose any actual or perceived conflicts of interest.

Investment Risk

Investment risk can take many forms:

Credit risk – the risk that the institution Council has invested in fails to pay the interest and or repay the principal of an investment.

Liquidity risk – the risk an investor is unable to realise the investment at short notice due to the illiquid nature of a particular investment. This could potentially result in Council being unable to meet payments as and when they fall due.

Market risk – the risks associated with changes in market prices such as interest rates, currency and commodity prices.

Legislative risk – the risk of laws changing that affect investment value.

Risk Management Strategies

There are risks associated with all investments. Council's primary consideration is the reduction of credit and liquidity risks. The following strategies aim to reduce these risks.

CREDIT QUALITY LIMITS

To reduce credit risk, Council will only invest in products with a Standard and Poor's (S&P) long-term credit rating of BBB- or stronger, with the exception of TCorp's Hour-Glass Funds. Investments in unrated entities will be restricted to the limits of the Commonwealth Guarantee (Financial Claims Scheme).

To further reduce risk Council's policy includes maximum holding limits for each rating category. Individual counterparties/financial institution limits are also established to ensure portfolio diversification which reduces the risk of being over exposed to a particular institution.

The following table applies to restrict investments in institutions by the S&P long-term credit rating. Percentage limits in the table refer to percentages of the total portfolio.

Long-Term Credit Rating	Portfolio Limit	Limit Per Institution
AAA to AA-	100%	40%
A+ to A-	50%	20% %
BBB+	20%	10%
BBB	10%	5%
BBB-	5%	5%
TCorp's Hour-Glass Growth Funds (No Rating)	15%	Not Applicable
TCorp's Hour Glass Short Term Income Fund (No Rating)	15%	Not Applicable
TCorp's Hour-Glass Cash Fund (No Rating)	30%	Not Applicable
No Rating	5%	Limited to the Commonwealth Guarantee amount

Credit guidelines to be adopted reference the S&P ratings system criteria and format. Credit ratings measure relative credit strength and in no way do they guarantee the Council against investment losses. Despite this challenge, credit ratings provide the best independent information available to assess exposure to credit risk. The format of S&P rating criteria is shown in the below table.

S&P		RATING DESCRIPTION	
LONG-TERM	SHORT-TERM		
AAA	A-1+	PRIME	INVESTMENT-GRADE
AA+		HIGH GRADE	
AA			
AA-			
A+	A-1	UPPER MEDIUM GRADE	
A			
A-			
BBB+	A-2	LOWER MEDIUM GRADE	
BBB			
BBB-			
NR	NR	NO RATING	NO RATING HAS BEEN REQUESTED

Investments graded lower than BBB- are not shown as they are considered non-investment grade speculative and therefore would be prohibited under this policy.

TERMS TO MATURITY FRAMEWORK

The term to maturity framework is structured around the cash requirements of the Council and the management of liquidity and market risk. The portfolio liquidity parameters specify the maximum and minimum amounts or percentages of the total investment portfolio that can be held within the various investment maturity bands. The liquidity/maturity profile of the total investment portfolio must comply with the parameters shown in the table below.

Period to Maturity	Cumulative Minimum % of Total Portfolio
< 3 months	Greater of 20% or \$15 million
< 1 year	40%
< 2 years	50%
< 4 years	85%

The minimum requirement for short term access to investments is set at a minimum of \$15 million to ensure adequate funds are available to meet Council's expected liabilities based on the current budget.

Term to Maturity	Maximum % of Total Portfolio
< 3 months	100%
3 months to 1 year	80%
1 to 2 years	60%
2 to 4 years	50%
Greater than 4 years	15%

The term to maturity of individual investments will also be limited according to the institutions credit rating, as shown in the table below.

Long-Term Credit Rating	Maximum Term
AA- or above	5 years
A+ to A	3 years
A- to BBB+	2 years
Below BBB+	1 year

PROCEDURE FOR THE BREACH OF LIMITATIONS OR THRESHOLDS

Where a breach of threshold or limitation occurs due to an unavoidable change in the total investment portfolio or downgrade in credit rating, the following process will apply:

- an immediate freeze is imposed on the acquisition of new investment in the relevant category until the portfolio can be effectively managed back to accord with the requirements of this policy

- the relevant category of investments must be managed back in accord with the policy limits within a period that takes into account any adversity created by market, liquidity and credit risk.

The immediate forced sale of the investment in breach of limits or thresholds will not be required.

Performance Benchmarks

Investment performance will be measured quarterly against the following benchmarks according to the term of investment.

Term of Investment	Benchmark
< 2 years	Bloomberg Ausbond Bank Bill Index (Quarterly and 1 year)
2 years and over	Bloomberg Ausbond Composite 2-5 year Index

Reporting

Documentary evidence must be held for each investment and details thereof maintained in the Investment Register. The documentary evidence must provide Council legal title to the investment.

Details to be included in the Investment Register:

- The source and the amount of money invested;
- Particulars of the security or form of investment in which the money is invested;
- The term of the investment; and
- The rate of interest to be paid, and the amount of money that Council has earned, in respect of the investment.

Certificates must be obtained from the financial institutions confirming the amounts of investments held on Council's behalf as at 30 June each year and reconciled to the Investment Register.

All investments are to be appropriately recorded in Council's financial records and reconciled at least monthly.

Council will be provided with a written report each month setting out details of the entire investment portfolio. The report will confirm compliance of Council's investments with legislative and policy requirements. The report will be made up to the last day of the month immediately preceding the meeting.

As part of the quarterly budget review process, Council will be provided with a detailed commentary and performance benchmarking of the portfolio.

Review of Policy and Investments

ANNUAL REVIEW

In accordance with the Office of Local Government Investment Policy Guidelines, Council will review the Investments Policy annually or in the event of significant legislative or market changes.

REVIEW

PROFESSIONAL ADVICE

Council may from time to time use the services of suitably qualified investment professionals to provide assistance in investment strategy formulation, portfolio implementation and monitoring.

Any such advisor must be approved by Council and licensed by the Australian Securities and Investment Commission. The advisor must be an independent person who has no actual or potential conflict of interest in relation to investment products being recommended and is free to choose the most appropriate product within the terms and conditions of this Investment Policy.

Any independent advisor engaged by Council is required to provide written confirmation that they do not have any actual or potential conflicts of interest in relation to the investments they are recommending or reviewing, including that they are not receiving any commissions or other benefits in relation to the investments being recommended or reviewed.

Definitions

Term	Meaning
Authorised Deposit-Taking Institution	Authorised Deposit-Taking Institutions are corporations which are authorised under the <i>Banking Act 1959</i> to accept deposits and conduct banking activities.
BBSW	The Bank Bill Swap reference rate (BBSW) is the average of mid-rate bank-bill quote from brokers on the BBSW Panel. The BBSW is calculated daily. Floating rate securities are most commonly reset quarterly to the 90-day BBSW.
Bill of Exchange	A bill of exchange is an unconditional order in writing, addressed by one person to another, signed by the person giving it, requiring the person to whom it is addressed to pay on demand, or at a fixed or determinable future time, a sum certain in money to or to the order of a specified person, or to bearer.
Bloomberg Ausbond Bank Bill Index	The Bloomberg Ausbond Bank Bill Index is a leading benchmark for the fixed income market in Australia.
Commonwealth Guarantee (Financial Claims Scheme)	The Financial Claims Scheme (FCS) is an Australian Government scheme that protects depositors of authorised deposit-taking institutions (banks, building societies and credit unions) and policyholders of general insurance companies from potential loss due to the failure of these institutions. For banks, building societies and credit unions incorporated in Australia, the FCS provides protection to depositors up to \$250,000 per account-holder per ADI. The Scheme seeks to provide depositors with timely access to their protected deposits in the unlikely event of the failure of their ADI.
Debenture	A debenture is a document evidencing an acknowledgement of a debt, which a company has created for the purposes of raising capital. Debentures are issued by companies in return for medium and long-term investment of funds by lenders.

FRN	A Floating Rate Note (FRN) is a medium to long-term fixed interest investment where the coupon is a fixed margin (“coupon margin”) over a benchmark, also described as a “floating rate”. The benchmark is usually the BBSW and is reset at regular intervals – most commonly quarterly.
TCorp’s Hour-Glass Funds	New South Wales Treasury Corporation (TCorp) is the financial markets partner for New South Wales public sector agencies. Hour-Glass Funds are permitted under Ministerial Local Government Investment Order. Hour-Glass Funds are ready made Unit Trusts catering to most investment objectives.

REVIEW



TCorpIM Funds

Monthly Report

September 2020



Contents

Cash Fund	3
Short Term Income Fund	4
Medium Term Growth Fund	5
Long Term Growth Fund	6

TCorpIM Cash Fund

September 2020

	Since inception (% p.a.)	10 year (% p.a.)	5 year (% p.a.)	3 year (% p.a.)	1 year %	FYTD %	6 month %	3 month %	1 month %
Net returns^[1]	5.53	2.87	1.98	1.70	0.96	0.16	0.52	0.16	0.04
Benchmark	5.43	2.56	1.63	1.40	0.58	0.03	0.09	0.03	0.01
Net relative to benchmark^[2]	0.10	0.31	0.36	0.30	0.37	0.13	0.43	0.13	0.03

1. Net performance includes all investment management fees and expenses and assumes all distributions are reinvested.

2. Numbers may not add up due to rounding.

Past performance does not guarantee future performance.

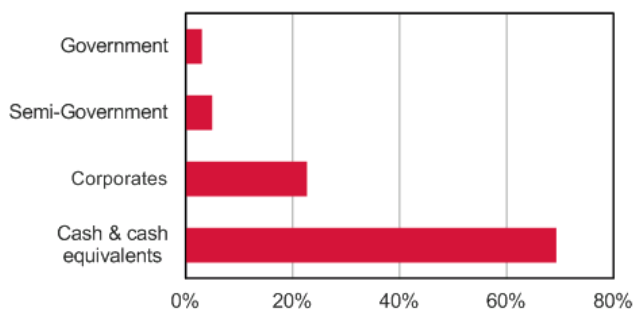
Performance commentary

The Fund returned 0.96% over the past 12 months and 0.04% in September.

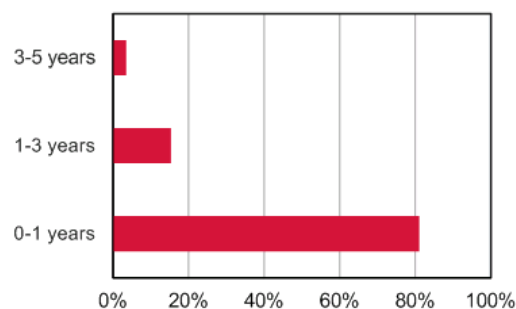
The Fund outperformed the Bank Bill benchmark by 3 bps over the month. The Fund's overweight duration and carry positions were attributable to the higher-than-benchmark yields on the Fund's holdings in non-major banks' negotiable certificates of deposit securities. Credit spreads on AUD major banks were slightly weaker with the 3-year spread up 1 bps to 37 bps.

Benchmark:	Bloomberg AusBond Bank Bill Index
Funds under management:	\$790m
Distribution frequency:	Monthly
Inception date:	30 June 1989
Investment manager:	NSW Treasury Corporation
Cashflow notification period:	Daily (same day cashflows with notification by 12 noon)
Objective:	To produce returns similar to the benchmark, over one year periods, on an after-fees basis.

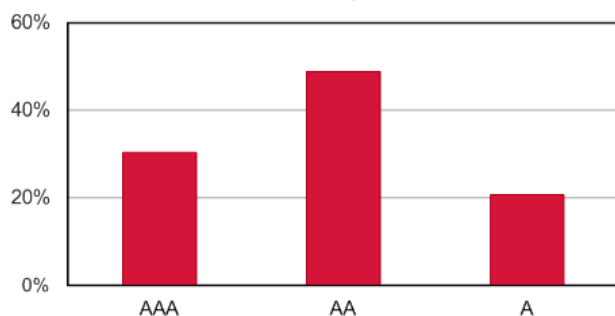
Security allocation



Maturity profile



Issuer rating allocation



Running yield	%
Fund	0.25
Benchmark	0.11

Duration	Years
Fund	0.27
Benchmark	0.13

Disclaimer

The portfolio characteristics displayed in the exhibits are based in part on third party databases that are not subject to independent review.



TCorpIM Short Term Income Fund[^]

September 2020

	Since inception (% p.a.)	10 year (% p.a.)	5 year (% p.a.)	3 year (% p.a.)	1 year %	FYTD %	6 month %	3 month %	1 month %
Net returns^[1]	3.55	3.16	2.33	2.16	1.62	0.48	1.47	0.48	0.06
Benchmark	2.97	2.56	1.63	1.40	0.58	0.03	0.09	0.03	0.01
Net relative to benchmark^[2]	0.58	0.60	0.70	0.76	1.04	0.45	1.38	0.45	0.05

1. Net performance includes all investment management fees and expenses and assumes all distributions are reinvested.

2. Numbers may not add up due to rounding.

Past performance does not guarantee future performance.

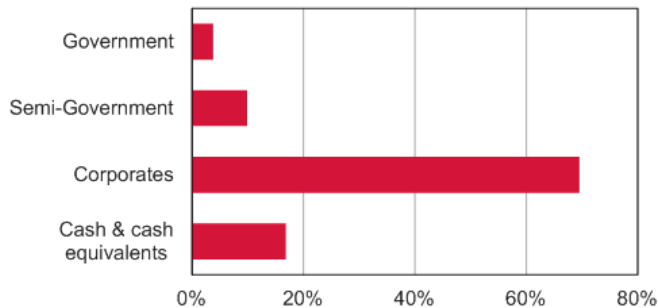
Performance commentary

The Fund returned 1.62% over the past 12 months and 0.06% in September.

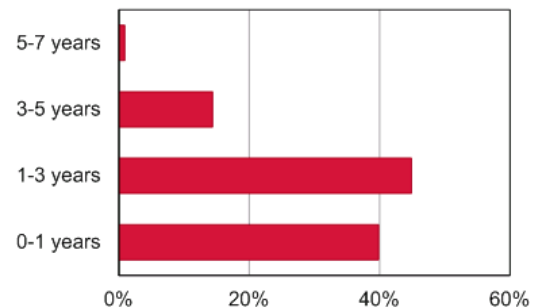
The Fund outperformed the Bank Bill benchmark by 5 bps over the month. This was due to the Fund's overweight duration allocations. Credit spreads were slightly weaker on AUD major banks with the 3-year spread up 1 bps to 37 bps.

Benchmark:	Bloomberg AusBond Bank Bill Index
Funds under management:	\$3,412m
Distribution frequency:	Monthly
Inception date:	17 June 2008
Investment manager:	NSW Treasury Corporation
Cashflow notification period:	Five business days
Objective:	To earn rates of return higher than the benchmark returns over three year periods, on an after-fee basis.

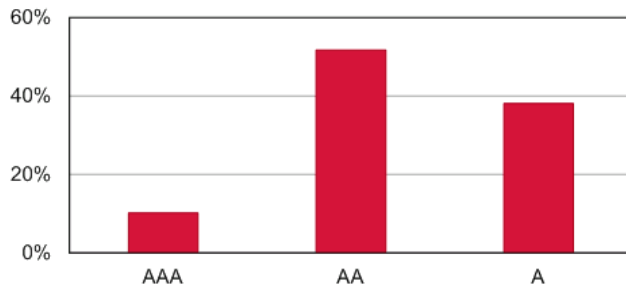
Security allocation



Maturity profile



Issuer rating allocation



Running yield	%
Fund	0.48
Benchmark	0.11

Duration	Years
Fund	0.70
Benchmark	0.13

Disclaimer

The portfolio characteristics displayed in the exhibits are based in part on third party databases that are not subject to independent review.

[^]Prior to 15 October 2018, the Fund name was the TCorpIM Strategic Cash Fund.

