



****PUBLIC COPY****

Business Papers 2024

MID-WESTERN REGIONAL COUNCIL

ORDINARY MEETING
WEDNESDAY 20 NOVEMBER 2024

*A prosperous and progressive
community we proudly call home*





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13 November 2024

Dear Councillor,

MEETING NOTICE
Ordinary Meeting
20 NOVEMBER 2024
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.

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

Members of the public may address Council at the Public forum, which is held at 5.30pm immediately preceding the Council meeting. Speakers who wish to address Council are invited to register by 4.00pm on the day prior to the Council Meeting by contacting the Executive Assistant to the Mayor and General Manager.

Yours faithfully

A handwritten signature in black ink, appearing to be "BRAD CAM", with a long horizontal flourish extending to the right.

BRAD CAM
GENERAL MANAGER

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Acknowledgement of Country

I would like to acknowledge the traditional owners of the lands on which we meet, the Wiradjuri people and pay our respects to elders past, present and emerging.

Item 1: Apologies

Item 2: Disclosure of Interest

Councillors are reminded of their oaths or affirmations of office taken and their obligations under Council's Code of Conduct to disclose conflicts of interest when and if they arise and ensure they are managed appropriately.

If an interest is declared, Councillors should leave the Chambers prior to the commencement of discussions of the item.

Item 3: Confirmation of Minutes

3.1 Minutes of Ordinary Meeting held on 16 October 2024

Council Decision:

That the Minutes of the Ordinary Meeting held on 16 October 2024 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
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.
Indoor Pool Business Case	Res 296/22 Ordinary Meeting 21/09/2022	That Council investigate financing options and grant opportunities for the construction of an indoor swimming pool.	To be reported to Council at a future meeting.
Ulan and Cope Road Safety – Rumble Strips	Res 241/23 Ordinary Meeting 18/10/2023	That Council receive a report detailing costings and investigate opportunities for funding to install rumble strips along Ulan and Cope Roads to enhance safety measures.	Recommended for Completion.

Item 5: Mayoral Minute

Nil

Item 6: Notices of Motion or Rescission

Nil

Item 7: Office of the General Manager

Nil

Item 8: Development

8.1 ME0009/2025 - Modification to DA0333/2022 - Subdivision of Land (1 into 41 Lots) - Proposed Removal of Park - 1-5 Railway Street, Gulgong

REPORT BY THE PLANNING COORDINATOR
 TO 20 NOVEMBER 2024 ORDINARY MEETING
 GOV400105, DA0333/2022

RECOMMENDATION

That Council:

- A. receive the report by the Planning Coordinator on Section 4.55(1A) Modification (ME0009/2025) to DA0333/2022 - Removal of Park within Subdivision - 1-5 Railway Street, Gulgong; and
- B. approve the Section 4.55(1A) Modification (ME0009/2025) to DA0333/2022 - Removal of Park within Subdivision - 1-5 Railway Street, Gulgong subject to the following amended conditions and Statement of Reasons (in blue):

Conditions

APPROVED PLANS

1. The development is to be carried out generally in accordance with the following stamped plans, except where amended as required by following conditions. Approved documentation may include any Planning or Engineering reports submitted with and in support of the Application as detailed below.

Drawing No.	Sheet	Plan Title	Rev.	Date	Prepared by
322037_02 Sheet TP01	1 of 1	Proposed Subdivision Plan – Overall Plan	F G	03.03.2022 11.08.2022	Premise
101	1 / 2	Landscape Plan	C	09.08.24	New Eden Design
102	2 / 2	Park Detail Plan	C	09.08.24	New Eden Design

Any minor modification to the approved plans other than as required by following conditions will require the lodgement and consideration by Council of amended plans. Amended plans will need to be accompanied with supporting documentation and calculations where necessary. Major modifications will require the lodgement of a new development application.

AMENDED BY ME0008/2023
AMENDED BY ME0009/2025

GENERAL

2. This consent is for the subdivision of land only. No physical works are approved under this consent. A Subdivision Works Certificate is required to be obtained for all physical works associated with this consent.
3. No structures or earthworks are permitted to encroach within any easements for the purposes of utility infrastructure as specified in Council's Development Control Plan.
4. 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 base course and kerb and channel.
5. The finished surface of all nature strips and verges must be graded to fall toward the kerb and channel and formed with a minimum 100 mm thick layer of clean topsoil free of stones and other impurities. Nature strips and verges are to be seeded or hydro-mulched with an approved grass prior to the issue of a Certificate of Practical Completion.
6. Any fill placed in residential lots shall be compacted in accordance with AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments.
7. The only waste derived fill material that may be received at the development site must be:
 - a) Virgin excavated natural material, within the meaning of the *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.
8. 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.
9. 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.
10. All costs associated with preparation of Survey Plan and associated easement documentation are to be borne by the developer.
11. Any damage to Councils infrastructure that occurs as a result of the proposed development must be prepared immediately to Councils satisfaction and at no cost to council.

ROADS AND FOOTPATHS

12. The Developer is required to provide for the construction of new road and road upgrades that includes, but may not be limited to:

- Construction of kerb and channel for the full road abutments of all Lots created by this Subdivision;
- The construction of pavement widening, extension of kerb and channel and bitumen sealing of those parts of Railway Street that abut the development; and
- The construction of concrete footpaths 1.35 metres wide for the full abutment of Railway Street and new internal road.

The new internal road must provide for a trafficable court bowl no less than 10 metres radius. Road pavements must be designed and constructed in accordance with the technical and performance requirements of Council's Development Control Plan and the Standards referenced within Appendix B and D of that document and relevant parts of AUS-SPEC specifications.

13. All earthworks for the roads associated with the development must have compaction testing compliance with EMS Q4 and AUS-SPEC CQS-A.

STORMWATER

14. The Developer must provide for the design and construction of all stormwater drainage infrastructure to service the development. The extent of stormwater drainage works will include, but is not limited to:
 - construction of inter-allotment drainage along the southern boundary to intercept and control surface runoff from upstream catchments; and
 - construction of a stormwater drainage system generally in accordance with the Plan Set provided with the application.
15. Prior to the issue of a Subdivision Works Certificate the Applicant must provide a fully detailed Stormwater Drainage Report and Design for approval by Council that provides for control and treatment of stormwater runoff generated by future residential development of the land. The report must demonstrate that proposed detention arrangements do not increase the rate of discharge of stormwater runoff from the site beyond the existing undeveloped state for a storm event up to and including a 1:100 year ARI event. Methods of stormwater detention must be included in the design to ensure that the rate of stormwater runoff flows from the development do not exceed the volume and rates generated by a 1:5 year ARI storm event from the undeveloped site.
16. Drainage design must ensure that no stormwater runoff is permitted to discharge over adjoining properties other than at approved locations and methods of disposal. Discharge of runoff onto adjoining properties and any works associated with the control of stormwater discharge over any adjoining property must not occur without the consent of the owner of any affected property.
17. Inter-allotment drainage is to be provided to remove stormwater from any lots that cannot discharge to the street in accordance with relevant parts of AUS-SPEC specifications. Easements shall be created over inter-allotment drainage in favour of upstream allotments.

WATER AND SEWER SERVICES

18. The applicant is to provide separate water reticulation services to each allotment within the subdivision.
19. The developer is to extend and meet the full cost of water reticulation to service the development plus the cost of connecting to existing services. All water supply work is required to be carried out in accordance with the requirements of Mid-Western

Regional Council (as the Water Supply Authority under the Local Government Act 1993) and in accordance with the National Specification – Water Supply Code of Australia (WSAA).

20. **The extent of water main extension to provide adequate and satisfactory supply will require a new main constructed from the 100 mm diameter main in Railway Street, along the new internal road and extending through the proposed drainage reserve to connect with other 100 mm diameter main in Homer Street.**
21. **The developer is to provide a water service and meter for each lot in the subdivision. Where the provision of a service connection for a proposed new lot is undertaken during the installation of new water mains by the Developer, and prior to any 'live' connection, the Developer can achieve this by making a payment to Council by payment for one meter per lot or dwelling as specified in Council's Schedule of Fees and Charges, noting that this amount is indexed to increase each financial year.**

Note: Council does not permit other bodies to insert new connections into 'live' water mains. The cost referenced above is for the supply of meter only and is subject to CPI increases.