TCorpIM Medium Term Growth Fund

September 2020

	10 year (% p.a.)	7 year (% p.a.)	5 year (% p.a.)	3 year (% p.a.)	1 year %	FYTD %	6 month %	3 month %	1 month %
Net returns ^[1]	5.53	4.78	4.34	4.04	(0.13)	1.33	5.23	1.33	(0.26)
CPI + 2.0% p.a.	3.55	3.12	2.79	2.26	(0.79)	(1.40)	(2.77)	(1.40)	(0.47)
Net relative to CPI + 2.0% p.a.^[2]	1.98	1.66	1.56	1.79	0.66	2.72	8.01	2.72	0.21
SAA benchmark	5.61	4.99	4.63	4.35	0.46	1.20	5.21	1.20	(0.19)
Net relative to benchmark^[2]	(0.08)	(0.22)	(0.29)	(0.31)	(0.58)	0.12	0.02	0.12	(0.07)

1. Net performance includes all investment management fees and expenses and assumes all distributions are reinvested. 2. Numbers may not add up due to rounding. Past performance does not guarantee future performance.

Performance commentary

The Fund returned -0.13% over the past 12 months and -0.26% in September. The Fund's long term return remains positive and exceeds its long term CPI+2.0% p.a. return objective over 7 years.

Reported inflation-relative objective returns are negative for periods under 1 year, due to published inflation for the June 2020 quarter being -1.9%. This significant quarterly negative inflation print reflects the impact of COVID-19. This highlights the importance of focusing on performance outcomes relative to longer term objectives, rather than reported results over shorter timeframes, which can be more volatile and are not reflective of the investment approach.

Deputy RBA Governor Guy Debelle outlined in a speech the potential actions the RBA could adopt to further ease monetary policy. This includes lowering the cash rate target from 0.25% to 0.10%, implementing quantitative easing alongside the current yield curve control programme and intervening in the FX market to weaken the Australian Dollar.

The Fund's cash and short-term income allocation outperformed the Bank Bill benchmark by 3 bps over the month. The Fund's overweight duration and carry positions were attributable to the higher-than-benchmark yields on the Fund's holdings in non-major banks' negotiable certificates of deposit securities. Credit spreads on AUD major banks were slightly weaker with the 3-year spread up 1 bps to 37 bps.

Nominal and inflation-linked bond performance was strong in September. Australian bond yields fell as the RBA provided guidance that further monetary easing may occur. The 10-year bond yield fell 20 bps to 79 bps, and the 3-year bond yield fell 10 bps to 16 bps, well below the RBA's current target of 25 bps.

The MSCI World (ex Australia) Equity index fell by 3.5% over September, reversing some of the strong gains of August. The US S&P500 closed the month down 3.9%, led by a fall in technology-related stocks. The ASX200 experienced a similar fall, down 4% during the month.

Benchmark:	Medium Term Growth Fund strategic asset allocation weighted index
Funds under management:	\$1,227m
Distribution frequency:	Annual
Inception date:	1 December 1990
Objective:	To produce a return of CPI plus 2% p.a. over rolling 7 years, on an after fees and expenses basis.



Asset class performance	Actual return	
	1 month %	FYTD %
Australian shares	(3.29)	(0.02)
International shares (unhedged)	0.10	3.96
International shares (hedged)	(2.55)	6.51
Listed property	(2.32)	1.03
Alternatives	(1.05)	(0.28)
Global credit	(0.02)	2.24
Bank loans	0.66	3.83
Emerging market debt	0.39	(2.37)
High yield	(0.66)	4.74
Australian bonds	1.18	1.42
Australian inflation linked bonds	1.63	3.84
Cash and short term income strategies	0.04	0.30

Disclaimer

The portfolio characteristics displayed in the exhibits are based in part on third party databases that are not subject to independent review.



TCorpIM Long Term Growth Fund

September 2020

	10 year (% p.a.)	7 year (% p.a.)	5 year (% p.a.)	3 year (% p.a.)	1 year %	FYTD %	6 month %	3 month %	1 month %
Net returns ^[1]	8.17	7.60	7.09	6.47	0.05	2.40	9.15	2.40	(0.56)
CPI + 3.5% p.a.	5.07	4.63	4.30	3.76	0.68	(1.03)	(2.06)	(1.03)	(0.35)
Net relative to CPI + 3.5% p.a.^[2]	3.10	2.97	2.80	2.71	(0.63)	3.44	11.21	3.44	(0.22)
SAA benchmark	8.46	8.01	7.56	6.91	0.49	2.26	9.38	2.26	(0.52)
Net relative to benchmark^[2]	(0.29)	(0.40)	(0.47)	(0.44)	(0.44)	0.14	(0.23)	0.14	(0.04)

1. Net performance includes all investment management fees and expenses and assumes all distributions are reinvested. 2. Numbers may not add up due to rounding. Past performance does not guarantee future performance.

Performance commentary

The Fund returned 0.05% over the past 12 months and -0.56% in September. The Fund's long term return remains positive and exceeds its long term CPI+3.5% p.a. return objective over 10 years.

Reported inflation-relative objective returns are negative for periods under 1 year, due to published inflation for the June 2020 quarter being -1.9%. This significant quarterly decline reflects the impact of COVID-19. This highlights the importance of focusing on performance outcomes relative to longer term objectives, rather than reported results over shorter timeframes, which can be more volatile and are not reflective of the investment approach.

The MSCI World (ex Australia) Equity index fell by 3.5% over September, reversing some of the strong gains of August. The US S&P500 closed the month down 3.9%, led by a fall in technology-related stocks. The ASX200 experienced a similar fall, down 4% during the month. European markets were more resilient in September despite a second wave of COVID-19 cases. German stocks fell by 1.4% and UK stocks declined by 1.6%. Japan was the only major developed equity market to rise over September, with a 0.2% gain.

Emerging market shares fell by 1.8% over September. This was largely driven by Chinese and Brazilian stocks which fell by around 5% over the month while Indian shares fell by 1.5% and Mexican stocks rose by 1.7%. The FTSE EPRA/ NAREIT Developed Rental Index declined -2.5%. During the month, all sectors declined led by retail, healthcare and office which fell -5.5%, -5.3% and -3.7% respectively. Industrials was the strongest performing sector which declined modestly (-0.3%) during the month.

Australian bond performance were strong in September. Australian bond yields fell as the RBA provided guidance that further monetary easing may occur. The 10-year bond yield fell 20 bps to 79 bps and the 3-year bond yield fell 10 bps to 16 bps, well below the RBA's current target of 25 bps.

Benchmark:	Long Term Growth Fund strategic asset allocation weighted index
Funds under management:	\$1,601m
Distribution frequency:	Annual
Inception date:	1 July 1989
Objective:	To produce a return of CPI plus 3.5% p.a. over rolling ten year periods, on an after fees and expenses basis.



Asset class performance	Actual return	
	1 month %	FYTD %
Australian shares	(3.29)	0.06
International shares (unhedged)	0.04	3.96
International shares (hedged)	(2.55)	6.58
Emerging market shares	1.61	6.92
Listed property	(2.32)	1.13
Alternatives	(1.01)	0.18
Bank loans	0.66	3.83
Emerging market debt	0.41	(2.18)
High yield	(0.66)	4.92
Australian bonds	1.18	1.45
Cash and short term income strateg	0.04	0.32

Disclaimer

The portfolio characteristics displayed in the exhibits are based in part on third party databases that are not subject to independent review.



NSW Treasury Corporation (TCorp)
Level 7, Deutsche Bank Place
126 Phillip Street, Sydney NSW 2000, Australia
T: +61 2 9325 9325 **F:** +61 2 9325 9333
W: tcorp.nsw.gov.au **ABN:** 99 095 235 825

This material is provided for information purposes only and is intended for your use only. The material should not be relied on for trading or other business purposes. The material does not constitute investment advice and NSW Treasury Corporation (TCorp) does not make any recommendation as to the suitability of any of the products or transactions mentioned. This material is not intended to forecast or predict future events.

Past performance is not a guarantee or indication of future results. Any estimates and opinions contained in this material constitute TCorp's judgement as at the date the material is made available and may be subject to change without notice. TCorp does not guarantee the accuracy, timeliness, reliability or completeness of the information or data and will not be liable for any errors or actions taken in reliance on the information or data.



October 2020
Published: 2 November 2020

Economic Commentary

Investors brace for another wave of economic disruption

The global economic data released during October was reasonable and mostly showed a recovery in activity as economies bounced back from the sharp contraction in Q2. The US economy grew by 7.4% in Q3 while European activity jumped by 12.7%. But while more up-to-date data suggest that the US recovery remained on track as it headed into Q4, there were some signs that the European recovery was beginning to falter as rising COVID-19 case numbers resulted in a steady rise in restrictions being re-imposed in some European nations.

In the US, for example, the Purchasing Managers' Index (PMI) for the service sectors increased from 54.6 in September to 56 in October. In contrast, Europe's services PMI fell from 48 in September to 46.2 in October. Recall that if the PMI is below 50 it suggests that activity is declining.

While governments faced with rising COVID-19 case numbers initially attempted to introduce targeted restrictions that would minimise the impact on the economy, the relentless rise in cases compelled the French and German governments to announce widespread lockdowns that will persist for November. Investors are also wary that some US states may be forced to consider similar options. The US Presidential election also weighed on investors' minds during October. In particular, investors are concerned that a contested result could undermine confidence.

The Reserve Bank of Australia prepares to embrace full-blown quantitative easing

The Commonwealth Budget was released in October and pointed to a budget deficit of 11% of GDP – the largest deficit in peace time. This, however, mainly reflected policy measures that had already been announced. New measures introduced in the budget were modest in size and were mainly directed towards the business sector. The bring-forward of personal income tax cuts, however, should provide some support to consumer spending.

With downside risks still weighing on the Australian economy, the Reserve Bank of Australia (RBA) has indicated a willingness to ease policy further at its November policy meeting. This will involve reducing their target rates for cash and the 3-year government bond yield from 0.25% to 0.10%, as well as indicating a willingness to purchase more longer-dated bonds.

Economic data pointed to fairly steady activity as the economy approaches the end of the year. While there was a disappointing fall in payrolls in early October, consumer spending remains reasonable and sentiment is improving. House prices also appear to have stabilised. Consumer prices rose by 1.6% in the September quarter as childcare fees were reintroduced and petrol prices recovered. While inflation appears stuck below the bottom of the RBA's 2-3% target band, there is no sign that overall inflation will decline much further.

In contrast to the rising COVID-19 case numbers in the northern hemisphere, case numbers in Australia dropped back to very low levels as Victoria's lockdown enabled authorities to contain the spread of the virus. This enabled the Victorian Premier to remove many of the restrictions that were crimping economic activity at the end of October. Some restrictions on interstate movements were also relaxed during the month.

Financial Market Commentary

Equity Markets (Performance is in local currency and excludes dividends)

The MSCI World (ex Australia) Equity index fell by 3.2% over October. This was driven by sharp stock market falls in most of the advanced economies. The US S&P500 fell 2.8% despite a decent earnings reporting season, as investors warily watched the rapid spread of COVID-19 case numbers, the Presidential election and the threat of more regulation for technology companies.

European equities fell by 5.2% during October, although German stocks were particularly weak, dropping by 9.4%. This reflected disappointing earnings news as well as Chancellor Angela Merkel's announcement that economic restrictions were being re-introduced during November.

The Australian equity market was one of the few developed country markets to perform well over October, managing to record a rise of 1.9%. This reflected the successful containment of COVID-19 in Victoria as well as speculation that the RBA was poised to ease policy further.

Emerging market equities also performed well during October, rising by 2% overall. This was driven by strong gains in Indian and Hong Kong stocks.

Interest Rates

The sharp decline in many equities markets over October would usually be associated with lower bond yields as investors sought the safe haven of government bond markets. During October, however, US 10-year bond yields rose by a strong 19bps to 0.87%. This surprising move in bond yields could reflect market positioning ahead of the US Presidential election. It may also reflect the anticipation of further significant fiscal stimulus which would boost both growth and inflation as well as result in a much larger funding requirement for the US Treasury.

The rise in US bond yields pulled longer-dated Australian bond yields higher with the 10-year yield rising by 4bps to 0.83%. Growing expectations that the RBA would reduce its target for the 3-year bond to 0.10%, however, ensured that shorter-term yields declined with the 3-year yield falling by 4bps to 0.12%. The yield on TCorp's 2030 bond fell by 11bps to 1.01%, however, on the expectation that the RBA could include longer-dated State-government bonds in an expanded bond buying program.

Currency and Commodity Markets

The Australian dollar fell by 1.2% against the US currency over October and by 0.7% against the Euro. Part of the RBA's strategy of reducing longer-dated bond yields is the belief that it will reduce demand for the A\$. Of course, the A\$ also generally declines during 'risk-off' periods when equity markets decline.

Commodity prices were generally weaker over October, with oil prices again falling sharply. The price of Brent crude oil fell by 8% over the month to \$37 per barrel. This likely reflects the reimposition of economic restrictions in Europe that will particularly affect travel and hence the demand for oil. Iron ore prices also fell by 3% during the month, although at \$120 per tonne, the price remains very high and is consistent with strong Chinese activity.



Financial Market Performance

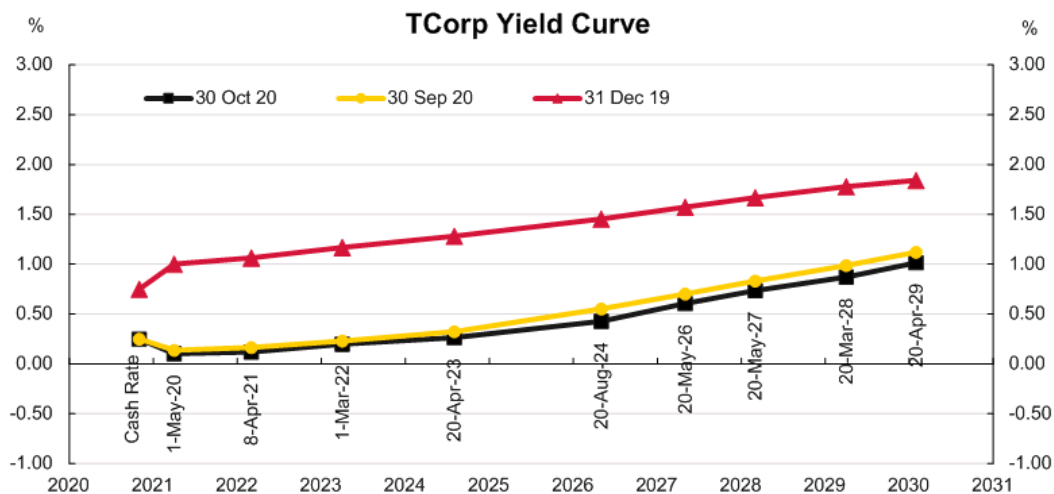
Currency Markets October 2020	Previous Month Close	Month High	Month Low	Month Close	Month Change
AUD/USD	0.712	0.724	0.703	0.703	-1.26% ▼
AUD/EUR	0.608	0.612	0.596	0.603	-0.73% ▼
AUD/JPY	75.237	76.469	73.349	73.555	-2.24% ▼
AUD/GBP	0.555	0.560	0.542	0.542	-2.21% ▼
AUD/BRL	3.993	4.074	3.947	4.038	1.12% ▲
AUD/RUB	55.26	56.14	54.35	55.89	1.15% ▲
AUD/INR	52.51	52.95	51.73	52.08	-0.81% ▼
AUD/CNY	4.834	4.880	4.701	4.703	-2.71% ▼

Equity Markets* October 2020	Previous Month Close	Month High	Month Low	Month Close	Month Change
MSCI World ex Australia	2423	2536	2345	2345	-3.2% ▼
MSCI Emerging Markets	1082	1138	1082	1103	2.0% ▲
S&P/ASX 200	5816	6229	5792	5928	1.9% ▲
S&P/ASX Small Ordinaries	2727	2913	2705	2736	0.3% ▲
S&P 500 (US)	3363	3534	3270	3270	-2.8% ▼
FTSE 100 (UK)	5866	6017	5577	5577	-4.9% ▼
Stoxx 600 (Europe)	361	373	342	342	-5.2% ▼
DAX (Germany)	12761	13138	11556	11556	-9.4% ▼
CAC 40 (France)	4803	4979	4570	4594	-4.4% ▼
Nikkei 225 (Japan)	23185	23671	22977	22977	-0.9% ▼
Hang Seng (HK)	23459	24919	23459	24107	2.8% ▲
Shanghai Composite (China)	3218	3360	3218	3225	0.2% ▲
Bovespa (Brazil)	94603	101918	93952	93952	-0.7% ▼
IPC (Mexico)	37459	38708	36626	36988	-1.3% ▼
S&P/BSE Sensex (India)	38068	40795	38697	39614	4.1% ▲

*Returns are in local currency, and exclude dividend payments

Bond Markets (%) October 2020	Previous Month Close	Month High	Month Low	Month Close	Month Change
RBA Official Cash Rate	0.25	0.25	0.25	0.25	0.00 –
90-day Bank Bill	0.09	0.09	0.06	0.06	-0.03 ▼
180-day Bank Bill	0.12	0.12	0.07	0.07	-0.06 ▼
1-year Term Deposit Rate	0.75	0.75	0.75	0.75	0.00 –
3-year Australian Bond	0.16	0.18	0.12	0.12	-0.04 ▼
10-year Australian Bond	0.79	0.90	0.72	0.83	0.04 ▲
10-year US Bond	0.68	0.87	0.68	0.87	0.19 ▲
10-year German Bond	-0.52	-0.49	-0.64	-0.63	-0.11 ▼
10-year Japanese Bond	0.02	0.04	0.02	0.04	0.03 ▲

TCorp Bonds (%)	Previous Month Close	Month High	Month Low	Month Close	Month Change
October 2020					
08-Apr-21	0.14	0.14	0.09	0.10	-0.03 ▼
01-Mar-22	0.16	0.17	0.12	0.12	-0.05 ▼
20-Apr-23	0.23	0.24	0.19	0.20	-0.03 ▼
20-Aug-24	0.32	0.34	0.25	0.26	-0.06 ▼
20-May-26	0.55	0.58	0.41	0.43	-0.12 ▼
20-May-27	0.70	0.75	0.57	0.60	-0.10 ▼
20-Mar-28	0.83	0.89	0.68	0.74	-0.10 ▼
20-Apr-29	0.99	1.04	0.82	0.87	-0.12 ▼
20-Feb-30	1.12	1.19	0.96	1.01	-0.11 ▼
CIB 3.75% 20 Nov 20	1.87	2.10	1.84	2.08	0.21 ▲
CIB 2.75% 20 Nov 25	-0.31	-0.31	-0.59	-0.59	-0.27 ▼
CIB 2.50% 20 Nov 35	0.34	0.27	0.04	0.18	-0.15 ▼



Commodity Markets (US\$)	Previous Month Close	Month High	Month Low	Month Close	Month Change
October 2020					
Brent Oil (per barrel)	41.0	43.3	37.5	37.5	-8.5% ▼
Iron Ore (per tonne)	124.0	124.8	119.7	120.2	-3.1% ▼

TCorp Forecasts	Dec-20	Jun-21	Dec-21	June-22
RBA Official Cash Rate	0.10	0.10	0.10	0.10
90-day Bank Bill	0.10	0.10	0.10	0.10
10-year Australian Bond	0.75	0.75	1.00	1.00

This material has been prepared by New South Wales Treasury Corporation ABN 99 095 235 825 (TCorp), a statutory corporation of New South Wales.

This material is of a general nature only and does not take into account your investment objectives, financial situation or needs. This material does not constitute investment advice. It should not be relied upon in determining whether to invest in a TCorpIM Fund. TCorp recommends you seek your own legal and financial advice before proceeding with any investment decision.

While this material has been formulated with all due care, TCorp does not warrant or represent that the material is free from errors or omissions, or that it is exhaustive. TCorp takes no responsibility for the accuracy, adequacy, currency or completeness of any information included in the material provided by third parties. Except where contrary to law, TCorp will not be liable for any loss, damage, cost or expense (whether direct or indirect) incurred by you as a result of the use of, or reliance on, the information contained in this material.

This material is not intended to forecast or predict future events. Past performance is not a guarantee or a reliable indicator of future performance. The material is subject to change without notice and TCorp is not under any obligation to update the information or correct any inaccuracy which may become apparent at a later date.

Unauthorised copying and distribution of this material is prohibited.

© New South Wales Treasury Corporation 2020. All rights reserved.

About New South Wales Treasury Corporation (TCorp)

TCorp provides best-in-class investment management, financial management, solutions and advice to the New South Wales (NSW) public sector. With A\$103 billion of assets under management, TCorp is a top five Australian investment manager and is the central borrowing authority of the state of NSW, with a balance sheet of A\$99 billion. It is rated AAA by S&P and Aaa by Moody's.

TCorp

Level 7, Deutsche Bank Place,
126 Phillip Street, Sydney, NSW 2000

Tel: +61 2 9325 9325

www.tcorp.nsw.gov.au

www.linkedin.com/company/tcorp-nswtreasurycorporation/



9.7 Streetlighting LED upgrades

REPORT BY THE CHIEF FINANCIAL OFFICER
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, ROA100046; ROA100067

RECOMMENDATION

That Council:

1. receive the report by the Chief Financial Officer on the Streetlighting LED upgrades;
2. approve an exemption from tender, in accordance with Section 55(3)(i) of the Local Government Act 1993, for the installation of LED street lights;
3. approve procurement of Essential Energy for the installation of LED street lights;
4. notes the reason for exemption is that Essential Energy is the street light supplier for the relevant areas impacted by this project and have carried out their own tender process to provide sub-contractors for the installation works;
5. approve the acceptance of grant funding from Resources to Regions towards the installation of LED street lights, should the application be successful;
6. approve amending the 2020/21 Budget to allocate \$980,000 for LED street light installation in Mudgee, Gulgong and surrounding villages, to be funded as follows:
 - 6.1 \$808,069 grant funding; and
 - 6.2 \$171,931 from unrestricted cash
7. authorise the General Manager to sign grant funding agreements for the LED street light project, should the application to Resources for Regions be successful.

Executive summary

Council is working with Essential Energy to upgrade LED lighting in the Mudgee-Gulgong areas. There are clear benefits to upgrading street lighting to LED, and this report seeks approval to progress this project to installation by 30 June 2021.

Disclosure of Interest

Nil.

Detailed report

Council has been working with its streetlighting suppliers to upgrade the infrastructure to LED within the LGA. Councils Operational Plan 2020/21, has highlighted the below project (see Image 1).

Council's streetlighting electricity costs for 2019/20 were \$492,000. The current budget for 2020/21 is for the same amount. The estimated energy costs savings from converting to LED infrastructure is about \$90,000, and additional estimated savings in Street Lighting Use of System rebates (SLUO's) are about \$60,000 resulting in total annual savings of about \$150,000. This equates to an annual saving of about 30% of electricity consumption.

Upgrades of infrastructure will occur in Mudgee, Gulgong and surrounding villages should the recommendation be supported.

The program of upgrade will include a review of lighting levels, with anticipated upgrades for high traffic areas, pedestrian safety zones and environmentally sensitive solutions as required.

The benefits of the upgrades will include:

- ✓ significant reduction of energy costs
- ✓ significant reduction in maintenance costs
- ✓ environmental benefits - removal of mercury used in existing technology
- ✓ environmental benefits - reduced carbon omissions
- ✓ safety improvements - review and upgrade of lighting levels at pedestrian access points and high traffic areas
- ✓ ability to utilise smart controller technology for further savings in stage 2 (future)

MAINTAINING THE HERITAGE AESTHETIC

It is recommended to invest approximately \$290,000, additionally, to ensure that any heritage looking streetlights are replaced with decorative, heritage LED fittings. This will include throughout the CBD's and where there are shepherds crook style streetlights in urban areas.

This will ensure that the heritage streetscape of our community areas are maintained appropriately.

PROJECT SCHEDULE & COMMUNITY CONSULTATION

Council is currently reviewing lighting levels to ensure they are adequate, and any environmentally sensitive areas are taken into account.

An agreement with Essential Energy is due to be signed before 31 December 2020.

Community Consultation will then go ahead, to ensure that the community understands the proposed works, and that an opportunity to comment on the proposal occurs before the construction plan is completed. Consultation is planned in the Jan-Mar 2021 quarter.

Construction and site works will progress through March 2021 – July 2021.

Image 1: excerpt from Operational Plan 2020/21


\$492k
 Electricity costs for street lighting in
 Mudgee | Gulgong | Kandos | Rylstone

PLANNING STRATEGIES AND ACTIONS



Strategy 2.3.4:

Consider technologies in Council’s facilities, infrastructure and service delivery to reduce ecological footprint.

→ **Action:**

Implement alternative energy and sustainable technologies in physical works and service delivery.



Project

Work with Essential Energy to obtain funds for LED Street Lighting Retrofit.



Project

Consider opportunities for alternative energy and sustainable technologies (such as green energy programs or solar panel installation) as part of the Capital Works Program.

Community Plan implications

Theme	Looking After Our Community
Goal	Effective and efficient delivery of infrastructure
Strategy	Provide infrastructure and services to cater for the current and future needs of our community

Strategic implications

Council Strategies

Roads Asset Management Plan 2016-2026

Council Policies

Procurement Policy

Legislation

S55(3) Local Government Act – obtaining exemption from Tender

Financial implications

The operating savings (energy and rebates) are estimated at \$150,000 per annum, and discussed above.

PROJECT COSTS

Item / Activity / Task	Total Cost \$ (Excl. GST)
Project Management Fees	\$15,000
Essential Energy install LEDs	\$730,000
Energy savings certificate credits (ESC)	(\$90,000)
Essential Energy heritage upgrades	\$290,000
Essential Energy lighting level upgrades	\$10,000
Construction contingency	\$25,000
	\$980,000

GRANT FUNDING

The Resources for Regions program demonstrates a commitment by the NSW Government to support mining-impacted communities in NSW. Resources for Regions grant funding has been applied for to the sum of \$808,069

Council contribution is therefore \$171,931.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2019/20	X	X	-
Future Years	✓	-	-

Associated Risks

There is a risk that Council will not be successful in obtaining grant funding. Should that occur, a report will come back to Council to identify an alternate funding source and amend the budget accordingly.

There is a risk of delay, especially given that Council is working with Essential Energy (and a third party) to progress the works, however all works planning with Essential Energy to date has been very well managed, and this risk is currently low.

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

4 November 2020

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.8 Naming of Eames Bridge over the Cudgegong River on Nullo Mountain Road OLINDA

REPORT BY THE REVENUE OFFICER AND PROPERTY SUPPORT OFFICER
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, ROA100071

RECOMMENDATION

That Council:

1. **receive the report by the Revenue Officer and Property Support Officer on the naming of Eames Bridge over Cudgegong River on Nullo Mountain Road OLINDA; and**
2. **formally approve the name of Eames Bridge for this bridge.**

Executive summary

Formal approval is requested to name a bridge over the Cudgegong River, on Nullo Mountain Road in the locality of Olinda, Eames Bridge.

Disclosure of Interest

Nil.

Detailed report

Council received a request from a member of the public for the bridge over the Cudgegong River on Nullo Mountain Road to be named. Council wrote to the neighbours of the bridge requesting their naming suggestions and public consultation was also invited in an advertisement in the 7th August 2020 Mudgee Guardian.

From submissions received Council provisionally approved the name of Eames Bridge at their 16th September 2020 meeting.

The proposed name of Eames Bridge was advertised in the 25th September Mudgee Guardian and Council's website with no objections received. Notices of the proposed bridge name were also served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigade, NSW Police Force, NSW SES and NSW VRA, with no objections received.

Council has the authority to name bridges and the naming of this bridge will assist in identifying locations along Nullo Mountain Road when reporting incidents to the Emergency Services call centre (000).

Community Plan implications

Theme **Connecting Our Region**

Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Council is the naming authority for Bridges. Unlike road naming and place naming, the Geographical Names Board does not have any authority over the naming of bridges and this is entirely in Council's purview. In accordance with Council's Road, Bridge & Place Naming Policy, should Council formally endorse the naming of this bridge, notice of the approved name will be:

- published in the Government Gazette and Mudgee Guardian.
- concurrently, notice of the new name will be sent to Australia Post, the Registrar General, the Surveyor General, the Chief Executive of the Ambulance Service of NSW, NSW Fire & Rescue, the NSW Rural Fire Service, the NSW Police Force, the NSW State Emergency Service, the NSW Volunteer Rescue Association Inc, and in the case of a classified road – Roads and Maritime Services.

Council Policies

Road, Bridge & Place Naming Policy

Legislation

Not applicable.

Financial implications

Cost of Gazettal Notice is no longer a consideration as there is now no charge for such notices. Cost of two name signs and cost of installation is currently within existing street signage budget.

Associated Risks

Nil.

SARAH PRINGLE
REVENUE OFFICER

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

20 October 2020

Attachments: 1. Submissions.
2. Map.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



Michael Andrew Suttor

1 July 2020

Mr Brad Cam

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

Dear Brad,

I write in reference to the naming of the bridge located on Nullo Mountain Road Olinda which crosses the Cudgegong River. This bridge was historically made from wood and was replaced during the 1980's by a culvert bridge under Rylstone Shire Council. To date, this bridge crossing has not been named. I would like to propose that the name 'Eames' bridge be considered as a name for this bridge crossing as the Eames family owned the property 'Eastwood' which adjoins the bridge. The 'Eames' family have owned 'Eastwood' for over 130 years and the descendants still manage this property today.

I have enclosed a photograph of the bridge and look forward to your favourable reply.

Sincerely,

Michael Andrew Suttor

Carolyn Atkins

From: michael suttor
Sent: Wednesday, 1 July 2020 10:18 AM
To: Council
Subject: Letter to General Manager Regarding Bridge Name
Attachments: Letter Regarding Bridge Nullo Mountain Road Suttor 01072020.pdf;

Caution: This email originated from outside the organisation.

Dear Brad,

I enclose a letter regarding the naming of the bridge located on Nullo Mountain Rd Rylstone.

Regards,

Michael Suttor

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.



From: [REDACTED]
To: [Council](#)
Subject: Bridge over Cudegong River on Nullo Mountain Road
Date: Monday, 3 August 2020 2:26:07 PM

Caution: This email originated from outside the organisation.

The General Manager

Am in receipt of a Council letter advising council is planning to name the bridge in question .

And I understand you are asking for submissions regarding the naming of the said bridge
Have received information that one suggestion is that the bridge be named the EAMES BRIDGE

As I was born an Eames and lived there for 22 years and now have an interest in the Eames property Eastwood I would be happy for the bridge be named that

The Eames have resided at Eastwood since the 1890s

Yours Sincerely

Marjorie Webb (nee Eames)

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.

From: [REDACTED]
To: [Council](#)
Subject: Naming of Bridge on Nullo Mountain Road over the Cudgegong River
Date: Thursday, 6 August 2020 7:31:54 AM

Caution: This email originated from outside the organisation.

Dear Ms Sawyers
Following your letter on 28/7/20 I would like to indicate my support
for the naming of the above bridge the EAMES Bridge.
As a proud Eames daughter I would be delighted if this was to occur.

Yours
jill Longworth

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.

From:
To: [Council](#)
Subject: Re naming of bridge
Date: Wednesday, 19 August 2020 11:15:14 AM

Caution: This email originated from outside the organisation.

Attention Ms Sawyers.

Manager Revenue and Property.

I would also like to nominate the name Eames for the naming of the bridge on Nullo Mountain Road crossing the Cudgegong River.

Thanking you.

Yours faithfully,

Stephanie Tate.

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.

From:
To: [Council](#)
Subject: Naming of bridge over Cudgegong River .
Date: Friday, 21 August 2020 10:28:57 AM

Caution: This email originated from outside the organisation.

General manager,
MWRC,
Mudgee .
Dear Sir,

As my late father and uncle (T E & WH Eames) owned the land on either side of the river since 1895 . I like my three sisters think it would be very appropriate to call the bridge The Eames Bridge .

The family were very involved in helping people who were unable to cross the river in wet times .My earliest memories of the “crossing “ (during world war 2) was a cement slab on the ground just where the cars crossed the actual water . If the river was a bit higher than an unsuspecting driver calculated he would become stranded in mid stream and then walk up to our house for help to pull his vehicle out with a draught horse or in later times a tractor .

On many occasions I would lead a horse across the river and a person would mount the horse and get a lift into Rylstone ,do his shopping and then return to ride across the river and get in his car and drive home .

During a very wet period in the 1950 s a flying fox was erected and mail and provisions were sent across the river to people living on the other side .

I could tell you many interesting stories about that Cudgegong River crossing and how much people appreciated the bridge when it was constructed .

Yours sincerely,
Robin Suttor .

Sent from [Mail](#) for Windows 10

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient you are hereby notified that any dissemination, distribution or copying of this email is strictly prohibited. If you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.