22. **In the case of any lots that will not be serviced by a water main constructed by the developer, a full water service will be required. The developer will be required to pay for full Water Service Connection for a 20 mm water supply, for an amount of \$2,150.00 per lot as specified in Council's Schedule of fees and Charges, noting that this amount is indexed to increase each financial year.**
23. **The developer is to extend and meet the full cost of sewer reticulation to service the development plus the cost of connecting to existing services.**
24. **All sewerage work is required to be carried out in accordance with the requirements of Mid-Western Regional Council (as the Water Supply Authority under the Local Government Act, 1993) and in accordance with the National Specification – Sewerage Code of Australia.**
25. **In the case of any lots that will be serviced by a sewer main constructed by the developer the sewer junctions required to service the proposed lots must be installed by the developer.**

TELECOMMUNICATIONS AND ELECTRICITY SUPPLY

26. **Underground electricity, street lighting and telecommunications are to be supplied to the Subdivision in accordance with the relevant authorities' standards. Each allotment is to be provided with a service point / connection to an underground electricity supply. Prior to the issue of the Subdivision Works Certificate, Council is to be provided with the certified copies of the Electrical and Telecommunications distribution network design for the subdivision.**

CULTURAL HERITAGE

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

Note: A suitably qualified person is required to be present during earthworks to identify whether any artefacts were uncovered.

PRIOR TO ISSUE OF A SUBDIVISION WORKS CERTIFICATE

28. A Subdivision Works Certificate is required for but not limited to the following civil works;
- Water and sewer main extensions,
 - Roads, including concrete kerb, pavement and bitumen seal,
 - Stormwater drainage such as inter-allotment drainage, detention basins, culverts, pits and table drains,
 - Footpath (concrete paths, 1.35 metres wide and with crossfall and kerb ramps where necessary in accordance with AS 1428 and DDA requirements),
 - Landscaping of public reserves and nature strips / verges.

No works can commence prior to the issue of the Subdivision Works Certificate.

Note: Additional permits and approvals may also be required under other legislation, e.g. Plumbing and Drainage Act 2011, and Plumbing and Drainage Regulation 2017 for water and sewer infrastructure works.

29. Prior to the issue of a Subdivision Works Certificate a detailed engineering design, specifications, supporting documentation / reports and calculations, and schedules are to be submitted to and approved by Council. The engineering design is to comply with the technical and performance requirements of Council's Development Control Plan and the Standards referenced within Appendix B and D of that document.

Detailed documentation including, but not limited to the following matters, must be submitted with the detailed design.

These documents include:

- Runoff calculations

30. Prior to issue of a Subdivision Works Certificate, a detailed design is to be submitted and approved by Council which provides information on all proposed **playground**, landscaping and irrigation works within each Reserve nominated in the development. ~~Where the detention basin is to be located adjacent to playground equipment,~~ Suitable fencing / child protection measures are to be included in the design for approval by Council.

AMENDED BY ME0009/2025

31. Prior to issue of a Subdivision Works Certificate, an updated street tree planting plan and schedule is to be provided and approved by Council which is to include at least 2 street tree per lot (excluding the battle axe lot) and is to specify trees of not less than 1.2 metres in height are to be installed. Protection measures and irrigation lines are also to be detailed accordingly. The planting schedule is to ensure allowance is made for future driveways in accordance with Council's Access to Properties Policy.
32. All finished surface levels and contours to Australian Height Datum (AHD) shall be shown on the plans submitted for the Subdivision Works Certificate. Where it is proposed to import fill, the material shall be 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.

33. Prior to the issue of a Subdivision Works Certificate a Traffic Guidance Scheme (TGS) completed by a “Certified Person” for implementation during works is to be submitted to Mid-Western Regional Council. All requirements of the TGS must be put in place and implemented prior to any work commencing.
34. Prior to the issue of the Subdivision Works Certificate, 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.
35. An Erosion and Sediment Control Plan (ESCP)/ Soil and Water Management Plan (SWMP) for the development is to be prepared and submitted with the Subdivision Works Certificate. All measures shall be implemented in accordance with 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 prior to any construction activity on site;
- c) Rehabilitating disturbed areas promptly;
- d) Maintenance of erosion and sediment control structures.

Note: Details required to prepare both ESCP and SWMP’s are provided in the above Landcom Document referred.

PRIOR TO COMMENCEMENT OF WORKS

36. Prior to commencement of any works, a Subdivision Works Certificate shall be obtained.
37. 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;
 - 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.
38. 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.

39. 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.

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

DURING WORKS

41. Construction work noise that is audible at other premises is to be restricted to the following times:
- Monday to Saturday - 7.00am to 5.00pm

No construction work noise is permitted on Sundays or Public Holidays.

42. The subdivision works are to be inspected by the Council (or an Accredited Certifier on behalf of Council) to monitor compliance with the consent and the relevant standards of construction, encompassing the following stages of construction:
- Installation of sediment and erosion control measures.
 - Water and sewer line installation prior to backfilling.
 - Vacuum / pressure testing of all water and sewer mains.
 - Stormwater drainage pipe installation prior to backfilling.
 - CCTV inspection of all sewer mains and stormwater drainage.
 - Proof roll inspection of sub-grade prior to placement and compaction of sub-base.
 - Proof roll inspection of sub-base prior to installation of concrete kerb.
 - Proof roll inspection of compacted sub-base prior to placement of base course.
 - Proof roll inspection of compacted base prior to sealing.
 - CCTV inspection of all sewer mains and stormwater drainage once final earthworks have been completed to finished surface levels.
 - Practical Completion.
 - At completion of the Defects Liability Period a further CCTV inspection of all sewer mains and stormwater drainage is to be undertaken prior to the issue of a certificate of Final Completion and the release of Defects Liability bond monies.

In addition to proof roll inspection compaction testing may also be required.

43. The footpath and driveway levels are not to be altered outside the property boundary without Council's permission.
44. The applicants shall, at their own expense, engage a registered surveyor to relocate any survey mark that may be disturbed by the development or any associated work. Any information regarding relocation should be supplied to the Land Titles Office and Council.
45. All works are to be constructed at the full cost of the developer, in a manner consistent with relevant parts of AUS-SPEC specifications and Council's standard drawings.

46. All public footways, foot paving, kerbs, gutters and road pavement damaged during the works are to be restored to match existing conditions at the Developer's / Demolisher's expense.
47. The developer is to grant Council unrestricted access to the site at all times to enable inspections or testing of the subdivision works.
48. Where necessary the adjustment of existing services, infrastructure or installation of new services and meters, as required, in compliance with Australian Standard 3500: National Plumbing and Drainage Code. All costs associated with this work shall be borne by the developer.
49. Following the completion of subdivision works, one set of Works As Executed Drawings in PDF format, AutoCAD compatible files in DWG format, MapInfo files (MGA GDA94 Zone 55/56) and completed Asset Data Template spreadsheets in MS Excel format, are to be submitted to Council. All Works As Executed plans shall bear the consulting engineer's or consulting surveyor's certification stating that all information shown in the plans are accurate.

PRIOR TO THE ISSUE OF THE SUBDIVISION CERTIFICATE

50. Prior to issue of a Subdivision Certificate, the creation of Lot 5 approved under DA0154/2022 shall be registered with NSW Land Registry Services.
51. Prior to issue of a Subdivision Certificate ~~for stages 1 and 2~~, all works associated the proposed Reserves are to be completed to the satisfaction of Council with a satisfactory completion report issued.

~~*Note: This must include playground equipment within the Reserve associated with stage 2 which must comply with all relevant Australian Standards, and approved safety or protection measures installed to prevent direct access to the detention basin from the playground.*~~

AMENDED BY ME0008/2023
AMENDED BY ME0009/2025

52. Prior to issue of a Subdivision Certificate, two (2) Street Trees per lot released are to be installed.
53. Under the *Environmental Planning & Assessment Act 1979*, a Subdivision Certificate is required before the linen plan of subdivision can be registered with NSW Land Registry Services.