Bridge to be named

GLINDA

9.9 Naming of new street in a subdivision off Wurth Drive BOMBIRA

REPORT BY THE PROPERTY SUPPORT OFFICER
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, R0790141 P22314 P22315

RECOMMENDATION

That Council:

1. **receive the report by the Property Support Officer on the naming of a new street in a subdivision off Wurth Drive, Bombira; and**
2. **formally approve the name of Nelthorpe Street for this new street.**

Executive summary

Formal approval is requested to name the new street in a subdivision off Wurth Drive in the locality of Bombira, Nelthorpe Street.

Disclosure of Interest

Nil.

Detailed report

Council, being the Roads Authority, is required to name new and unnamed streets and roads. Following the approval of a new subdivision off Wurth Drive in the locality of Bombira, Council wrote to the neighbours of the subdivision on 29 June 2020 requesting their naming suggestions. Public consultation was also invited in an advertisement placed in the 3 July 2020 Mudgee Guardian and on Council's website.

No submissions were received, however, three previously approved names for new streets in the neighbouring Bombira Estate subdivision became available due to changes to that subdivision plan. From these names Council provisionally approved the name of Nelthorpe Street at their 12 August 2020 meeting.

Nelthorpe relates to the Nelthorpe family, including Rose and Walter Nelthorpe. Rose, the daughter of James & Rosa Harvey, lived in Mudgee from her arrival as a child when her family moved to the town, until she passed away in 1974 at the age of 95. Rose served her community as a member of the RSL Women's Auxiliary, the Red Cross, Mudgee Hospital Auxiliary, the Country Women's Association and many other local organisations. She was recognised for her charity work with the Queen's Medal for Meritorious Service. Her husband, Walter, served Australia in World War I and was, for many years, the Secretary of the original Mudgee Hospital. He was also appointed an honorary Magistrate in 1913.

The Geographical Names Board was advised of this possible street name and approved Nelthorpe on 3 August 2012.

Nelthorpe Street was advertised in the 28 August 2020 issue of the Mudgee Guardian and on Council's website with no additional submissions or objections received.

Notices of the new street name were served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association via the NSW Online Place and Road Naming Proposal System with no objections received.

Street naming is legislated under the Roads Act (1993). This Act empowers the authority in charge of the road with the rights to name it. The naming of these streets will allow the completion of street addressing within the new subdivision. Section 162 of the Roads Act (1993) states that "a road authority may name and number all public roads for which it is the authority. A road authority may not alter the name of a public road unless it has given the Geographical Names Board (GNB) at least two months' notice of the proposed name."

In accordance with Council's Road, Bridge & Place Naming Policy, should Council formally endorse the naming of this new street, notice of the approved name will be:

1. Published in the Government Gazette, the Mudgee Guardian and on Council's website.
2. Concurrently, notice of the new name will be sent to Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association, and, in the case of a classified road – Roads and Maritime Services.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

Not applicable.

Council Policies

Road, Bridge & Place Naming Policy.

Legislation

Roads Act 1993

Road Regulation 2008.

Geographical Names Act, 1996.

Geographical Names Board of NSW Address Policy and User Manual, October 2019.

Financial implications

The cost of and installation of streets signs will be met by the developer.

Associated Risks

Nil.

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

28 October 2020

Attachments: 1. GNB Letter dated 3/8/12.
2. Submission.
3. Map.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



Land & Property Information

Panorama Avenue BATHURST
P O Box 143
BATHURST NSW 2795
Tel: (02) 6332 8440
Fax: (02) 6332 8415
Email: bob.davis@lpma.nsw.gov.au
www.lpma.nsw.gov.au

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

Attention: Carolyn Atkins

3rd August 2012

Your Ref: CA: R0790141
Our Ref: T02/0175 2012 - 111



Dear Madam,

ROADS ACT 1993, ROADS (GENERAL) REGULATION 2008 SECTION 162 – NAMING OF PUBLIC ROADS

I refer to your letter of 27th July 2012 which proposed the following public road names:

HARVEY, NELTHORPE

On behalf of the Geographical Names Board (GNB), Surveyor General (SG) and Registrar General (RG), the names have been reviewed under the GNB Guidelines for the Naming of Roads and there is no objection to their use, provided they do not refer specifically to any living persons.

Yours Faithfully

Bob Davis, Team Leader DCDB Update
For Division Manager Information Sourcing

The General Manager

Mid-Western Regional Council

PO Box 156

MUDGEES NSW 2850

SUBMISSION FOR STREET NAMING

For the name of: **NELTHORPE**

In response to Mid-Western Regional Council's request for submissions for street names (Mudgee Guardian Friday, July 31, 2015), I wish to submit the name of **NELTHORPE** for Council's consideration.

James Nelthorpe, a native of Great Cresingham, near Wotton, England, together with his wife **Jane** of St. Hillier, Jersey, Channel Islands, landed in Sydney in 1857 and settled in the Mudgee district in 1859 where they lived for the rest of their lives.

James Nelthorpe followed mining pursuits for a time after his arrival in Mudgee, but later on commenced a tailoring business, **Messrs. Sherry & Nelthorpe**, in Church Street, Mudgee which, in conjunction with his business partner, Mr Walter Sherry, J.P., he conducted for over 40 years.

An original newspaper clipping of James Nelthorpe's Obituary in the Mudgee Guardian, June 29, 1903 stated: "*....he did a large amount of highly useful work. He had been a member of the directorate of the Mudgee Building and Investment Society since its inception, and at the time of his decease occupied a seat on the board. In the Masonic Order the deceased held many positions of confidence, and was one of the founding members of the old Lodge Edinburgh, a member of the Grand Lodge, and was always a leader in the movement for the amalgamation of the two local lodges*".

"So far as memory serves, Mr Nelthorpe never took a seat on the hospital committee, but he was always a staunch friend of the institution and a generous contributor. In the old days he was secretary of the Fire Brigade Board,...."

For many years Mr. Nelthorpe was secretary of the Parochial Council of St. John's, and was ever a warm supporter of the church. The local Lodge of the Protestant Alliance will lose one of its staunchest supporters, for Mr. Nelthorpe had been its secretary for many years, and his keen judgment had been a power of strength to the financial management."

Three of James and Jane Nelthorpe's children lived in Mudgee for their entire lives; their son, **Walter** and two daughters, **Amy** and **Minnie Nelthorpe**.

Their son, **Walter Nelthorpe**, born in Mudgee, married the eldest child of **Senior-Sergeant James Harvey, Sarah Rose Harvey**, known as **Rose**.

Walter and Rose Nelthorpe were highly esteemed members of the Mudgee community. When Rose's parents died within three years of each other, Rose and Walter took on the care of her younger siblings, the youngest of whom was only six years old when their parents passed. Walter and Rose raised her siblings to adulthood, as well as raising their own son and daughter.

Walter began his working life with the pioneer tailoring firm of Sherry and Nelthorpe where he remained for many years.

Walter was always prominent in the public life of Mudgee. His father, James Nelthorpe was Secretary of the Protestant Alliance Benefit Lodge when it was first established, and when James Nelthorpe died in 1903, Walter Nelthorpe became the Secretary and retained the position for forty years, until he relinquished the position due to ill health.

Walter held the position of Secretary of the Mudgee District Hospital for 26 years, rendering fine service and was also a Director of the Mudgee Pharmacy Board for a number of years.

He was an alderman of the Mudgee Council for a period.

He heard the call to arms in the first world war, and served his country with distinction.

When he returned to Mudgee on his final leave before being sent overseas for active service in May 1916, Sapper W. J. Nelthorpe, was farewelled by the Mayor and citizens of Mudgee at the Town Hall.

After a lengthy term of active service in France with the A.I.F. during World War I, Corporal W. J. Nelthorpe returned to resume his life in Mudgee with his wife and family.

Despite his health being compromised as a result of being gassed in the battlefields in France, he continued to serve the community of Mudgee until the final few years of his life when ill-health overtook him.

An article in the Mudgee Guardian on his passing in February, 1948 at the age of 73, states:

"...it was, perhaps, as a Friendly Society man, that he was best known. He had a long and meritorious service as secretary of the Protestant Alliance Society, and was one of the prime movers in the once-powerful U.F.S.A., which functioned with conspicuous success for many years. When the campaign for a F.S. Pharmacy was inaugurated, he was well in the forefront, and being appointed to the directorate, he retained his position to the end.

In Masonic circles, too, he was a well-known figure, holding high office in the Order.

Always a staunch fighter for the under dog, he performed many acts of charity in his usual unostentatious way, and earned the deepest regard of everyone in the community. It can be said with perfect truth that Walter Nelthorpe's memory will be held in reverence for many a long year to come."

Walter's wife, **Rose Nelthorpe (nee Harvey)** was a remarkable woman who devoted her entire adult life to not only her family, but to tirelessly working for charity and the community of Mudgee up to her early 90s.

Rose "was awarded the Highest civilian award presented to a civilian by the Returned Sailors, Soldiers and Airmen's Imperial League of Australia when she was 81 years of age. She was presented with the Certificate of Merit and Merit Brooch with Gold Bar. This is the civilian equivalent of the V.C. in the League. She gave continuous service to the League's Women's Auxiliary since its formation and was a member of the Red Cross Society also since its inception during World War I. She sold poppies, did canteen work during the war years, took part in street stalls and collections, and sewed thousands of garments for soldiers.

She received the Red Cross Long Service Medal; R.S.L. Auxiliaries Long Service Medal and Merit Brooch; United Hospitals Auxiliary Medal; and the Queen's Coronation Medal."

Rose Nelthorpe was elected Patron of the Women's R.S.L. Auxiliary when she was 80. In the newspaper clipping reporting her election as Patron, it stated, "*Mrs Nelthorpe has been a very active member of the of the Auxiliary since it was formed in 1935 and has occupied the position of vice-president for many years. At the great age of 80 years this wonderful lady never fails to turn up at every function held by the Auxiliary and lend a hand for the worthy cause"*.

She was also a member of the Country Women's Association and Torchbearer's for Legacy.

In addition, she was a dedicated worker for St. John's Church of England and helped to organise the annual flower show and worked on stalls.

Rose was also actively involved in helping out at the schools when needed. At an Empire Day celebration she was among a group of ladies who made up 1150 packets of lollies and buns for distribution to the children at the Mudgee District School.

Rose Nelthorpe was an original member of the Mudgee Hospital Women's Auxiliary and was a dedicated and tireless worker. She held the positions of President and Secretary of the Mudgee Hospital Women's Auxiliary at various times for many years.

A newspaper article stated that no more remarkable record of charitable endeavour can be cited than that credited to Rose Nelthorpe who had been prominently associated with hospital work for over 50 years. More often than not her services had been made possible only by great personal sacrifice, but she had never faltered, and counted it a privilege to be able to do something for the sick and suffering.

Amy Nelthorpe, daughter of James and Jane Nelthorpe, was born in Mudgee where she lived for her entire life. A clipping from the Mudgee Guardian on her passing in September, 1939 at the age of 72, says: *"For many years she was prominently associated with the business life of the town. A kindly, gracious soul, she delighted in the performance of good deeds. Without any show of ostentation, she gave her help to every cause that needed assistance, and no-one, perhaps, will ever know the extent of her charity. Hospital work made a special appeal to her, and she was ever ready to do something for suffering humanity."*

The youngest of James and Jane Nelthorpe's children, **Minnie Nelthorpe**, also spent her entire life in Mudgee. On her passing at the age of 70 in June, 1948 it was written in the Mudgee Guardian: *"...although of a quiet disposition, she made a wide circle of devoted friends. A gentle, kindly soul, she had a soft spot in her heart for those in distress and performed many acts of kindness unknown to the general public."*

The Nelthorpe name was synonymous with service to the community of Mudgee from 1859 when James and Jane Nelthorpe settled in Mudgee, until May, 1991 when their granddaughter, Dorothy Nelthorpe passed away.

Dorothy Nelthorpe was the daughter of Walter and Rose Nelthorpe and she spent the whole of her life in Mudgee. Her passing in May, 1991 marked the end of the era of the Nelthorpe name in Mudgee.

Relatives of Rose Nelthorpe (nee Harvey) continue to reside in Mudgee.

It had in recent years, before he passed in November, 2014, been the wish of Joe Harvey, the nephew of Walter and Rose Nelthorpe, that his Uncle and Aunt's unstinting service to community and country be recognised by having a street named in honour of the Nelthorpe family name.

This submission for the name of **NELTHORPE** is made on his behalf and in the sincere hope that it will receive favourable consideration

Whilst the preference is for a street to be named in the name of **NELTHORPE** in the Ulan Road subdivision, we would be delighted for the **NELTHORPE** name to be honoured by a street naming in any of the three subdivisions as detailed in the Council advertisement in the Mudgee Guardian.



Item 10: Operations

10.1 Dixons Long Point Crossing Design & Construction Budget

REPORT BY THE SENIOR WORKS ENGINEER
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, ROA100462

RECOMMENDATION

That Council:

1. receive the report by the Senior Works Engineer on the Dixons Long Point Crossing Design & Construction Budget;
2. authorise the General Manager to:
 - 2.1 accept funding of \$27,800,000 including GST from the Department of Infrastructure, Transport, Cities & Regional Development;
 - 2.2 negotiate, sign and finalise funding agreement to progress the design & construction of a new bridge over the Macquarie River at Dixons Long Point; and
3. amend the 2021/22, 2022/23 and 2023/24 Budget as follows:
 - 3.1 in 2021/22 allocate project expenditure budget of \$6,754,545, fully grant funded;
 - 3.2 in 2022/23 allocate project expenditure budget of \$8,127,273, fully grant funded;
 - 3.3 in 2023/24 allocate project expenditure budget of \$10,390,910, fully grant funded.

Executive summary

The purpose of this report is to accept grant funding of \$27,800,000 incl GST from the Australian Government Department of Infrastructure, Transport, Cities & Regional Development to fund the Dixons Long Point crossing design & construction phase works. This will require an amendment to Council's Budget to include relevant income and expenditure to complete this project.

Disclosure of Interest

Nil

Detailed report

The Federal Government has recognised the need to improve the link between Mudgee and Orange and has committed grant funding to building a new bridge to replace the river crossing at Dixons Long Point.

Council has completed an assessment of the options for the proposed bridge crossing and road upgrades, in consultation with various stakeholders, under the \$2,000,000 grant funding received by Council for the 2019/20 & 2020/21 Budget period. A preferred option for the bridge design and location has been identified.

In its 2020/21 Budget the Australian Government has now committed an additional \$9.8m in funding towards the project. Consequently Council is now expecting to receive \$27.8 million for the next phase of work to deliver the design and construction of the bridge and associated new road approaches.

No financial contribution is to be made by Council as the project is 100% funded by the Australian Government. It is appropriate Council accept this funding and progress the works.

Community Plan implications

Theme	Connecting Our Region
Goal	Efficient connection of the region to major towns and cities
Strategy	Develop a regional network in partnership with government agencies, that grows with the needs of residents businesses

Strategic implications

Council Strategies

Connecting our Region

Council Policies

Not applicable

Legislation

Not applicable

Financial implications

Council should note that the approved funding (attached) is currently with the Department of Infrastructure, Transport, Cities & Regional Development, and that a funding agreement, and method still needs to be negotiated and signed by Council before these works can be progressed. It is recommended that the General Manager be granted authority to finalise the funding and method of payment to Council to manage these works.

Funding is being offered from the Federal Government and will be administered through the NSW Roads and Maritime Service. No contributions are to be made by Council as this project is 100% Federal Government funded.

Receiving external grant funding deteriorates our Own Source Revenue ratio.

Building new infrastructure will increase depreciation in future years, hence has a negative impact on the Building & Infrastructure Renewal ratio.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2020/21	-	X	-
Future Years	-	X	X

Associated Risks

Council Staff will manage the project risk such as program and cost. An external Consultant will be engaged to assist with the procurement of the construction contractor. Other consultants will be engaged as necessary to complete the scope of works.

RAY KEARNS
SENIOR WORKS ENGINEER

GARRY HEMSWORTH
DIRECTOR OPERATIONS

29 October 2020

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

10.2 Land Purchase for Road Reserve - 1971 Wollar Rd Cooyal (Part Lot 25 DP755447) - Mr J Campbell

REPORT BY THE SENIOR WORKS ENGINEER
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, R0022002

RECOMMENDATION

That Council:

1. receive the report by the Senior Works Engineer on the Land Purchase for Road Reserve - 1971 Wollar Rd Cooyal (Part Lot 25 DP755447) - Mr J Campbell;
 2. resolve to purchase the 311.1 m2 of Lot 25 DP 755447 ('Sale Land') by agreement with the Vendor for the Sale Price of \$1000.00, or works in kind to the equivalent value, for the purpose of public road;
 3. agree for Council, at its own cost, to procure the preparation, lodgement and registration of an appropriate Subdivision Plan giving effect of the transfer to road reserve;
 4. authorise the General Manager to complete and execute all documentation, where necessary, in relation to effect the subdivision and land purchase or agreed works in kind to the equivalent value, for the purpose of the public road;
 5. authorise the Mayor to execute all documentation, where additionally required to do so, in relation to effect the subdivision and land purchase or agreed works in kind to the equivalent value, for the purpose of the public road;
 6. authorise the Common Seal of Council be affixed to all documentation, where necessary, in relation to effect the subdivision and land purchase or agreed works in kind to the equivalent value, for the purpose of the public road; and
 7. amend the 2020/21 Budget to increase the Regional Road Land Matters expenditure budget by \$5,000.
-

Executive summary

MR208 (Wollar Rd) Segment 1305, in the location of Cooyal NSW, requires the purchase of private land for road reserve to correct for the existing road alignment ('Sale Land'). It is proposed:

- The transfer of the Sale Land to Council is to be carried out by way of a plan of subdivision ('Subdivision Plan'), the registration of which will cause the Sale Land to be dedicated as a public road, for the purposes of the Roads Act 1993, and become part of Wollar Rd, being a public road. In consideration of the sale of the Sale Land, Council agrees to pay, and the Vendor agrees to accept, the sum of \$1,000.00 ('Sale Price') or works in kind to the equivalent value.

It is recommended that Council proceed with the subdivision and purchase of the Sale Land and authorise the General Manager to perform all duties necessary to finalise the land transfer.

Disclosure of Interest

Nil.

Detailed report

The land owner has brought to the attention of Council that part of Wollar Rd Segment 1305 encroaches onto his land and the property boundary requires realignment. In order to progress this matter the purchase 311.1m² of private land is required. Part of Lot 25 DP 755447 ('Sale Land') is currently owned by Mr. John W. Campbell ('the Vendor').

Market value of the land has been assessed by professional Land Valuer at \$1,000.00. Staff have made contact with the Vendor to discuss terms that would satisfy both parties for acquisition by agreement, that is:

- The transfer of the Sale Land to the Purchaser is to be carried out by way of Subdivision Plan, the registration of which will cause the Sale Land to be dedicated as a public road, for the purposes of the Roads Act 1993, and become part of Wollar Rd, being a public road.
- In consideration of the purchase of the Sale Land, Council agrees to pay, and the Vendor agrees to accept, the sum of \$1,000.00 or works in kind to equivalent value ('Sale Price').

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide a roads network that balances asset conditions with available resources and community needs

Strategic implications

Council Strategies

Not applicable

Council Policies

Land Acquisition and Disposal Policy

Legislation

Roads Act 1993

Financial implications

The budget variation is required against Rural Regional Road Land Matters Capital (61999) to allocate project funds to the purchase of this portion of land for realignment, but has no impact to future costs of financial ratios.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2020/21	-	-	-
Future Years	-	-	-

Associated Risks

This matter is considered low risk and does not require mitigation measures.

RAY KEARNS
SENIOR WORKS ENGINEER

GARRY HEMSWORTH
DIRECTOR OPERATIONS

2 November 2020

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

10.3 RFT 2019/38 - Mudgee Landfill Improvements

REPORT BY THE MANAGER WASTE AND ENVIRONMENTAL SERVICES
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, A0100009

RECOMMENDATION

That Council:

1. **receive the report by the Manager Waste and Environmental Services on the RFT2019/38 - Mudgee Landfill Improvements;**
2. **in accordance with clause 178(1) of the Local Government (General) Regulations 2005, decline to accept any tender for RFT 2019/38;**
3. **in accordance with clause 178(3) (a) of the Local Government (General) Regulations 2005, for the following reason cancels the tender RFT 2019/38;**
 - a) **To allow further investigation into a more economical solution for leachate collection and storage at the Mudgee Waste Facility; and**
4. **note that the deferral of \$440,000 for this project to 2021/22 has been proposed in the September quarterly budget review.**

Executive summary

Council called for tenders for the construction of a leachate collection system as the first stage of Improvements at the Mudgee Landfill, comprising construction of a leachate interception trench around the base of the existing landfill and lined leachate storage pond to collect and store the leachate

The estimated cost of this work, as advised by Council's consultant SLR, was in the order of \$420,000. Tenders were called for this work in late August. Four tenders were received, with two automatically excluded from further consideration due to non-conformance with tender requirements. The two remaining tenders were at least twice the amount which Council has provided in its budget for this scope of works.

As a result, it is recommended that Council decline to accept any tenders on this occasion.

Disclosure of Interest

Nil

Detailed report

Council engaged consultants SLR Consulting Australia (SLR), in September 2018, to provide Council with strategic advice on the future management and operation of the Mudgee Landfill. The first stage of this engagement includes the development of a rehabilitation or closure plan for the existing landfill, including:

- establishing the final landform to be achieved for the landfill to maximise the available capacity,
- design of a cap for the landfill as a permanent cover, and which manages water infiltration and leachate as well as landfill gas production, and
- designing a leachate collection system in conjunction with the cap design

Further stages involve development of an overall future development strategy for the Mudgee Landfill to maximise the volume of waste which can be stored at the site.

Scope of works - Leachate collection system

The existing landfill cell was constructed without any leachate collection system, with any leachate produced flowing under gravity into a collection pond located at the downstream section of the site. This was normal practice when this landfill cell was commenced in the early 1980's.

Water balance modelling of the site demonstrated that the capacity of the existing leachate pond is inadequate and does not meet current recommended design capacity. The development of a leachate collection and management system for the existing landfill is a priority to allow compliance with Environment Protection Authority licence conditions. SLR undertook this design, developing the necessary documentation to enable tenders to be called to construct this system.

The leachate collection system design comprises two key elements:

- Construction of a leachate interception trench around the base of the existing landfill and
- Construction of an additional lined leachate storage pond, with leachate from the interception trench to be pumped into this pond

SLR advised that the estimated cost of this work should be around \$420,000 excluding project management. Provision was made in the 2020/21 budget for this work to be undertaken under contract, including an additional allowance for external project management of the contract due to limited internal staff resources.

Request for Tender Process

A Request for Tenders (RFT 2019-38) was called on 31 August 2020. A compulsory site meeting was held on 10 September 2020 which was attended by 4 potential contractors.

Tenders closed on 5 October with four tenders being submitted. Two were automatically excluded for further consideration due to non-compliance with tender requirements.

The two remaining tenders received were more than double the budget Council has allocated for this project. As a result, it is recommended, based on the current scope of works that Council should decline to accept any tenders under RFT 2019/38.

A further report will need to be prepared for Council, to explore options available to ensure that an appropriate level of leachate control can be provided at the Mudgee landfill, at a cost which is deemed acceptable within the overall program of works to be undertaken at the site over the next 3-5 years.

Council will need to review options for managing leachate from the existing Mudgee landfill, to ensure this can be achieved in a cost-effective manner in accordance with appropriate environmental requirements

Community Plan implications

Theme	Protecting Our Natural Environment
Goal	Live in a clean and environmentally sustainable way
Strategy	Consider technologies in Council's facilities, infrastructure and service delivery to reduce ecological footprint

Strategic implications

Council Strategies

Nil

Council Policies

Nil

Legislation

Nil

Financial implications

The deferral of \$440,000 is a partial deferral of the budget from the 2020/21 financial year to the 2021/22 financial year with \$12,000 remaining in this year's budget for initial works and investigation.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2019/20	-	-	-
Future Years	-	-	-

Associated Risks

Nil

KYLIE STEWART
MANAGER WASTE AND ENVIRONMENTAL SERVICES

GARRY HEMSWORTH
DIRECTOR OPERATIONS

3 November 2020

Attachments: NilAPPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

10.4 Mudgee CBD High Pedestrian Activity Area

REPORT BY THE DIRECTOR OPERATIONS
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, ROA100010

RECOMMENDATION

That Council:

1. **receive the report by the Director Operations on the Mudgee CBD High Pedestrian Activity Area; and**
2. **endorse in principle the installation of a High Pedestrian Activity Area in Mudgee CBD as outlined in the body of the report.**

Executive summary

Vehicle speed is a major factor in pedestrian injuries and fatalities, especially in areas that have high numbers of pedestrians. This report outlines the benefits of introducing 40km/hr High Pedestrian Activity Areas (HPAA) within Mudgee CBD and requests in principle support for the project.

Disclosure of Interest

Nil

Detailed report

Five crashes involving pedestrians have occurred in the Mudgee CBD in the last five years resulting in one fatality and four people injured.

Managing speed, in accordance with safe systems principles, is a key component in managing pedestrian safety. 40km/hr High Pedestrian Activity Areas are part of a strategy to reduce the number and severity of crashes. They have been introduced since 1991 as part of Local Area Traffic Management schemes.

Research and scientific analysis show that a pedestrian hit by a car travelling 40km/hr has twice the chance of surviving the collision than if the car was travelling 50 km/hr. A report commissioned by The Centre for Road Safety Transport for New South Wales, June 2017 found a 46.4% reduction in serious pedestrian casualty crashes in HPAA's compared to only a 16.4% reduction on similar comparable roads (for the period 2005-2015).

The liveability, amenity and economic success of communities and places are enhanced by appropriate speed zoning. Introducing a 40 km/h HPAA will improve mobility within the CBD, encourage cycling and walking and improve safety for mobility impaired groups.

The location of the proposed HPAA's cover the areas of high pedestrian activity within Mudgee CBD:

- Market St – from Lewis St to the Post Office

- Mortimer St – from the St Matthews School zone to Perry St
- Church St – from Short St to Clarke St (entry to carpark behind Target)
- Perry St – from Market to Short St

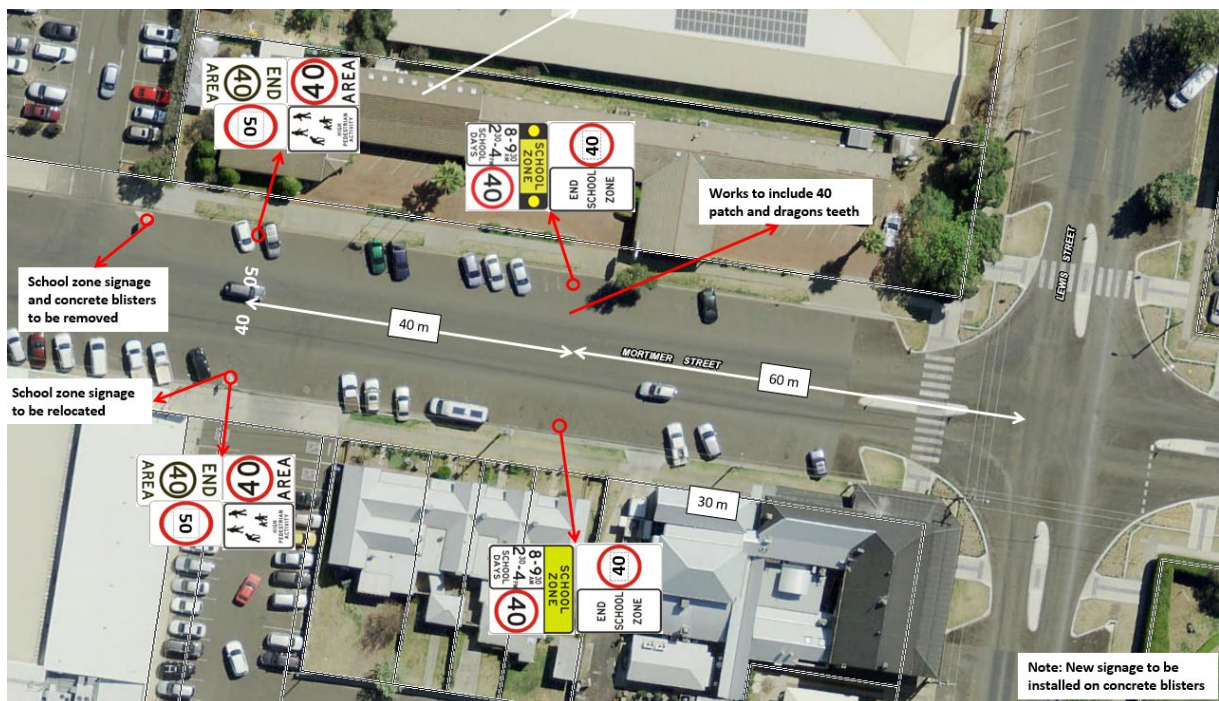
Please refer to the following sketch.



The following High Pedestrian Activity signage is proposed at the entries to the zone. They will be placed on small islands to provide satisfactory visibility. It is proposed the islands be placed in existing clear zones adjacent to driveways etc. to minimise the impact on parking.



The interface between the HPAA and the School zone on Mortimer Street is shown on the following sketch:



The School Zone signage on Mortimer St will be upgraded to solar powered flashing 40km/hr as currently exists on the Lewis Street legs.

The next steps in the development of the project are:

- before consulting with the wider community, Council talk with businesses effected by signage, mainly the Oriental Hotel and Ningana Motel.
- Council consult with community regarding footprint.
- TfNSW to develop draft signage and line marking plan for Council to provide quote.
- TfNSW accept price
- Installation of signage

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

Strategic implications

Council Strategies

HPAA has been discussed at Local Traffic Committee and is fully supported by Police.

Council Policies

Not Applicable

Legislation

Road Rules 2014

Financial implications

The proposed works are funded by Transport for NSW. Council will be responsible for community consultation all other costs will be covered.

Associated Risks

There is a risk that the community may not support the project particularly business owners who may be affected by increased signage or minor impact to parking. It is hoped when the benefits of increased pedestrian and vehicle safety are explained the community will support the project.

GARRY HEMSWORTH
DIRECTOR OPERATIONS

4 November 2020

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

10.5 Policy Update Pesticide Use Notification Plan

REPORT BY THE MANAGER WASTE AND ENVIRONMENTAL SERVICES
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, GOV400038 A0130033

RECOMMENDATION

That Council:

1. receive the report by the Manager Waste and Environmental Services on the Pesticide Use Notification Plan Policy Review;
2. place the revised Pesticide Use Notification Plan on Public exhibition for 28 days; and
3. adopt the revised Pesticide Use Notification Plan if no submissions are received.

Executive summary

The purpose of this report is to consider the revised Pesticide Use Notification Plan and place the document on public exhibition prior to adoption.

Disclosure of Interest

Nil

Detailed report

Staff have reviewed the Pesticide Use Notification Plan in accordance with the Pesticides Use Regulation 2017. The regulation has been updated since the previous version of the document, however changes were relatively minor; being the addition of some Council buildings and tourist parks and minor changes to notification for some areas to improve consistency across areas.

Community Plan implications

Theme	Good Governance
Goal	Good communications and engagement
Strategy	Improve communications between Council and the community and create awareness of Council's roles and responsibilities

Strategic implications

Council Strategies

Not applicable

Council Policies

By adopting this recommendation, council is endorsing the Pesticide Use Notification Plan changes to be placed on public exhibition for comment. Should any submissions be received a further report will be presented back to Council for consideration. If not submissions are received by the end of the exhibition period, the revised policy will be adopted and will apply from that date.

Legislation

Pesticides Regulation 2017.

Financial implications

Not applicable

Associated Risks

Not applicable

KYLIE STEWART
MANAGER WASTE AND ENVIRONMENTAL
SERVICES

GARRY HEMSWORTH
DIRECTOR OPERATIONS

5 November 2020

Attachments: 1. 2020 Rev Pesticide Use Notification Plan. (separately attached)
2. V1 pesticide-use-notification-plan. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

10.6 CBD Pedestrian Crossing Lighting Upgrade

REPORT BY THE DIRECTOR OPERATIONS
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, ROA790075

RECOMMENDATION

That Council:

1. **receive the report by the Director Operations on the CBD Pedestrian Crossing Lighting Upgrade; and**
2. **amend the 2020/21 budget for the CBD Pedestrian Crossing Lighting Upgrade to include expenditure budget of \$220,000 funded from the Capital Program Reserve.**

Executive summary

Council has allocated funding to undertake the design work to upgrade the lighting at three CBD pedestrian crossings. The cost of construction is estimated at \$220,000. Due to the relatively high cost of the project this report is submitted to Council to gain approval to proceed.