Note: The fee to issue a Subdivision Certificate is set out in Council's Fees and Charges.

54. The linen plan and associated documents are to be submitted to Council for approval via the NSW Planning Portal with the application for a Subdivision Certificate.

Note: Council's fee to issue a Subdivision Certificate is set out in Council's fees and charges.

55. Prior to the issue of a Subdivision Certificate all required infrastructure works are to be constructed at the full cost of the Developer, in a manner consistent with relevant

parts of the AUS-SPEC Specification and Council's standard drawings. A final satisfactory inspection report is to be provided with the application for a Subdivision Certificate.

56. Prior to the issue of a Subdivision Certificate and following completion of all engineering works, a Defects Liability bond in a form acceptable to Council to the value of 5% of the value of all works must be lodged with Council to be held for a period of twenty-four (24) months to ensure any defects that become apparent during that time are remedied by the developer.
57. Three metre wide easements, including associated Section 88B instruments, are to be created in favour of Council over any existing or newly constructed water or sewerage reticulation components located within the subject property, or extended through adjoining private properties as a result of this subdivision.
58. To ensure that increased runoff from the future development of dwellings does not adversely affect the flood risk to downstream properties suitably worded Section 88B documentation placing a restrictive covenant on each allotment requiring detention devices to be included for all building works. Detention devices must provide a minimum 2,000 litres detention storage to be discharged to empty after each rain event through an orifice no greater than 19 mm diameter. Detention devices are to be maintained by the owner to the satisfaction of Council at all times.
59. Easements including associated Section 88B instruments, are to be created in favour of:
 - Any upstream lots to drain water (width variable)
 - Any proposed lots to be serviced by water or sewer reticulation components (width of 3m)
60. Prior to issue of the Subdivision Certificate, the developer shall contact Council's Property and Rating Department to ensure that the Street Addressing for each lot is correctly allocated in accordance with AS4819 and the correct addressing is included with the submitted Subdivision Certificate Application documentation.
61. Prior to the issue of a Subdivision Certificate all services must be located as necessary to lie entirely within the proposed new Lot boundaries. Alternatively, appropriate easements may be created.
62. All existing easements and newly created easements are to be shown on the Plan of Subdivision submitted prior to the issue of a Subdivision Certificate.
63. The applicants shall, at their own expense, engage a registered surveyor to relocate any survey mark that may be disturbed by the development or any associated work. Any information regarding relocation should be supplied to the Land Titles Office and Council.
64. At the completion of construction and prior to the issue of a Subdivision Certificate, Council requires lodgement of a Quality Register in electronic format on a CD or Flash Drive with all of the QA documentation in accordance with AusSpec and the requirements outlined below:
 - A) COVERSHEET
 - (i) Project Address
 - (ii) Client/Developer
 - (iii) DA Number
 - (iv) Lot Numbers

(v) Subdivision Stage Number (If Applicable)

B) INDEX

i) Section Numbers

C) CONTRACTOR DETAILS

- i) Contractor Representative
- ii) Contractor Contact Details

D) SCOPE OF WORKS

i) Enter description outlining scope of works completed

Records to be included, as applicable:

- Material Certification and Material Test Reports (Sub base, Base course, Water, Sewer, Stormwater, Bitumen etc. for supplied materials)
- Concrete mix Details (Concrete Register/ Concrete Test Results required)
 - Bitumen Sealing Reports/Records
 - Earthworks/Civil Test Reports e.g. compaction tests - (Coordinates and RL required for each test required to be shown on a .dwg)
 - Dimensional and Tolerance Records (Survey Conformance Reports)
 - Inspection Documentation (Development Engineer Inspections, ITPs, Lot Identification)
 - Non-conformance reports (Major non-conformances not detailed on council inspections)
 - Work As Executed Drawings and completed Asset Data spreadsheet (Council to provide at the request of the applicant) (Provide document register of all .dwg's and Engineering Stamp required in AutoCad, DWG, Map Info, Excel and PDF format)
 - Copy of final inspection report from Council's Development Engineer

65. In accordance with the provisions of Section 7.11 of the Environmental Planning and Assessment Act 1979 and the Council's Mid-Western Regional 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 each residential lot to be released within each stage. Contributions are subject to increase in accordance the consumer price index and are payable at the rate applicable at the time of payment.

Section 7.11 Contributions			
'Outside Catchment	Mudgee'	Per 2 or more bed dwelling / separate house / lot	38 Residential Lots (2 Reserves and credit for existing lot)
Public Amenity or Service			
Transport facilities		\$2,471.00	\$93,898.00
Recreation and Open Space		\$1,027.00	\$39,026.00
Community Facilities		\$649.00	\$24,662.00
Stormwater Management		\$ -	\$ -
Plan Administration		\$1,034.00	\$39,292.00
Total Payable		\$5,181.00/ Lot	\$196,878.00

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.

AMENDED BY ME0008/2023

66. The developer shall obtain a Certificate of Compliance under the Water Management Act 2000, from Council, prior to issue of a Subdivision Certificate.

Note: Refer to Advisory Notes in relation to payment of contributions to obtain a Certificate of Compliance.

AMENDED BY ME0008/2023

67. The developer must provide Council and land purchasers with a site classification for each vacant lot within the subdivision. The classification is to be carried out at a suitable building site on each lot and is to be carried out by a NATA registered laboratory using method (a) of Clause 2.2.3 of Australian Standard AS 2870 – 2011: Residential Slabs and Footings. Results are to be submitted to Council prior to issue of the Subdivision Certificate.
68. If the Subdivision Certificate is not issued in the financial year that the Development Consent was issued, then the charges and contributions contained in this consent, may be increased to the current rate at the time of payment.
69. Prior to the issue of a Subdivision Certificate:
- a) all contributions must be paid to Council and all works required by the consent be completed in accordance with the consent, or
 - b) an agreement be made between the developer and Council;
 - i) as to the security to be given to Council that the works will be completed or the contribution paid, and
 - ii) as to when the work will be completed or the contribution paid.
70. 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) Satisfactory evidence (usually by way of an agreement with a carrier) that arrangements have been made for the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots.
71. Underground electricity, street lighting and telecommunications are to be supplied to the Subdivision in accordance with the relevant authority's standards.

COUNCIL ADVISORY NOTES

1. This development consent requires a Certificate of Compliance under the Water Management Act 2000 to be obtained prior to the issue of a Subdivision Certificate.

A person may apply to Mid-Western Regional Council, as the water supply authority, for a Certificate of Compliance pursuant to section 305 of the Water Management Act 2000.

Please be advised that as a precondition to the granting of a Compliance Certificate, a monetary contribution in accordance with the following Schedule of Contributions must be paid in full (including indexation, where applicable).

Stage 1

Section 64 Contributions	7 Lots @ 1ET and 7 Lots @ 0.75ET less 1 credit for existing large lot
Water Headworks	\$ 94,127.00
Sewer Headworks	\$ 44,766.40
Total Headworks	\$ 138,893.40

Stage 2

Section 64 Contributions	Road and Drainage Lot only
Water Headworks	Nil
Sewer Headworks	Nil
Total Headworks	Nil

Stage 3

Section 64 Contributions	12 Lots @ 1 ET less 1 credit for existing large lot
Water Headworks	\$ 91,938.00
Sewer Headworks	\$ 43,767.15
Total Headworks	\$ 135,705.15

Stage 4

Section 64 Contributions	2 Lots @ 0.75ET and 11 Lots @ 1 ET less 1 credit for existing large lot
Water Headworks	\$ 96,316.00
Sewer Headworks	\$ 45,765.65
Total Headworks	\$ 142,081.65

Section 64 Contributions	30 Lots @ 1ET and 9 Lots @ 0.75ET less 1 credit for existing large lot (1ET Water / 1.05ET Sewer)
Water Headworks	\$ 318,060.75
Sewer Headworks	\$ 147,048.30
Total Headworks	\$ 465,109.05

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

2. 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".
3. 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.