Disclosure of Interest

NIL

Detailed report

Following concerns from community members and the Local Traffic Committee regarding the poor lighting at the pedestrian crossings in Mortimer (near Woolworths), Church (near Commonwealth Bank) and Market Streets (near Library) funds were allocated to undertake design work to upgrade the lighting. Funds for construction were not allocated because a clear scope of works could not be determined with any accuracy without a design.

The design work has been drawn out due to engaging consultant designers, the location of suitable electrical connection points and Essential Energy approvals. The design is now complete. The work involves installing new poles each side of the road at every crossing, running underground electrical cables from adjacent existing power poles (this involves concrete saw cutting, demolition of existing pavement, trench excavation around existing underground services, installation of conduits, backfill, restoration of footpath, foundations and installation of new lighting poles – all in a busy pedestrian traffic area) the trenching and restoration work is quite extensive (up to 35 metres) in some locations. Some of the work will need to be undertaken at night and vehicular and pedestrian traffic control will be required.

The work is difficult and expensive due to the above requirements. The estimated cost of works is \$220,000 which includes a conservative contingency given the difficulties of the project.

Community Plan implications

Theme Looking After Our Community

Goal	Effective and efficient delivery of infrastructure
Strategy	Provide infrastructure and services to cater for the current and future needs of our community

Strategic implications

Council Strategies

Many of Councils strategies support increasing the safety of Council facilities and infrastructure.

Council Policies

Not Applicable

Legislation

The design of the pedestrian crossing lighting has been undertaken in accordance with Australian Standard 1158 Lighting for road and public spaces pedestrian areas.

Financial implications

The replacement of existing lighting assets will have a positive impact on this ratio

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2020/21	-	-	✓
Future Years	-	-	✓

Associated Risks

The existing lighting at the 3 CBD pedestrian crossing do not meet current recommended lighting standards. The recommendation will reduce the safety risk at these locations.

GARRY HEMSWORTH
DIRECTOR OPERATIONS

6 November 2020

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 11: Community

11.1 Community Services - July to September 2020 Quarterly Update

REPORT BY THE MANAGER, COMMUNITY SERVICES
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, COS300010

RECOMMENDATION

That Council:

1. **receive the report by the Manager, Community Services on the Community Services - Quarterly Update; and**
2. **note the recent services provided and activities undertaken by the Council's Community Services Department.**

Executive summary

This report aims to familiarise Council with services and activities provided by its Community Service's Department and to inform it of issues and events of note that arose during the period July to September 2020.

Disclosure of Interest

Nil.

Detailed report

Details of Community Services' quarterly activities, events, milestones and points of note are contained in the attachment to this report. Of particular interest:

- Work for the Mudgee Regional Art Gallery is gaining momentum with exhibitions being planned and additional operational funding being sought;
- Both Community Transport and Meals on Wheels are experiencing fluctuating volunteer numbers and requests for service due to ongoing pandemic repercussions;
- Family Day Care continues its provision of high quality education and care for local families but is struggling to recruit new Educators through no fault of Council, but potentially due to the negative personal experiences (predominantly financial) of Educators during the pandemic, and which is widely known within the early childhood sector.

Community Plan implications

Theme	Looking After Our Community
Goal	Effective and efficient delivery of infrastructure
Strategy	Provide infrastructure and services to cater for the current and future needs of our community

Strategic implications

Council Strategies

Not Applicable.

Council Policies

Not Applicable.

Legislation

Not Applicable.

Financial implications

Not Applicable.

Associated Risks

Not Applicable.

FIONA TURNER
MANAGER, COMMUNITY SERVICES

SIMON JONES
DIRECTOR COMMUNITY

20 October 2020

Attachments: 1. Community Services - Q3/2020 Quarterly Update.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

ARTS & CULTURE

Having established the name of Mudgee Regional Art Gallery, staff are now investigating methods to differentiate the Mudgee gallery from the well-established Maitland Regional Art Gallery, who has been using the acronym MRAG since 1910. The procurement process will commence shortly to engage a design agency to develop the logo for the gallery.

Programming

Guy Maestri

The inaugural exhibition for Mudgee Regional Art Gallery is currently being refined. Having made contact with Mudgee-born artist Guy Maestri, he agreed to be involved in creating a body of new work to open the gallery in the middle of next year. One of Australia's best contemporary landscape painters, Guy is renowned for his '*en plein air*' style of painting on large format canvases. Guy travelled to Mudgee recently and met with the curator to establish the time-frame for the exhibition. Tweed Regional Gallery and SH Ervin Gallery in The Rocks have expressed interest in having the exhibition upon its conclusion in Mudgee.

Building Memories

The second proposed exhibition is 'Building Memories', a multi-disciplined exhibition which will include photographs of buildings of significance from around the Mid-Western Region.

The exhibition was formulated upon seeing the photography of Greg Davis on Facebook: <https://www.facebook.com/exploredvisions> and the amount of engagement from members of the local community, recounting their own experiences with the pictured buildings. The exhibition will be developed in partnership with several community groups including the Mid-Western Regional Library, the Mudgee Readers Festival, Mudgee Region Tourism, the Mudgee and Gulgong Museums and local journalist and historian, Sam Potts. The exhibition will comprise recorded memories from members of the local community in the hope to create an engagement with the gallery by those who may not have had previous experience in the visual arts. Local photographer Amber Hooper will also be creating a new body of work for the exhibition.

Touring Exhibitions

The curator had a recent meeting with Exhibitions Manager at the MCA to get the gallery on some lists for touring exhibitions. A similar meeting will be convened with the Art Gallery of NSW shortly. Unfortunately the wait time for popular exhibits such as the Archibald Prize is around three years.

Funding

Staff are in the process of investigating and applying for various funding sources to support the programs scheduled for the gallery. These include Copyright Agency's Cultural Fund, Create NSW, the Regional Arts Fund and the Australia Council for the Arts.

COMMUNITY DEVELOPMENT

Interagency

Combined interagency meetings (Gulgong/Mudgee and Rylstone/Kandos) continue to be held monthly via the online TEAMS platform with reasonable attendance. Local issues discussed included the officially opened Mudgee Hospital (before schedule). Members talked also about an increase number in homelessness and domestic violence cases during the COVID-19 lockdown. Participants also spoken about how the health boundaries impacted on the agencies they work and the way they have to adapt to deliver services to the community. Some of the organisation have not come back yet to face to face appointments and still using online platform and telephone to contact/delivery programs.

Targeted Early Intervention

Staff are working on a "Transition to schools support" project to engage and support parents/carers/ grandparents struggling transitioning young children to school in an environment of COVID restrictions. The project will include a component of providing referrals to appropriate services. The main objective to extend and improve children's learning from birth to five years. It will assists young children for future success in learning, and opportunities to maximise their potential. The program hopefully will also increase sustained schools attendance and increase in age appropriate development for children.

Staff are also working on organising NAIDOC Week activities (which has been postponed this year due to COVID-19 to 8 to 15 November) in conjunction with Mudgee Aboriginal Land Council. These will included a celebration at the Putta Bucca wetlands (picnic area), morning tea and walking along the river identify plants and some more activities.

NAIDOC Week will also go ahead in Kandos with various activities being planned at Wirimbili Aboriginal Cultural Centre over the week and a flag raising ceremony to be held at Kandos Museum on 12 November, with a Welcome to Country followed by morning tea at Wirimbili. Oother NAIDOC Week events include activities in local schools and a music night at the centre.

Staff received very good feedback from the public regarding the Affordable Living workshops held via KRR community and 11 were delivered by the middle of August. The most popular interviews were with Mike Pridmore on his garden and Peter Swain on his cultural work as a Wiradjuri man (as part of Reconciliation Week). Other topics included basic cooking with recipes, budgeting, substance abuse and other addictive behaviours and getting help. Unfortunately, the Department of Communities and Justice do not consider this an appropriate platform to deliver service as listening audiences and outcomes are unable to be properly measured.

Staff continue to build a relationship with NEWCo and the Wirimbili Aboriginal Cultural Centre in Kandos with two projects in the pipeline. The first project involves working with young Aboriginal trainees at Wollar Nursery to develop an ongoing business doing plant regeneration of mine sites and other Indigenous plants propagated to sell. The second project is to work with the Cultural Centre in developing the vacant adjacent block with some plantings, particularly Indigenous plants used for health.

COMMUNITY TRANSPORT

Quarterly statistics

Commonwealth Home Support Program	492
Community Transport Program	117
National Disability Insurance Scheme	72
Department of Veterans Affairs	19
Health Related Transport	100
Full Cost Recovery	44
Total	847
Unmet requests for transport –	10

Generally, statistics are down from last year due to COVID restrictions, such as of having one passenger/carer per vehicle.

The service is experiencing high demand for transport services locally, regionally and for the Sydney destinations. It has been challenging to meet the current demand as restrictions include limiting only one client/carer per vehicle. Consequently, the availability of drivers is very limited as many are already driving on most days.

Vehicles

No incidents reported during this quarter. All vehicles are still currently undergoing daily sanitisation as required which is funded by Transport for NSW. In addition, volunteer drivers are undertaking regular sanitisation practices during the day, i.e. wiping high touch surfaces with supplied sanitiser.

Volunteers

There are currently 17 active volunteer drivers. A portion of the service's 'vulnerable' drivers recommenced volunteering within local and regional areas while there are no cases of COVID-19 in these areas. All volunteers are being re-inducted upon their return to include the new ways of providing service.

Contract

Council's funding contract with Transport for NSW has been varied. Effective immediately, Council must lease its service vehicles, not purchase them.

Further, a new draft funding agreement is currently in circulation for sector comment. The two greatest changes in the contract are:

1. the Asset Replacement Fund is to be discontinued. Funds historically set aside for Asset Replacement Fund contributions will now instead be available for service delivery, including vehicle leasing expenditure; and
2. TfNSW is to be a named insured entity under the policy and the policy must include a cross-liability clause as this will provide TfNSW with a level of surety against third party claims that arise from the supply of Community Transport services.

FAMILY DAY CARE

Mid-Western Regional Family Day Care Scheme has continually provided high quality education and care to the families within our local community for the past twenty eight years.

Over the past four months our Educators numbers have remained solid at sixteen.

The COVID-19 pandemic is still having an impact on the Scheme, we have had a small number of vacancies that we have been unable to fill. This is possibly due to changes in family circumstances because they are no longer eligible for Child Care Subsidy (not being able to meet the eligibility requirements associated with being able to access child care subsidy).

Due to the restrictions around COVID19 enforced by NSW Health, the Coordination Unit has had to implement changes to daily operations. The Coordination Unit and Educators quickly underwent changes to daily practices and operations, to ensure the safety and wellbeing of everyone. These changes included placing all excursion permissions on hold (educators were not permitted to leave their environments), face to face monitoring and support visit were replaced with telephone support calls and parents are signing children in and out from outside the care environment.

The Coordination Unit successfully distributed the Australian Government's Early Childhood Education and Care Package to educators based on the number of days and hours that they worked to ensure that the payments were reflective of the service they were providing. Alongside this package our Educators were encouraged to apply for the Federal Government's JobKeeper initiative which was aimed to support businesses that had been significantly affected by the COVID-19 to assist them in earning similar or the same income during this 'free child care' period. Not all of our Educators were eligible for JobKeeper. Educators' services remained operational to ensure that our local essential workers had access to childcare. These Educators were working the same hours as pre-pandemic but were being paid approximately 50% of their usual income. This loss of income is continuing to have an impact on their mental health, which we will continue to monitor as part of our monthly (and ad hoc) contact supports.

The overall financial impact on Educators income is hard to establish however we are able to state the Educators did not receive \$95,016.52 in child care subsidy and the Coordination Unit therefore did not receive \$11,758.13 in administration levy (in 14 weeks) and \$6,400.00 in Educator Levy (in 25 weeks).

Our attempts to secure new Educators has been hindered by the COVID-19 pandemic because any Educator that is already in the sector is aware of the financial impact that the pandemic has had specifically on Family Day Care Educators.

The overall effects of the COVID-19 pandemic on the Educators, children, families and the Scheme is still being felt by everyone and we thank Council for their support during this time.

MEALS ON WHEELS

Quarterly statistics

Main meals

July	745
August	728
Sept	819
TOTAL	2292

Frozen meals

July	63
Aug	58
Sept	70
TOTAL	191

Forty-four active clients for meal delivery and nine clients receiving frozen meals only

Summary

There has been an increase in demand for meals during this reporting period. An extra run was established to meet increase in demand and also new rosters compiled due to decrease in volunteer numbers. We are now, however, experiencing a resurgence in volunteer numbers and some are electing to recommence. All Covid-19 safety regulations put in place and continuing when delivering meals.

The quality of meals being produced is still being monitored. Future meetings will be scheduled with Pioneer House Whiddon Aged Care Group to discuss the developments in processes.

YOUTH SERVICES

Impact of COVID-19 on Youth Services

This quarter saw a measured return to face-to-face activities and programs. The Youth Services Officers (YSOs) transitioned from home offices back to Council and started planning activities that could be conducted in adherence with COVID-19 restrictions. These restrictions have had a significant impact on the type of events that can be delivered as well as the number of attendees allowed at each event. Some planned programs such as an Inspirational Speaker in schools, screening of youth-focused films at the Town Hall Cinema and Life Skills sessions have been postponed indefinitely due to these restrictions.

Youth Services has remained focused on having a strong online presence with 45,591 account reaches on Facebook and Instagram during this period. YSOs continue to maintain support for individuals in person, by phone and email.

Youth Council

Youth Council meetings resumed in person in August. Regular communication was maintained whilst meetings were on hold.

School holiday activities

School holiday programs were planned for July with a focus on environmentally friendly activities – these included beeswax wraps, terrariums and outdoor games. There was good engagement in the first week of the September school holidays with 3D printing and scanning workshops and a photography competition. Class numbers continue to be very limited due to social distancing and venue capacity requirements.

One YA Book One Community

The latest One YA Book One Community [OYABOC] project was launched in August. One hundred and fifty copies of *Deep Water* by Sarah Epstein were purchased and available through all MWRC Library branches, high school libraries and the TAFE Student Hub. Books were unable to be distributed via local businesses or community sites this year due to COVID 19. Several competitions were run in conjunction with the project and there was excellent support from the author, with the provision of prize packs and social media engagement. The project wraps up in October.

Regular after school programming

Regular monthly after school programming in the Library branches has returned, although in a limited capacity. This includes Level Up gaming and Manga & Anime Squad which are both run out of the Mudgee Library. Two new monthly activities have been launched: Crafternoon in Gulgong and Book Bouncers in Kandos. The launch of a new program of drop-in activities at Mudgee Library has continued to be delayed until restrictions ease further.

11.2 Library Services - Quarterly Report

REPORT BY THE MANAGER LIBRARY SERVICES

TO 18 NOVEMBER 2020 ORDINARY MEETING

GOV400087, F0620020

RECOMMENDATION

That Council receive the report by the Manager Library Services on the Library Services - Quarterly Report.

Executive summary

This report seeks to inform Council of the activities undertaken by the Mid-Western Regional Council Library Service, under the broad themes of Customer Visits, Library Borrowings & Purchased Items, and Sustainable Organisation. This report covers the period July – September 2020.

Disclosure of Interest

Nil

Detailed report

CUSTOMER VISITS, LIBRARY BORROWINGS, & PURCHASED ITEMS

Visits to our Library branches during the July – September 2020 period are down around 40% when compared to the same quarter of the previous year.

Quarter	Visits
July – September 2020	16,100
July – September 2019	27,778

Across the Library Service, loans of library items are lower than the previous year, by 13%.

Quarter	Loans
July – September 2020	20,453
July – September 2019	23,637

Loans from the Mobile Library during July – September 2020 are down by 25%, and are expected to improve as more rural schools and aged care institutions are open for visits.

Quarter	Loans
July – September 2020	1,384
July – September 2019	1,807

The use of library e-resources (library subscribed databases) increased exponentially during the last quarter.