4. **Division 8.2 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 12 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 Development Department for more information or advice.**
5. **If you are dissatisfied with this decision section 8.7 of the EP&A Act gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice, pursuant to section 8.10(1)(b).**
6. **To ascertain the extent to which the consent is liable to lapse, refer to Section 4.53 of the EP&A Act.**

ESSENTIAL ENERGY ADVISORY NOTES

1. **If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.**
2. **Any existing encumbrances/easements in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.**
3. **As part of the subdivision, easement/s are to be created for any existing electrical infrastructure, using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision. Refer Essential Energy's Contestable Works Team for requirements via email contestableworks@essentialenergy.com.au.**
4. **Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision layout, which will require Essential Energy's approval.**
5. **In addition, 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 property encroach on the electricity infrastructure.**
6. **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).**
7. **Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines 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.**

STATEMENT OF REASONS

The determination decision was reached for the following reasons:

1. The proposed development generally complies with the requirements of the applicable environmental planning instruments and Mid-Western Regional Development Control Plan 2013.
2. The proposed development is considered to be satisfactory in terms of the matters identified in Section 4.15 of the Environmental Planning & Assessment Act 1979.
3. ~~No submissions were received during the public exhibition period.~~
4. The proposed development is considered to be satisfactory in terms of the matters identified in Section 4.55 of the Environmental Planning & Assessment Act 1979.
5. The matters of concern raised within the 2 submissions received in relation to ME0009/2025 have been addressed in the following manner:
 - The proposal still retains passive open space and landscaped areas, adjacent to the fenced detention basins as previously approved. This area will be dedicated to Council as public reserves at the time of the Subdivision registration.
 - An emergency access point is retained by the proposed modification to the reserve at the end of the cul-de-sac head.
 - All matters in relation to the standard of civil construction works undertaken to date on the subject site have been directed to the appointed certifying authority for the Subdivision Works Certificate to review and address areas of concern.

AMENDED BY ME0009/2025

1. Executive summary

OWNER/S	Gulgong Holdings
APPLICANT	Mr Roy Amery
PROPERTY DESCRIPTION	Lot 2 DP 613429 1-5 Railway Street Gulgong
PROPOSED DEVELOPMENT	Subdivision - 1 into 41 Lots
ESTIMATED COST OF DEVELOPMENT	\$2,001,505.00
REASON FOR REPORTING TO COUNCIL	Modification to application (greater than 20 lots) previously reported to council with 2 submissions of objection received

Council is in receipt of a Section 4.55(1A) Application ME0009/2025 to modify Development Application DA0333/2022 for the subdivision of the land into 41 lots, approved by Council on the 15 June 2022 at 1-5 Railway Street, Gulgong.

Conditions of consent were originally imposed requiring a detailed design for the park, fencing and landscaping to be provided to Council for separate approval, prior to issue of the Subdivision Works Certificate (refer to condition 30). Further, all works were required to be completed to the satisfaction of Council, prior to issue of the Subdivision Certificate (refer to condition 51).

The modification application proposes to remove the requirement for playground equipment and seating within the nominated reserve at the end of the cul-de-sac which was proposed to the southern side of the detention basin.

The proposed modification application was notified, in accordance with Mid-Western Regional Community Participation Plan 2019, for a period of 14 days, ending 10 September 2024. During the notification period, 2 submissions were received.

The proposed development has been assessed in accordance with Council's DCP and the LEP. The proposed development remains consistent with Council's LEP however, by removal of the proposed park, the applicant seeks a variation to Part 7.1 of the DCP which is further discussed in this report.

The application has been referred to Council for consideration as it exceeds staff's *Delegation of Authority*, in that the application is for a subdivision creating more than 20 allotments.

The application is recommended for Approval.

2. Disclosure of Interest

Nil.

3. Detailed report

Council is in receipt of a Section 4.55(1A) Application (ME0009/2025) to modify Development Application DA0333/2022 approved by Council on the 15 June 2022 for the residential subdivision of 1 – 5 Railway Street, Gulgong into 41 Lots.

The site is located on the north eastern fringe of the Gulgong CBD, and to the south of the existing Gulgong railway line as shown within Figure 1 below. The land is wedged between Railway, Belmore and Homer Streets and is immediately adjacent to existing residential land.



Figure 1 – Site Location Plan

ME0009/2025 proposes to modify the approved development consent to remove the proposed playground equipment and seating within the nominated reserve at the end of the cul-de-sac, originally proposed to the southern side of the detention basin. It is to be noted that the two (2)

nominated reserves within this development will ultimately be dedicated to Council for ongoing maintenance once the subdivision is registered.

Figures 2 to 3 below demonstrates the subdivision layout approved, and the proposed detailed design provided with the SWC and S.138 applications in accordance with condition 30 of the consent.



Figure 2 – DA Approved Subdivision Layout Plan (Drainage Reserve on Lot 240 Shown in Red)

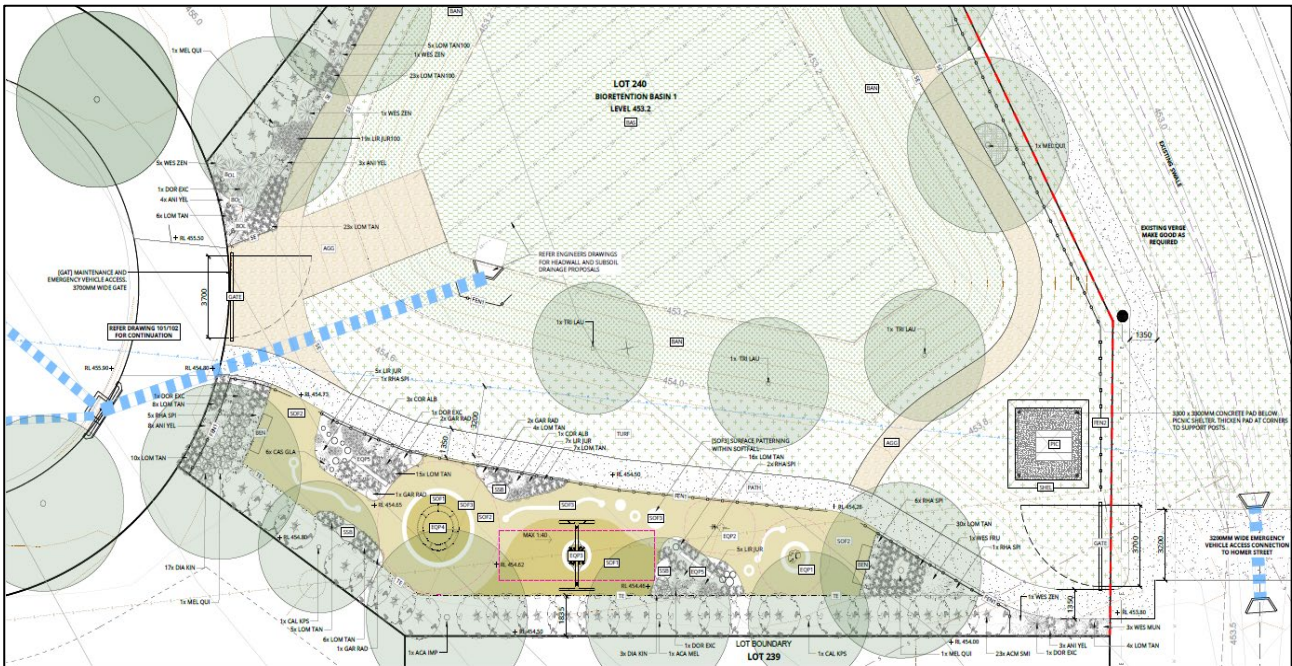


Figure 3– Proposed Detailed Design Plan for the Drainage Reserve and Playground (Submitted for the Subdivision Works Certificate & Section 138 Applications)

The submitted plan for the playground and reserve as shown in Figure 3 above, included a picnic table and shelter, five (5) pieces of play equipment, soft fall, landscaping and bench seating. Fencing was also proposed between the playground and the emergency driveway (with restricted gateway access only) and the detention basin.

The applicant has providing supporting documentation and justification for removal of the proposed 'pocket park' within the subdivision and is now seeking to provide a passive open space area with landscaping and fencing only – refer to Figure 4 below.

The applicant contends that the development site is within walking distance from existing Gulgong recreational facilities including Billy Dunn Oval, the skate park, the swimming pool and the Adventure Playground, which also has dedicated funding for upgrades and maintenance into the future. The justification provided by the applicant is further detailed within this report.



Figure 4 – Proposed Plan for the Drainage Reserve (submitted with current application ME0009/2025)

It should be noted that the existing recreational facilities are located within Nandoura Street, Gulgong and this is some 900m walking distance via Railway or Belmore Streets to the west of the subject site as shown in Figure 5 below. There are no footpaths provided for the full extent of Railway or Belmore Streets however from the subject site.

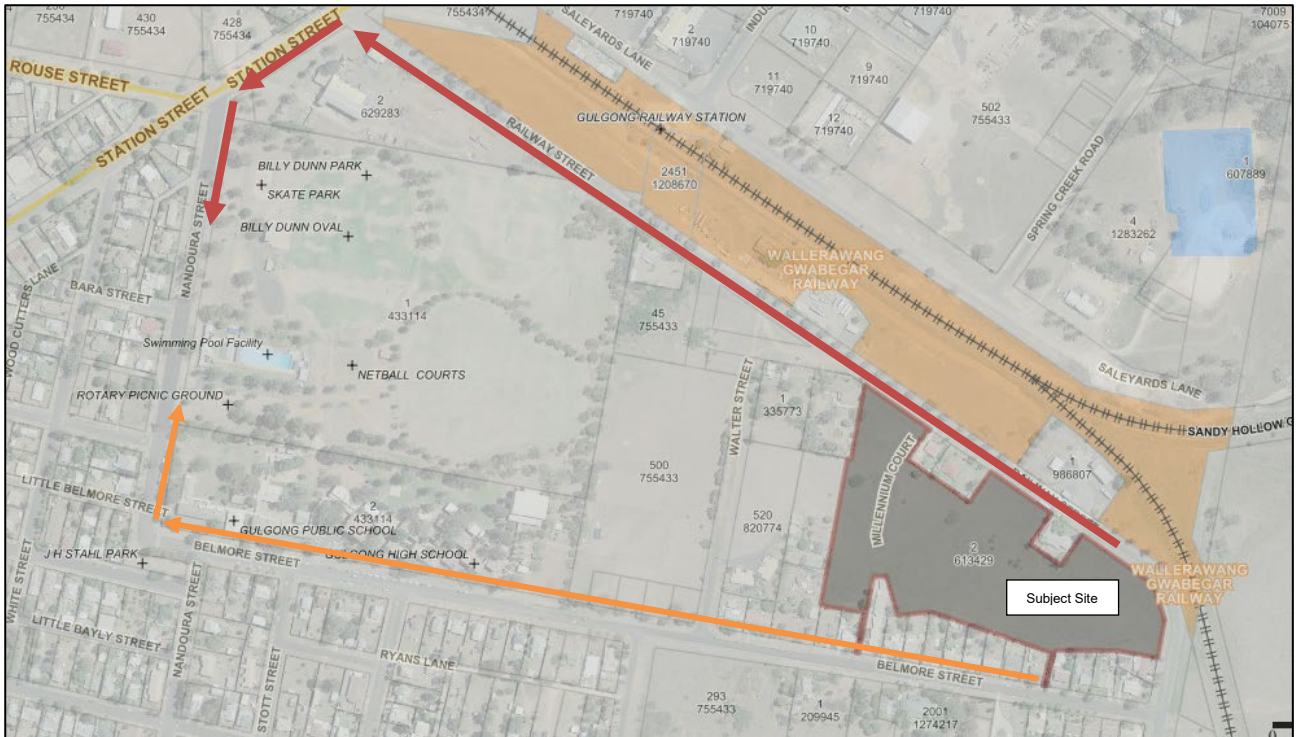


Figure 5 – Site Location and Location of Existing Recreational Facilities

The proposed modification application was notified, in accordance with Mid-Western Regional Community Participation Plan 2019, for a period of 14 days, ending 10 September 2024. During the notification period, 2 submissions were received.

The proposed development has been assessed in accordance with Council's DCP and the LEP. The proposed development is consistent with Council's LEP however, the applicant now seeks a variation to Part 7.1 of the DCP which is further discussed within this report.

The application has been referred to Council for consideration as it exceeds staff's *Delegation of Authority*, in that the application is for the modification to a subdivision creating more than 20 allotments which was previously approved by Council.

The application is recommended for Approval, based on the merits of the application.

LEGISLATIVE REQUIREMENTS

The application has been assessed in accordance with Section 4.55 and 4.15 of the *Environmental Planning & Assessment Act 1979*. The main issues are addressed below as follows.

4.55(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

(a) *it is satisfied that the proposed modification is of minimal environmental impact, and*

Comment The proposal to modify the development approved by removal of the requirement to construct a park within the dedicated reserve at the end of the cul-de-sac is considered to be of minimal environmental impact as this requirement is ultimately governed by Councils' Development Control Plan requirements.

(b) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*

Comment Based on a full assessment of the application, the development as modified is substantially the same, with a total of 41 lots retained by the proposed modified development.

(c) *it has notified the application in accordance with (i) the regulations, if the regulations so require, or (ii) a development control plan,*

Comment The S4.55 Application was notified to adjoining neighbours with 2 submissions received during the notification period.

(d) *it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Comment 2 submissions were received during the notification period. The concerns raised in the submissions are further discussed within the body of this report and a copy of the submissions are included within Attachment 2.

(3) *In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.*

Comment All matters under Section 4.15(1) of relevance to the modification are addressed below.

4.15(1)(a) Evaluation – Matters for consideration

(i) *Do any environmental planning instruments (SEPP, REP or LEP) apply to the land to which the Application relates?*

State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposed modified development does not result in any significant additional impacts to electrical infrastructure with referral comments received from Essential Energy providing no further advisory matters to include in a modified consent. The existing conditions provided by Essential Energy are therefore retained accordingly.

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

The original development was considered against the Mid-Western Regional Local Environmental Plan 2012. The proposed modification does not give rise to any new issues that need to be considered/reconsidered.

(ii) Do any draft environmental planning instruments (EPI) apply to the land to which the Application relates?

No draft environmental planning instruments apply to the land to which the Development Application relates.

(iii) Do any development control plans apply to the land to which the Application relates?

Mid-Western Regional Development Control Plan (DCP) 2013

An assessment is made of the relevant chapters and sections of this DCP. Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

DEVELOPMENT CONTROL REQUIREMENT	COMPLIES?
Applies to	
Land zoned residential; village zones; rural residential lots up to 2 hectares	Land is zoned Residential
Lot size	
Minimum lot size as determined by MWRC LEP 2012	Yes
All lots have street frontage	No alterations sought by the proposed modification to that previously considered and approved.
Lots increase in size relative to slope as follows: – 0-10 degrees: 600m ² – 10-15 degrees: 700m ² – 15-20 degrees: 800m ² – >20: subdivision prohibited	No alterations sought by the proposed modification to that previously considered and approved.
All lots have 16m width at building line in residential and village zones	No alterations sought by the proposed modification to that previously considered and approved.
Battle-axe handles in R1, R3 and RU5 Village have width of 4m	No alterations sought by the proposed modification to that previously considered and approved. h is 4m.
Battle-axe handles in R2 and R5 residential zones have width of 6m	Not applicable
Lot Design	
For infill subdivision lot orientation maximises solar access and takes account of existing pattern of development	No alterations sought by the proposed modification to that previously considered and approved.