Quarter	Accesses
July – September 2020	12,828
July – September 2019	2,631

The Library continues to purchase new items in line with the Collection Development Strategy.

Quarter	Purchases
July – September 2020	3,085

SUSTAINABLE ORGANISATION

The Library continues to encourage a life-long love of books and reading through its early literacy initiatives. The resumption of Born to Read, Toddler Time and Bookworms programs in August was very popular, although numbers were limited by physical distancing requirements and staff were only able to offer a take-home craft activity. School holiday programs also resumed during the July – September 2020 period.

In-house programs	Attendees
83	360

Library staff prepared children's craft and storytelling videos for uploading to Facebook – including a special Father's Day craft & told story – with children able to either collect a craft pack from their local branch or have it mailed to them directly.

Online programs	Views	Craft packs collected/mailed
4	1,060	508

Community Plan implications

Theme	Looking After Our Community
Goal	A safe and healthy community
Strategy	Maintain the provision of high quality, accessible community services that meet the needs of our community

Strategic implications

Council Strategies

The Library Services – Quarterly Report has been developed in the line with 2017/18 – 2020/21 Delivery program, and the Library's Collection Management Strategy.

Council Policies

Not applicable

Legislation

Not applicable

Financial implications

Not applicable

Associated Risks

Not applicable

MICHELLE MAUNDER
MANAGER LIBRARY SERVICES

SIMON JONES
DIRECTOR COMMUNITY

29 October 2020

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

11.3 Glen Willow Stage 2 Project Update

REPORT BY THE DIRECTOR COMMUNITY

TO 18 NOVEMBER 2020 ORDINARY MEETING

GOV400087, COR400303, COR400277, COR400332, PAR300584, COR400273

RECOMMENDATION

That Council receive the report by the Director Community on the Glen Willow Stage 2 Project Update.

Executive summary

The attached report provides an update on the Progress of the Glen Willow Stage 2 Project.

Disclosure of Interest

Nil

Detailed report

The Glen Willow Stage 2 Project is a major project that has attracted \$17 million in funding from State and Federal governments. It is the most significant project currently under construction by Mid-Western Regional Council. The attached report provides an update on the project.

It is anticipated that the project has another 12 months before completion. The project continues to progress well with significant works planned over the next nine months, in line with the signing of contracts with Renascent Regional and Evergreen Turf for the construction of the Rugby Union building and the field construction respectively. The road and car park construction is also progressing well.

The major achievement to date has been the completion of the Junior Rugby League building.

Community Plan implications

Theme	Looking After Our Community
Goal	Effective and efficient delivery of infrastructure
Strategy	Provide infrastructure and services to cater for the current and future needs of our community

Strategic implications

Council Strategies

Community Strategic Plan
Glen Willow Master Plan

Council Policies

Not applicable

Legislation

Not applicable

Financial implications

Not applicable.

Associated Risks

Regular reporting to Council provides an opportunity to communicate and manage any ongoing or unexpected risks that emerge with this project.

SIMON JONES
DIRECTOR COMMUNITY

3 November 2020

Attachments: 1. Glen Willow Progress Report Nov 2020.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



GLEN WILLOW STAGE TWO PROGRESS REPORT

4 NOVEMBER 2020

MID-WESTERN REGIONAL COUNCIL
COMMUNITY

■ ■ ■ ■ ■ TOWARDS 2030



Project Update

As at 30 June 2020 the overall project progress for Stage Two of the Glen Willow project was approximately 30%. This has increased to approximately 45% over the three months to the end of September.

OVERALL PROJECT PROGRESS



PROJECT EXPENDITURE



PROJECT EXPENDITURE - COMMITTED



Achievements and highlights

- Road and carpark construction has commenced and 50% complete
- Contract for the construction of Glen Willow Rugby Union Club House and Change rooms with Renascent Regional is being finalised with works due to commence early Nov.
- Field construction has commenced and is 50% complete.
- Internal sewer, storm-water and water RFQ awarded to Cudgegong Plumbing, with works progressing on site.
- Drainage works across the site mostly completed
- Dog Park - community consultation has taken place and concept designs have been developed
- Water tanks installed



Glen Willow Stage 2 Project Plan

As at: 30 Sept 2020

PROJECT No.	PROJECT COMPONENT	END DATE	% COMPLETE
1	Site Prep - North	December 2019	100%
2	Junior Rugby League Building	July 2020	100%
3	Roads & Carpark Design & Construction	February 2021	50%
4	Services	January 2021	55%
5	Site Prep - South	July 2020	95%
6	Rugby Union Building	June 2021	25%
7	Field Construction	June 2021	50%
8	Field Lighting	June 2021	0%
9	Site Finalisation	November 2021	10%

COMMUNITY | GLEN WILLOW STAGE TWO PROGRESS REPORT

The Next 3 Months

- Construction of the Rugby Union Club house and change rooms and canteen begins
- Playing field construction continues
- Roads and carparks continues
- Dog Park – Finalise design
- Work on the Field Lighting Design & Construction tender underway
- Electricity upgrade works to begin

Photos

PHOTOS: Site levelling for Rugby Union Fields and Clubhouse, Drainage and service installation works



COMMUNITY | GLEN WILLOW STAGE TWO PROGRESS REPORT

PHOTOS: Heavy rain on site holding up works



PHOTOS: Site prep works for main stadium, carpark extension, site prep and service connection works.



11.4 Mudgee Regional Art Gallery Project Update

REPORT BY THE DIRECTOR COMMUNITY
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, COR400301, REC800038

RECOMMENDATION

That Council receive and note the report by the Director Community on the Mudgee Regional Art Gallery Project Update.

Executive summary

The attached report provides an update on the Progress of the Mudgee Art Gallery Project.

Disclosure of Interest

Nil

Detailed report

The Mudgee Regional Art Gallery Project is a major project that continues to progress well. Over the past three months construction has commenced at 90 Market Street. Additional funding has been announced from the State Government. The Mudgee Regional Art Gallery and Tourism Hub, as part of the Cultural Precinct, has now attracted \$5.3 million in State and Federal funding from a total budget of \$8.1 million.

The attached report provides a summary update of the project. Council staff are already developing plans for the program of exhibitions that will take place from next year.

Community Plan implications

Theme	Looking After Our Community
-------	-----------------------------

Goal	Meet the diverse needs of the community and create a sense of belonging
------	---

Strategy	Support arts and cultural development across the Region
----------	---

Strategic implications

Council Strategies

Community Strategic Plan

Council Policies

Not applicable

Legislation

Not applicable

Financial implications

There are no financial implications from this report.

Associated Risks

Regular reporting to Council provides an opportunity to communicate and manage any ongoing unexpected risks that emerge with this project.

SIMON JONES
DIRECTOR COMMUNITY

3 November 2020

Attachments: 1. Art Gallery Progress Report Nov 2020.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



ART GALLERY PROGRESS REPORT

4 NOVEMBER 2020

MID-WESTERN REGIONAL COUNCIL
COMMUNITY

■ ■ ■ ■ ■ TOWARDS 2030



Project Update

As at 30 October 2020 the overall project progress for the Art Gallery project was 25%

OVERALL PROJECT PROGRESS



PROJECT EXPENDITURE



PROJECT EXPENDITURE - COMMITTED



Progress of works

- Construction underway,
- Plans for opening exhibition set – Guy Maestri and development of a gallery program for exhibitions is progressing.
- Refurbishment of the existing building is progressing
- Naming of the Gallery has been determined – Mudgee Regional Art Gallery
-

The Next Three Months

- Construction of the Gallery and refurbishment of 90 Market Street to commence
- Work underway with Mudgee Region Tourism on interior retail design
- Development of initial program for Gallery exhibitions
- Determine a name for the Gallery so that marketing, promotion and logo can be developed
- Dependent on BBRF funding – Commence planning approvals for refurbishment of old childcare centre as part of the arts precinct.
- Finalisation of electrical upgrade design

Photos



COMMUNITY | GLEN WILLOW STAGE TWO PROGRESS REPORT





11.5 Swimming Fees - Learn to Swim for Pre-schools

REPORT BY THE DIRECTOR COMMUNITY
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, PAR300629

RECOMMENDATION

That Council:

1. **receive the report by the Director Community on the Swimming Fees - Learn to Swim for Pre-schools; and**
2. **approve the inclusion of local pre-schools as being classed as schools and therefore no charge for pool bookings as per FC0658 in the 2020-2021 fees and charges.**

Executive summary

This report seeks to clarify whether Council can include local pre-schools and child care centres with pre-school programs as being eligible to participate in learn to swim classes at Council swimming pools at no charge as per FC0658 in Councils 2020-2021 fees and charges. This exempts participants of local schools swimming carnivals, sport and learn to swim class from entry fees and lane hire fees.

Disclosure of Interest

Nil

Detailed report

Council provides no charge access to participants of local schools for swimming carnivals, sport and learn to swim classes at the Mudgee, Gulgong and Kandos Swimming Pools.

This has been interpreted to only include participants from local Primary and High Schools. However, a local child care provider has requested that preschool children at local child care centres and preschools be classified as schools for the interpretation of this fee.

As the Fee and Charges need to be endorsed by Council, this report seeks to clarify the definition of school for the purposes of Learn to Swim classes. With Water safety being such an important issue in the community, council may wish to support local initiatives such as this.

A private instructor would be engaged by the pre-school and spectators will continue to be subject to the current spectator admission fee.

The following tables is extracted from Council's 2020/21 Fees and Charges:

Swimming Lessons			
Accredited Lifesaving Program participants	FC0656	\$1.00	
Council swim lesson	FC0657	\$23.00	Per participant
<i>Includes lesson and entry</i>			
Facility Hire			
Local School Swimming Carnivals – sport and learn to swim	FC0658	No charge for annual local swimming carnivals and school carnival participants, however normal admission fees apply for spectators	
Lane or Roped Off Section Hire - ALL	FC0661	\$16.50	Per hour plus normal entry fees for each participant
<i>Lane hire to be paid and booked prior to the pool season opening</i>			

Community Plan implications

Theme	Looking After Our Community
Goal	A safe and healthy community
Strategy	Support networks, program and facilities which promote health and wellbeing and encourage healthy lifestyles

Strategic implications

Council Strategies

Community Plan

Council Policies

Fees and Charges

Legislation

Local Government Act

Financial implications

The financial impact of this change would not be material. At most, there would be a loss of a few hundred dollars of potential income.

Associated Risks

The program would need to provide accredited learn to swim instructors as part of the program.

SIMON JONES
DIRECTOR COMMUNITY

3 November 2020

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 12: Reports from Committees

12.1 Local Traffic Committee - October 2020 Meeting

REPORT BY THE ADMINISTRATION OFFICER, OPERATIONS
TO 18 NOVEMBER 2020 ORDINARY MEETING
GOV400087, A0100009

RECOMMENDATION

That Council:

1. receive the report by the Administration Officer, Operations on the Local Traffic Committee - October 2020 Meeting ;
 2.
 - a) approve to reposition the bus zone 22m to the south in front of Mudgee Public School to align with the school gate and allow for a larger pick up and go zone. (No Parking area);
 - b) remove the bus zone line marking;
 - c) consult with School and Bus Company prior to changes being implemented;
 - d) approve for a plan be provided to the Local Traffic Committee for endorsement prior to installation;
 3.
 - a) approve the installation of “No Stopping” signs on the eastern side of Lochiel Lane;
 - b) approve to monitoring the effectiveness of the “No Stopping” signs;
 - c) approve to Consult with the residents prior to installing signs;
 4.
 - a) to consult with the owner further in relation to the possibility of installing a disabled parking place on the land of Country Fit Gym;
 5.
 - a) Approve the removal of the speed humps in front of 64 and 84 Robertson Street Mudgee;
 - b) Monitor the area to ascertain whether there is a need for speed calming devices;
 6. That Council approve the event – “Doctor Doctor Season 5”, be classified as a Class 2 Event under the ‘Guide to Traffic and Transport Management for Special Events Version 3.5’ and proceeds with the following conditions:
 - a) A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the “Guide to Traffic and Transport Management for Special Events Version 3.5 and submitted to and approved by Council prior to the event;
 - b) Events are to be undertaken in accordance with the requirements of the NSW Police Force with their approval documentation forwarded to Council for notation;
 - c) Controlling noise as required by the Protection of the Environment
-

Operations (Noise Control) Regulation 2000;

- d) Reimbursing Council for the cost of damage repairs;**
- e) Complying with any of Council's Law Enforcement Officers reasonable directives;**
- f) Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;**
- g) A Traffic Control Plan (TCP) certified by a person with a 'Select & Modify' or a 'Design and Audit' Certificate be included in the TMP;**
- h) Any person directing traffic on a public road is required to possess an appropriate traffic controller's certificate;**
- i) Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council, Transport for NSW and NSW Police Force is indemnified against any possible action as the result of the event;**
- j) The event convener is to notify all affected businesses and residents adjacent to the proposed closure indicating the period during which their accesses will be affected. Such notification is to be in writing;**
- k) Maintain a four-metre wide emergency vehicle lane.**

- 7. Approve the event – "filming of commercial by Rabbit Productions, be classified as a Class 2 Event under the 'Guide to Traffic and Transport Management for Special Events Version 3.5' and proceeds with the following conditions:**

- a) A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the "Guide to Traffic and Transport Management for Special Events Version 3.5 and submitted to and approved by Council prior to the event;**
 - b) Events are to be undertaken in accordance with the requirements of the NSW Police Force with their approval documentation forwarded to Council for notation;**
 - c) Controlling noise as required by the Protection of the Environment Operations (Noise Control) Regulation 2000;**
 - d) Reimbursing Council for the cost of damage repairs;**
 - e) Complying with any of Council's Law Enforcement Officers reasonable directives;**
 - f) Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;**
 - g) Install 40km repeater sign in the work area;**
 - h) Plan be provided to monitor and manage end of queue length as it cannot impact the Castlereagh Highway;**
 - h) A Traffic Control Plan (TCP) certified by a person with a 'Select & Modify' or a 'Design and Audit' Certificate be included in the TMP;**
 - i) Any person directing traffic on a public road is required to possess an appropriate traffic controller's certificate;**
 - j) Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council, Transport for NSW and NSW Police Force is indemnified against any possible action as the result of the event;**
 - k) The event convener is to notify all affected businesses and residents adjacent to the proposed closure indicating the period during which their accesses will be affected. Such notification is to be in writing;**
 - l) Maintain a four-metre wide emergency vehicle lane.**
-

Executive summary

The purpose of this report is to advise Council and seek support of the considerations and recommendations of the Local Traffic Committee (LTC).

Disclosure of Interest

Nil

Detailed report

The Local Traffic Committee meeting was held on Friday 16 October 2020

Two event reports were considered:

- The filming of a commercial by Rabbit Productions
- The filming of Doctor Doctor Season 5

Four traffic reports were considered:

- Repositioning of the bus zone in front of Mudgee Public School
- Installation of parking controls for Lochiel Lane Mudgee
- Removal of speed humps in Robertson Street
- Disabled parking at Country Fit Gym

General Business items included

- Parking concerns at “The Drip”
- National Road Safety Week

Full discussion notes are included in the attached report.

Community Plan implications

Theme	Connecting Our Region
Goal	High quality road network that is safe and efficient
Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion

MICHELLE NEILSON
ADMINISTRATION OFFICER, OPERATIONS

GARRY HEMSWORTH
DIRECTOR OPERATIONS

3 November 2020

Attachments: 1. Minutes - October 2020 Local Traffic Committee.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Mid-Western Regional Council

Date: 16 October 2020

Minutes of the Local Traffic Committee

Held at the Operations Meeting Room - Depot Road Mudgee
on 16 October 2020.

Present	Garry Hemsworth (MWRC), Phil Blackman, Deanne Freeman (TfNSW), Samantha Cecchini (MWRC)
Apologies	Garry McGovern (NSW Police) Mark Fehon (NSW Police) Alex Karavas (Councillor)
Secretary	Emma Broadfield (MWRC), Michelle Neilsen (MWRC)

The LTC meeting commenced at 9:46am.

MINUTES OF PREVIOUS MEETING

MOTION: Transport for NSW Deanne Freeman / Phillip Blackman

That the Minutes of the previous Local Traffic Committee held on 18 September 2020 be taken as read and confirmed.