DEVELOPMENT CONTROL REQUIREMENT	COMPLIES?
	approved.
For new release subdivision lot orientation maximises solar access by maximising north-south lots	No alterations sought by the proposed modification to that previously considered and approved.
For new release subdivision east-west orientated lots have increased width and midpoint	No alterations sought by the proposed modification to that previously considered and approved.
Lots generally rectangular in shape	No alterations sought by the proposed modification to that previously considered and approved.
Lots on southern side of road provide greater frontage width for better solar orientation of future dwelling	No alterations sought by the proposed modification to that previously considered and approved.
Corner lots have sufficient area to allow dual occupancy and independent utility connection points	No alterations sought by the proposed modification to that previously considered and approved.
Street Layout and Design	
Traffic Impact Statement submitted for 5+ lots	No alterations sought by the proposed modification to that previously considered and approved.
Traffic Impact Statement submitted for all subdivisions where new road required	No alterations sought by the proposed modification to that previously considered and approved.
Subdivision integrates with existing residential area	No alterations sought by the proposed modification to that previously considered and approved.
New roads must provide “through road” connections to surrounding roads and road heads where they exist in the locality	No alterations sought by the proposed modification to that previously considered and approved.
Where cul-de-sac treatment unavoidable, pedestrian linkages between streets provided	No alterations sought by the proposed modification to that previously considered and approved.
Multiple cul-de-sacs and “no through roads” discouraged	No alterations sought by the proposed modification to that previously considered and approved.

DEVELOPMENT CONTROL REQUIREMENT	COMPLIES?
Maximum number of lots in cul-de-sac is 12 lots	No alterations sought by the proposed modification to that previously considered and approved.
Subdivision >80 lots should not require backtracking	Not applicable
Road Standards for New Development	
Urban Road Standards required	No alterations sought by the proposed modification to that previously considered and approved.
1 x 1.2m footpath, barrier kerbing	No alterations sought by the proposed modification to that previously considered and approved.
Commercial and Industrial Subdivision roads: 22m road reserve, 13m carriageway, 2 x 4.5m nature strip, 1 x 1.2m footpath, barrier / rollover kerbing	Not applicable
Cycle ways and footpaths	
Cycle ways and pedestrian networks included in new subdivisions	No alterations sought by the proposed modification to that previously considered and approved.
If subdivision site identified in Council cycle way plan or pedestrian strategy, subdivision needs to respond to strategy	<p>No alterations sought by the proposed modification to that previously considered and approved.</p> <p>As noted previously, the development area is not identified in the existing PAMP. It is noted however that a previous complaint was made in relation to safety of pedestrians walking along Railway Street and therefore, the original required a new footpath at the frontage of the site.</p> <p>The PAMP may need to be updated in the short to medium term to accommodate new pathway links to the existing recreational areas and the school.</p>
New subdivisions provide direct, convenient and safe access to major facilities	No alterations sought by the proposed modification to that previously considered and approved.
Cul-de-sacs may be required to include 10m wide shared overland flow/pathway	No alterations sought by the proposed modification to that previously considered and approved.

DEVELOPMENT CONTROL REQUIREMENT	COMPLIES?
	approved.
Developer to provide contribution to Council for installation of cycle ways and footpaths prior to release of subdivision certificate	No alterations sought by the proposed modification to that previously considered and approved.
Open Space	
Greenfield sites >20 lots ensure that lots are <400m from local park, playground or passive open space	<p>Amendments are now sought to remove the playground area from the development proposal however, a landscaped passive open space will still be provided within each dedicated reserve (2 proposed within the development). The applicant seeks to now rely on existing recreational facilities that Council currently maintain / upgrade thus ensuring that 'pocket parks' are not created unnecessarily in accordance with the Recreational Strategy adopted by Council.</p> <p>It is noted that the site is greater than 400m from a local park or playground. The site is up to 900m from the existing recreational facilities to the west.</p>
Where on-site detention basins double as open space, must include raised level area which incorporates playground or fitness equipment etc and shading landscaping	Does not comply. The applicant seeks a variation to this requirement however, passive open space is proposed to be retained within the Reserve allotment. Justification provided by the applicant is detailed below.
Landscaping	
Landscape plan provided, detailing treatment of public domain	An updated landscape plan is provided for the amended passive reserve and detention basin treatment. This plan is considered sufficient for development approval purposes.
Land dedicated as public reserve top soiled, levelled, turfed prior to release of subdivision certificate and maintained by developer for period of two years	No alterations sought by the proposed modification to that previously considered and approved.
Street Trees	
Two (2) street trees provided per lot	No alterations sought by the proposed modification to that previously considered and approved.

DEVELOPMENT CONTROL REQUIREMENT	COMPLIES?
Developer provides levy to Council to provide these trees after 80% of works carried out	No alterations sought by the proposed modification to that previously considered and approved.
Utility Services	
Servicing plan submitted showing provision of underground electricity, sewer, water, drainage and telecommunications to the development	No alterations sought by the proposed modification to that previously considered and approved. All lots to be connected to reticulated water, sewer, electricity and telecommunications.
Evidence of consultation with relevant authorities submitted with application	No alterations sought by the proposed modification to that previously considered and approved.
Drainage	
As per Section 5.3 Stormwater and Drainage	No alterations sought by the proposed modification to that previously considered and approved.

Variation sought by application:

The applicant seeks to vary Part 7.1 ‘Open Space’ (b) which requires:

Open Space

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

The applicant has provided the following justification to support this variation request:

“Lot 240 is a 1,534m² local park that provides opportunities for passive recreation and additionally provides permeable pedestrian linkages through the landscaped open space.



A linear park was originally intended to be created adjacent the reserve's southern boundary, to be embellished with a range of furnishings including bench seating and a picnic shelter for parent comfort and supervision. However, it is now proposed the park have a more passive focus, given Council's advice concerning the concentration of active recreational facilities at the nearby Billy Dunn Oval recreation complex, noting further that Council is to undertake a further \$100K capital upgrade to the Billy Dunn Grandstand in 2024/25 (see Mid-Western Council Delivery Program and Operational Plan).

The Billy Dunne Oval features car parking, lighting, a grandstand, disabled amenities, public toilets, shower facilities and changing rooms, a playground and picnic seating. The oval is co-located with the Gulgong Skatepark, Gulgong Adventures Playground and Gulgong Swimming Pool, which are all within easy walking distance of the site.

Whilst the DCP suggests that where on-site detention basins are proposed to double as open space, the basin must include a sizeable raised level area which incorporates playground or fitness equipment or the like, Council's Recreation Strategy 2013 which was adopted at the same time, suggests that following broad consultation, 'Council's focus should be on the maintenance and embellishment of existing facilities', including the delivery of further play equipment in established parks within Gulgong.

This has included recent delivery of the Gulgong Adventure Playground within the Billy Dunne complex, which offers interactive and accessible play equipment including slides, swings and a flying fox, as well as BBQ facilities and multiple shaded areas. This family friendly playground was planned and developed by Council after consultation with the Gulgong community and was officially opened in 2019.

The Recreation Strategy further notes:

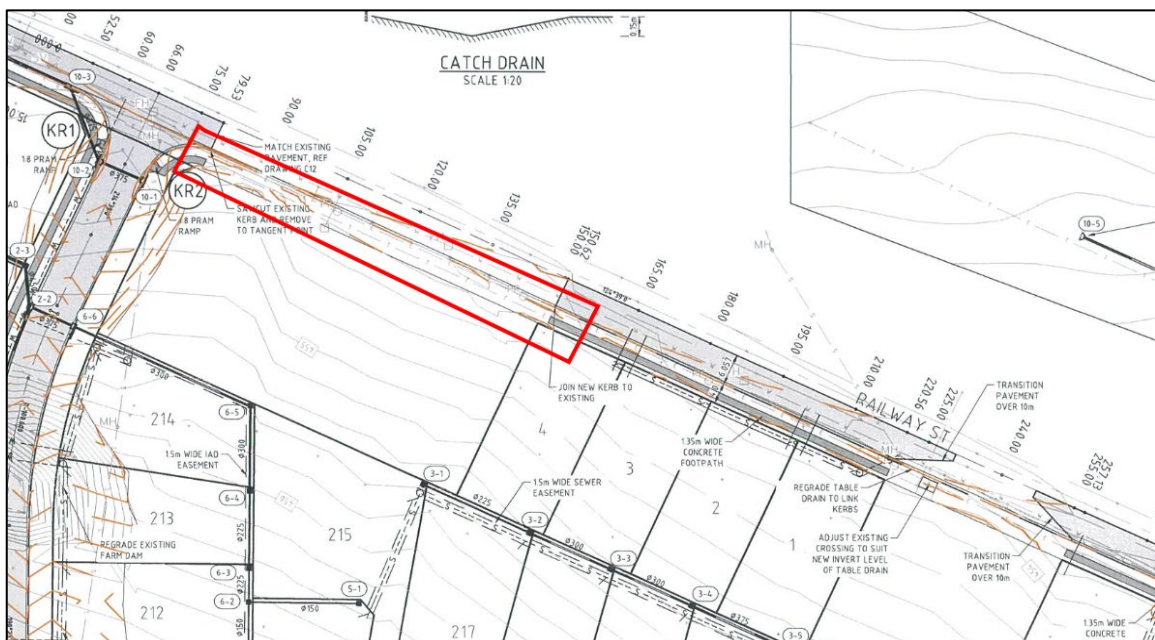
LOCAL / POCKET PARKS

Likely to provide a green buffer and possible amenity mitigation against development, be planted with trees (where possible) and have a lower level of maintenance to a neighbourhood park. Probably suitable for dog walking with reasonable pedestrian access and possibly providing a “green” link to other reserves or open space.

A local park may be a drainage reserve and is likely to have only basic assets ... **Play equipment will generally not be required** but may be provided in some cases. **Not all parks need to be ‘developed’ to provide benefits to the community and the simple provision of open space and a green buffer may justify the existence of the park.**

Additionally, the developer has agreed to undertake additional civil works, beyond the scope of the development consent, to improve outcomes and amenity for local residents, including the following (see mapping below):

- Additional footpath construction
- Additional kerb & gutter to road
- Additional roadbase & tar seal / wear layer
- Additional turf to nature strip
- Associated make good works to tie into new / existing conditions



All work has / will be completed in consultation with MWRC officers to MWRC standards.

An additional smaller drainage reserve is also provided within the proposed subdivision, and is to be dedicated to Council. Lot 200 has an area of 700m² and will provide further opportunity for passive recreation, providing a ‘green buffer’ at the western edge of the proposed subdivision.

The provision of 2 x parks planted with trees within the proposed development satisfies Council’s objective for providing passive open space having a lower level of maintenance to a neighbourhood park, with the provision of open space as a green buffer considered enough to justify the existence of the proposed parks and satisfaction of the DCP requirement,

including provision of shading landscaping to ensure these areas can be utilised for passive recreation.”

On the basis of the above justification, the proposed variation to Part 7.1 Open Space (b) of the DCP 2013 is supported by staff in the circumstances of the case.

Mid-Western Regional Development Contributions Plan 2005–2021

The original application was levied with Section 7.11 contributions under this Plan. This will continue to apply to the development under the existing conditions of consent imposed. No alterations to existing conditions relating to contributions are therefore required.

(iia) Do any planning agreement or any draft planning agreement apply?

No Planning Agreements are applicable.

(iv) The regulations

Environmental Planning and Assessment Regulation 2021

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

4.15(1)(b) Likely impacts of the development

The proposed changes to the development have been assessed and it is determined that the modified development sought is unlikely to have any adverse impacts in the site or locality.

4.15(1)(c) Suitability of Site for the Development

(a) Does the proposal fit in the locality?

Yes. There are no hazardous land uses or activities nearby, there are no constraints posed by adjacent developments and there are adequate utilities and transport facilities in the area available for the development.

(b) Are the Site Attributes conducive to Development?

Yes. The site is not subjected to any natural hazards, and the project will not impact any critical habitat, threatened species, populations, ecological communities or endangered habitats on the site.

4.15(1)(d) Any submissions made in accordance with Act or Regulations

(a) Public Submissions

The proposed modification application was notified, for a period of 14 days, ending 10 September 2024. During the notification period, 2 submissions were received.

Both submissions objected to the application, and raised the following key concerns relevant to the proposed modification application to remove the playground / park from the reserve area:

- The development is located greater than 400m from existing recreation parks and spaces and should be providing parks making it attractive for families.
- There are no footpaths along Railway Street or to the school and inadequate access, especially for young children, residents trying to push a pram or elderly residents.

Comments:

As noted under the DCP assessment of this report, whilst the development is located greater than 400m from the existing recreational facilities, the proposed development still seeks to provide a passive open space area within the nominated detention basin, including landscaping, therefore achieving compliance with Part 7.1 (a) of the DCP.

The applicant is however seeking a variation to the current DCP (Part 7.1 (b)) requirements which states:

Open Space

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

The applicant has provided justification to support the variation request as part of the application and as noted in the above assessment report. The justification also relies upon the Council adopted Recreation Strategy from 2013. Council’s 2013 Recreational Strategy seeks to ensure that ‘focus is given to the maintenance and embellishment of existing facilities’ with an excessive number of pocket parks currently underutilised - ‘It is simply not possible for Council to provide and maintain facilities within all these parks’ is noted in the current Strategy.

A review of the Recreational Strategy commenced in 2023 (draft 2024 strategy placed on public exhibition from 21 June to 19 July 2024), which will determine the future of ‘pocket parks’, including the requirements and necessary inclusions within parks to be established for new residential estates.

It is important to note that the 2024 draft Strategy currently notes the below for consideration.

<p>That Council develop a strategy for the on-going upgrade a maintenance of playgrounds at a rate of one within 400m of a dwelling.</p>	<p>Complete</p>	<ul style="list-style-type: none"> ■ Council has continued to maintain access to existing playgrounds within 400m of a dwelling. This has been validated through the capital upgrade program and general maintenance tasks. ■ Important to note that there has been a shift of late for new subdivision to install minimal playground equipment and/or be placed in detention basins. A recommendation in the new strategy will be to review the strategic planning and prescribed expectations (through hierarchy system and expected inclusions/magnitude) for new open space provisions.
<p>That consideration be given to the disposal of pocket parks that represent a duplication of space or are not contributing to the overall open space network.</p>	<p>In-progress</p>	<ul style="list-style-type: none"> ■ No determination has been achieved on the disposal of pocket parks. Progress has been made on the construction of Regional Adventure Playgrounds across the region (Gulgong, Rylstone and Kandos) to which once complete will open the discussion to consider pocket park disposal as part of a playscape strategy.

The Recreational Strategy for 2024 is due for completion this financial year by the Recreational Services Department.

(b) Submissions from Public Authorities

The application was referred to the Essential Energy with no amendments to previous conditions provided.

4.15(1)(e) The Public Interest

(a) Federal, State and Local Government interests and Community interests

No significant issues in the interests of the public are expected as a result of the proposed development.

CONSULTATIONS

Development Engineer

Council's Development Engineer has provided a referral response which supports the proposed modified development on the basis of the information submitted.

4. Community Plan implications

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

5. Strategic implications

Council Strategies

Recreational Strategy 2013

Comprehensive Land Use Strategy

Mudgee Town Structure Plan

Mid-Western Local Strategic Planning Statement

Council Policies

Mid-Western Regional Development Control Plan 2013

Mid-Western Regional Contributions Plan 2019

Mid-Western Regional Community Participation Plan 2019

Mid-Western Regional Developer Servicing Plan 2008

Legislation

Environmental Planning & Assessment Act 1979

Environmental Planning & Assessment Regulation 2021

Mid-Western Regional Local Environmental Plan 2012

Roads Act 1993

6. Financial implications

Should the applicant seek to appeal the decision of Council to the Land and Environment Court, the costs associated with an appeal will be required to be funded by Council.

7. Associated Risks

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

KAYLA ROBSON
PLANNING COORDINATOR

LINDSAY DUNSTAN
MANAGER PLANNING

ALINA AZAR
DIRECTOR DEVELOPMENT

30 October 2024

Attachments: 1. Supporting Plans and SEE.
2. Submissions (Redacted).