MATTERS IN PROGRESS

SUBJECT	RES NO. & DATE	RESOLUTION	ACTION
Mudgee Town Pedestrian Crossings	20 Jan LTC Meeting	Council conduct an audit on all crossings, place counts on Market and Church Street and provide a report to the committee with findings and suggestions for improvements	Consultant engaged – draft expected in March
Perry Street Parking Issues	15 June 2018	To monitor the parking issues that surround Mudgee High School	Council requested quotation to undertake design work for improvement of this section which was cost prohibitive. Update: forms part of a report
Request for 'No Stopping' sign	August 2018	Request for a 'No stopping' sign to be placed at the northern end of Ten Dollar hotel.	Investigate the installation of a more suitable kerb ramp on the north western corner in front of the Ten Dollar Motel
Request to review traffic flow of Gulgong CBD	November 2018	Request a review of the traffic management and parking within the Gulgong CBD	
	February 2019	Report to be presented recommending 'no parking' signs changed to 'no stopping' in front of IGA Gulgong	
	August 201	Investigate alternative crossing options for pedestrians in the CBD of Gulgong and present findings to Traffic Committee	
Mudgee CBD High Pedestrian Area	November 2018	Council in support of 40km CBD zone investigation.	Presentation to Councillors scheduled for March Council meeting Update: currently under re
St Matthews Traffic Flow	February 2019	Organise meeting onsite Prue Britt, the safety around schools officer with Council, NSW Police and Principal to discuss options	Letter sent to School in August requesting ongoing education of the arrangement.
CBD Parking line marking	May 2019	If not address in parking study, prepare report for line marking to be extended to Market street between Church and Lewis and Mortimer Street between Church and Lewis	Design plan to be presented to committee prior to completion Update – this has been addressed in the parking study. (17/9/2020)

SUBJECT	RES NO. & DATE	RESOLUTION	ACTION
Lochiel lane	November 2019	Consult with residents advising proposed changes to the parking arrangements; 'no stopping' signs be installed along eastern side of Lochiel lane; Monitoring of adherence to 'no stopping signs' to be undertaken for three months, if it appears ineffective Council to consider implementing one way. Design plan presented to committee for endorsement prior to installation being undertaken.	Design plan to be presented to committee prior to completion. Update – development engineer will provide a design which will be presented at the October Traffic Committee meeting (17/9/2020)
Disabled parking spot Country fit gym		Further investigations required for suitable design.	Update – Development Engineering will provide an outcome in relation to this grade of the access which will be presented at the October meeting (17/9/20)
Denison Street and Church Street Intersection	August 2020		Put down traffic counters at the intersection of Denison and Church Street to measure traffic numbers

PAST EVENT DEBRIEF

EVENT	

CALENDAR OF EVENTS

FEBRUARY	DATE	Comments
Charity Shield	29 February 2020	
MARCH	DATE	Comments
Can Cruise		cancelled
Mudgee Show		No approvals required
APRIL	DATE	Comments
Mudgee Anzac Day March	25 April 2020	Approved
Gulgong Anzac Day March	25 April 2020	Cancelled
Kandos Anzac Day March	25 April 2020	
MAY	DATE	Comments
Mudgee Classic	3 rd May 2020	Cancelled
JUNE	DATE	Comments
Mudgee Glow		Proposed event – may not require traffic consideration

JULY	DATE	Comments
Small Farm Field Days	10-11 July 2020	Cancelled
AUGUST	DATE	Comments
SEPTEMBER	DATE	Comments
Rainbow Day Mudgee High School	24 September 2020	
OCTOBER	DATE	Comments
NOVEMBER	DATE	Comments
Flavours of Mudgee	21/11/2020	Cancelled
Outback Classic		Postponed 2021
DECEMBER	DATE	Comments
2021		
JANUARY	DATE	Comments
FEBRUARY	DATE	Comments
Charity Shield	February 2021	
MARCH	DATE	Comments
APRIL	DATE	Comments
MAY	DATE	Comments
JUNE	DATE	Comments
JULY	DATE	Comments
AUGUST	DATE	Comments
SEPTEMBER	DATE	Comments
OCTOBER	DATE	Comments
NOVEMBER	DATE	Comments
DECEMBER	DATE	Comments

Red = Unapproved

Green = Approved

20/032 MUDGEE PUBLIC SCHOOL BUS ZONE

RECOMMENDATION

That Council approve

- a) to reposition the bus zone 22m to the south in front of Mudgee Public School to align with the school gate and allow for a larger pick up and go zone. (No Parking area)
- b) Remove bus zone line marking
- c) Consult with School and Bus Company prior to changes being implemented.
- d) provide plan to committee for endorsement prior to installation

Committee comments

Prepare map with exact location of signs and exact signs.

MOTION: Mr Phillip Blackman / Deanne Freeman

That the above recommendation be accepted and approved.

20/033 PARKING CONTROLS FOR LOCHIEL LANE MUDGEE

RECOMMENDATION

That Council approve

- a) The installation of “No Stopping” signs on the eastern side of Lochiel Lane.
- b) to monitoring the effectiveness of the “No Stopping” signs
- c) to Consult with the residents prior to installing signs

MOTION: Transport for NSW Deanne Freeman / Phillip Blackman

That the above recommendation be accepted and approved.

20/034 DISABLED PARKING AT COUNTRY FIT GYM

RECOMMENDATION

That Council approve

- a) to consult with the owner further in relation to the possibility of installing a disabled parking place on the gym’s land.

MOTION: Mr Phillip Blackman / Deanne Freeman

That the above recommendation be accepted and approved.

20/035 REMOVAL OF SPEED HUMPS ON ROBERTSON STREET

RECOMMENDATION

That Council

- a) **Approve the removal of the speed humps in front of 64 and 84 Robertson Street Mudgee**
- b) **Monitor the area to ascertain whether there is a need for speed calming devices.**

MOTION: Transport for NSW Deanne Freeman / Phillip Blackman

That the above recommendation be accepted and approved.

20/036 DOCTOR DOCTOR SEASON 5 - EASY TIGER PRODUCTIONS

RECOMMENDATION

That Council -

That Council approve the event – “Doctor Doctor Season 5”, be classified as a Class 2 Event under the ‘Guide to Traffic and Transport Management for Special Events Version 3.5’ and proceeds with the following conditions:

- a) **A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the “Guide to Traffic and Transport Management for Special Events Version 3.5 and submitted to and approved by Council prior to the event;**
- b) **Events are to be undertaken in accordance with the requirements of the NSW Police Force with their approval documentation forwarded to Council for notation;**
- c) **Controlling noise as required by the Protection of the Environment Operations (Noise Control) Regulation 2000;**
- d) **Reimbursing Council for the cost of damage repairs;**
- e) **Complying with any of Council’s Law Enforcement Officers reasonable directives;**
- f) **Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;**
- g) **A Traffic Control Plan (TCP) certified by a person with a ‘Select & Modify ‘or a ‘Design and Audit’ Certificate be included in the TMP;**
- h) **Any person directing traffic on a public road is required to possess an appropriate traffic controller’s certificate;**
- i) **Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council, Transport for NSW and NSW Police Force is indemnified against any possible action as the result of the event;**
- j) **The event convener is to notify all affected businesses and residents adjacent to the proposed closure indicating the period during which their accesses will be affected. Such notification is to be in writing;**
- k) **Maintain a four-metre wide emergency vehicle lane;**

Committee comments

- **A blanket Traffic Control Plan is recommended with a confirmation of dates once known**
- **The Traffic Control Plan shown on the October 2020 agenda should be updated for future reference showing 50m spacing of road signs, not 15m.**

MOTION: Mr Phillip Blackman / Deanne Freeman

That the above recommendation be accepted and approved.

20/037 FILMING OF COMMERCIAL - BYLONG VALLEY WAY

RECOMMENDATION

Approve the event – “filming of commercial by Rabbit Productions, be classified as a Class 2 Event under the ‘Guide to Traffic and Transport Management for Special Events Version 3.5’ and proceeds with the following conditions:

- a) **A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the “Guide to Traffic and Transport Management for Special Events Version 3.5 and submitted to and approved by Council prior to the event;**
- b) **Events are to be undertaken in accordance with the requirements of the NSW Police Force with their approval documentation forwarded to Council for notation;**
- c) **Controlling noise as required by the Protection of the Environment Operations (Noise Control) Regulation 2000;**
- d) **Reimbursing Council for the cost of damage repairs;**
- e) **Complying with any of Council’s Law Enforcement Officers reasonable directives;**
- f) **Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;**
- g) **Install 40km repeater sign in the work area;**
- h) **Plan be provided to monitor and manage end of queue length as it cannot impact the Castlereagh Highway;**
- h) **A Traffic Control Plan (TCP) certified by a person with a ‘Select & Modify ‘or a ‘Design and Audit’ Certificate be included in the TMP;**
- i) **Any person directing traffic on a public road is required to possess an appropriate traffic controller’s certificate;**
- j) **Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council, Transport for NSW and NSW Police Force is indemnified against any possible action as the result of the event;**
- k) **The event convener is to notify all affected businesses and residents adjacent to the proposed closure indicating the period during which their accesses will be affected. Such notification is to be in writing;**
- l) **Maintain a four-metre wide emergency vehicle lane.**

Committee Comments

- **Transport has requested alternate sign be used to Roadwork Ahead as it is a special event.**

MOTION: Transport for NSW Deanne Freeman / Phillip Blackman

That the above recommendation be accepted and approved.

20/038 GENERAL BUSINESS

NATIONAL PARKS & WILDLIFE – THE DRIP

Council received an email from National Parks & Wildlife which was forwarded to Garry Hemsworth, an email in relation to parking issues at The Drip, Ulan Road. Car parking was at capacity over the October 2020 long weekend which resulted in cars being parked alongside Ulan Road. National Parks have requested a traffic management plan to reduce the speed at this section. (See attachment)

Committee comments

- Meet with National Parks and Wildlife
- National Parks and Wildlife are to monitor The Drip car parking during the weekend of 18th & 19th October 2020.
- Speak to Mudgee Region Tourism to halt active promotion of The Drip.
- Contact Mudgee Police to discuss the issue.

NATIONAL ROAD SAFETY WEEK. 15 – 22 November 2020

Samantha Cecchini (RSO) will introduce MWRC to National Road Safety Week via social media and media release.

20/039 CORRESPONDENCE

REQUEST FOR CYCLE WAY BETWEEN MUDGEE AND GULGONG

Please see attached email.

Committee Comment

Note and refer to Community Planning Proposal (CPP)

CLOSURE

There being no further business the meeting concluded at 11:05am.

Item 13: Urgent Business Without Notice

URGENT BUSINESS WITHOUT NOTICE

As provided by Clauses 19 & 20 of Council's Code of Meeting Practice (Clause 14 LGMR).

GIVING NOTICE OF BUSINESS

19. (1) The Council must not transact business at a meeting of the Council:
- (a) unless a Councillor has given notice of the business in writing at least two (2) days prior to the day on which the agenda and business paper is prepared and delivered to Councillors; and
 - (b) unless notice of the business has been sent to the Councillors in accordance with Clause 6 of this Code. (see Section 367 LGA & Clause 14(1) LGMR)
- (2) Subclause (1) does not apply to the consideration of business at a meeting if the business:
- (a) is already before, or directly relates to a matter that is already before the Council (see Clause 14(2)(a) LGMR); or
 - (b) is the election of a chairperson to preside at the meeting as provided by Clause 12(1) (see Clause 14(2)(b) LGMR); or
 - (c) is a matter or topic put to the meeting by the chairperson in accordance with Clause 21 (see Clause 14(2)(c) LGMR); or
 - (d) is a motion for the adoption of recommendations of a committee of the Council; (see Clause 14(2)(d) LGMR); or
 - (e) relates to reports from officers, which in the opinion of the Chairperson or the General Manager are urgent;
 - (f) relates to reports from officers placed on the business paper pursuant to a decision of a committee that additional information be provided to the Council in relation to a matter before the Committee; and
 - (g) relates to urgent administrative or procedural matters that are raised by the Mayor or General Manager.

BUSINESS WITHOUT NOTICE

20. (1) Despite Clause 19 of this Code, business may be transacted at a meeting of the Council even though due notice of the business has not been given to the Councillors. However, this can happen only if:
- (a) a motion is passed to have the business transacted at the meeting; and
 - (b) the business proposed to be brought forward is ruled by the Chairperson to be of great urgency. Such a motion can be moved without notice. (see Clause 14(3) LGMR)
- (2) Despite Clause 30 of this Code, only the mover of a motion referred to in subclause (1) can speak to the motion before it is put. (see Clause 14(4) LGMR)

Item 14: Confidential Session

LOCAL GOVERNMENT ACT, 1993

10A ***WHICH PARTS OF A MEETING CAN BE CLOSED TO THE PUBLIC?***

- (1) A council, or a committee of the council of which all the members are councillors, may close to the public so much of its meeting as comprises:
 - (a) the discussion of any of the matters listed in subclause (2), or
 - (b) the receipt or discussion of any of the information so listed.
- (2) The matters and information are the following:
 - (a) personnel matters concerning particular individuals (other than councillors),
 - (b) the personal hardship of any resident or ratepayer,
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
 - (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret,
 - (e) information that would, if disclosed, prejudice the maintenance of law,
 - (f) matters affecting the security of the council, councillors, council staff or council property,
 - (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,
 - (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,
 - (i) alleged contraventions of any code of conduct requirements applicable under section 440.
- (3) A council, or a committee of the council of which all the members are councillors, may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.
- (4) A council, or a committee of a council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

10D ***GROUND FOR CLOSING PART OF MEETING TO BE SPECIFIED***

- (1) The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting.
- (2) The grounds must specify the following:
 - (a) the relevant provision of section 10A(2)
 - (b) the matter that is to be discussed during the closed part of the meeting,
 - (c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

664

DISCLOSURE AND MISUSE OF INFORMATION

- (1) A person must not disclose any information obtained in connection with the administration or execution of this Act unless that disclosure is made:
 - (a) with the consent of the person from whom the information was obtained, or
 - (b) in connection with the administration or execution of this Act, or
 - (c) for the purposes of any legal proceedings arising out of this Act or of any report of any such proceedings, or
 - (d) in accordance with a requirement imposed under the Ombudsman Act 1974 or the Freedom of Information Act 1989, or
 - (e) with other lawful excuse.

1. (1A) In particular, if part of a meeting of a council or a committee of a council is closed to the public in accordance with section 10A (1), a person must not, without the authority of the council or the committee, disclose (otherwise than to the council or a councillor of the council) information with respect to the discussion at, or the business of, the meeting.

2. (1B) Subsection (1A) does not apply to:
 - (a) the report of a committee of a council after it has been presented to the council, or
 - (b) disclosure made in any of the circumstances referred to in subsection (1) (a)-(e), or
 - (c) disclosure made in circumstances prescribed by the regulations, or
 - (d) any agenda, resolution or recommendation of a meeting that a person is entitled to inspect in accordance with section 12.

- (2) A person acting in the administration or execution of this Act must not use, either directly or indirectly, information acquired by the person in that capacity, being information that is not generally known, for the purpose of gaining either directly or indirectly a financial advantage for the person, the person's spouse or de facto partner or a relative of the person.

- (3) A person acting in the administration or execution of this Act, and being in a position to do so, must not, for the purpose of gaining either directly or indirectly an advantage for the person, the person's spouse or de facto partner or a relative of the person, influence:
 - (a) the determination of an application for an approval, or
 - (b) the giving of an order.

Maximum penalty: 50 penalty units

MOTION

I move that pursuant to the provisions of Section 10 of the Local Government Act, 1993 the meeting be closed to the public.

After a motion to close the meeting has been moved and seconded and before the vote, the Chairman will ask if there are any other matters, besides those listed on the agenda which should be considered in Confidential Session.

He will then announce those matters to be considered in Confidential Session. In doing so, the Chairman will give reasons why those matters are to be considered in Confidential Session and explain the way in which discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

CHAIRMAN

The following matters have been listed for consideration in Confidential Session:

14.1 Property Purchase

The reason for dealing with this report confidentially is that it relates to commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993.

Discussion of this matter in an open meeting would be, on balance, contrary to the public interest as it involves discussion of (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

The Chairman will then ask the General Manager if there are any written representations from the public on the proposed closure of the meeting.

The General Manager will read out any written representations received.

The Chairman will ask if anyone in the gallery would like to make verbal representations in regard to the matters now to be considered in Confidential Session.

The Chairman will then put the motion "to close the meeting" to the vote.