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



SECTION 4.55(1A)

Address: Nos. 1 - 5 Railway Street, Gulgong

Proposal: Residential Subdivision

AUGUST 2024

No. 138 Woorarra Avenue
ELANORA HEIGHTS
NSW 2101 AUSTRALIA

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e: daniel@dmpps.com.au
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13 August 2024



TOWN PLANNING &
PROPERTY DEVELOPMENT SERVICES

ABN: 78 176 118 998

No. 138 Woorarra Avenue
ELANORA HEIGHTS
NSW 2101 AUSTRALIA

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Mid-Western Regional Council
PO Box 156
MUDGEE NSW 2850

**STATEMENT OF ENVIRONMENTAL EFFECTS
SECTION 4.55(1A) MODIFICATION TO DA0333/2022
NOS. 1 – 5 RAILWAY STREET, GULGONG**

Dear Sir/Madam,

Application is made for modification of the consent issued to Development Application No. D/2019/1350 pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EPAA).

The application seeks approval to modify documentation referenced by Condition No. 1 of the consent issued to Development Application No. DA0333/2022, and as modified. Please find enclosed:

- Landscape Plan (Revision C, dated 9 August 2024)

Background

Applicant:	Roy Amery No. 138 Woorarra Avenue ELANORA HEIGHTS NSW 2101
Site:	Nos. 1 – 5 Railway Street, Gulgong 2852 Lot 2 in Deposited Plan 613429
Local Government Area:	Mid-Western Regional Council
Approved Development:	Subdivision (Torrens Title) – 1 Into 41 Lots
Reference:	Development Application No. DA0333/2022 Consent issued 15 June 2022 Modification No. ME008/2023 Consent issued 24 October 2022

Proposed Modification

Section 4.55(1A) of the EPAA enables Council to consider modifications to development consents involving minimal environmental impact. Council can modify the consent in this manner if:

- (a) *it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (c) *it has notified the application in accordance with—*
 - (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) *it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Subsections (1), (2) and (5) do not apply to such a modification.

The application seeks approval to modify the landscaping regime within proposed Lot 240, which is to be dedicated to Council.

The approved Landscape Plan is referenced by Condition No. 30 of the development consent, where additional detail was required to be submitted prior to issue of the Subdivision Works Certificate. Please find enclosed an amended Landscape Plan which illustrates the intended outcome for the site.

Impact of Proposed Modifications

Lot 240 is a dedicated bio-retention / detention basin and park reserve. The dedicated bio-retention / detention basin can be accessed via locked gate and driveway at proposed Road No. 2 for emergency vehicle access and servicing vehicles.

A linear park was proposed to be created adjacent the reserve's southern boundary, to be embellished with a range of furnishings including bench seating and a picnic shelter for parent comfort and supervision. However, it is intended the park have a more passive focus, given the concentration of active recreational facilities available at the nearby Billy Dunne Oval recreation complex, noting Council is to undertake a further \$100K capital upgrade to the Billy Dunne Grandstand in 2024/25 (see Mid-Western Council Delivery Program and Operational Plan).

The Billy Dunne Oval features disabled amenities and access, car parking, lighting, a grandstand, public toilets, shower facilities and changing rooms, a playground and picnic seating, and is collocated with the Gulgong Skatepark, Gulgong Adventures Playground and Gulgong Swimming Pool (see images on the following pages), which are all within walking distance of the site.



Section 4.55(1A) Modification
Railway Street, Gulgong



Section 4.55(1A) Modification
Railway Street, Gulgong

The Council's Recreation Strategy 2013 suggested, following broad consultation, that 'Council's focus should be on the maintenance and embellishment of existing facilities', including the delivery of further play equipment in established parks within Gulgong.

This has included recent delivery of the Gulgong Adventure Playground within the Billy Dunne complex, which offers interactive and accessible play equipment including slides, swings and a flying fox, as well as BBQ facilities and multiple shaded areas. This family friendly playground was planned and developed by Council after consultation with the Gulgong community and was officially opened in 2019.

The Recreation Strategy further notes:

LOCAL / POCKET PARKS

Likely to provide a green buffer and possible amenity mitigation against development, be planted with trees (where possible) and have a lower level of maintenance to a neighbourhood park. Probably suitable for dog walking with reasonable pedestrian access and possibly providing a "green" link to other reserves or open space.

A local park may be a drainage reserve and is likely to have only basic assets ... Play equipment will generally not be required but may be provided in some cases. Not all parks need to be 'developed' to provide benefits to the community and the simple provision of open space and a green buffer may justify the existence of the park.

Conclusion

The proposal is for modification of the Landscape Plan to remove the linear park, approved in association with the consent granted to Development Application No. DA0333/2022.

The proposed subdivision to which the consent as modified relates is otherwise substantially the same development as that for which the consent was originally granted, as there are no proposed changes to allotment yield or lot dimensions, and no changes to the road configuration.

Yours sincerely



Daniel McNamara
Director



- NOTES**
- TREE PLANTING**
 FINAL LOCATION OF STREET TREES TO BE DETERMINED ON SITE AS INSTRUCTED BY COUNCIL'S REPRESENTATIVE. IT IS RECOMMENDED THAT TREE POSITIONS ADHERE TO THE FOLLOWING CONSTRAINTS (TO BE CONFIRMED BY COUNCIL):
- WHERE REQUIRED ON SITE DUE TO CONSTRAINTS OUTLINED, SPACING MAY VARY BETWEEN 7 - 10M CENTRES
 - MINIMUM 750MM FROM KERBS
 - 3 METRES CLEAR OF POWER POLES AND LIGHT POLES - MINIMUM DISTANCE FROM POLE TO CENTRE OF TREE TRUNK (UNLESS THERE ARE OTHER LIGHT SOURCES TO CONSIDER)
 - 4 METRES EITHER SIDE OF PEDESTRIAN CROSSINGS
 - 3 METRES CLEAR OF FIRE HYDRANTS
 - 2 METRES CLEAR OF STORMWATER INLET PIT - DISTANCE FROM NEAREST EDGE OF PIT STRUCTURE
 - 9 METRES CLEAR OF ANY INTERSECTION, MEASURED FROM THE POINT WHERE AN EXTENSION OF THE BOUNDARY AND KERB LINE MEET
 - MINIMUM 7 METRES FROM PEDESTRIAN CROSSINGS
 - NO TREES ARE TO BE LOCATED ON THE TRUNCATION OR WITHIN THE TANGENT POINTS OF ANY INTERSECTION.

- LEGEND**
- STAGING**
- STAGE BOUNDARY
 - STAGE 1 WORKS
 - STAGE 2 WORKS (ROAD & PARK)
 - STAGE 3 WORKS
 - STAGE 4 WORKS
- HARDWORKS**
- CONCRETE PATHWAY
- SOFTWORKS**
- REFER TO TREE PLANTING SCHEDULE & DWG 102 FOR PLANT SPECIES PALETTE
- NATURAL TURF
 - PLANTING
 - PROPOSED TREE (REFER TREE PLANTING SCHEDULE)
- FURNISHINGS & PLAY EQUIPMENT**
- REFER TO DWG 102
- OTHER**
- PROPOSED DRAINAGE (REFER ENGINEERS DRAWINGS)
 - EXISTING SEWER
 - EXISTING ELECTRICAL

LANDSCAPE ARCHITECT
NEW EDEN DESIGN
 LANDSCAPE ARCHITECTURE

PROJECT TEAM
 ENGINEER: PREMISE - DUBBO OFFICE
 142 VINCINGHAM ST, DUBBO NSW 2830
 T: 021 6847 4000
 W: WWW.PREMISE.COM.AU

CLIENT
 GULGONG HOLDINGS PTY LIMITED
 C/O: DUMPS
 138 WOODGARRA AVENUE
 GULGONG HEIGHTS, NSW 2101

REVISION DETAILS

REVISION	DESCRIPTION	DATE
A	ISSUED FOR IA	17/11/22
B	ISSUED FOR IA	17/11/22
C	ISSUED FOR IA	08/08/24

SCALES
 1:1000 @ A3

PROJECT
 SUBDIVISION PLAN
 1 RAILWAY STREET, GULGONG NSW 2852

DRAWING
 21015 101 C

STATUS
 DRAINING CHECKED APPROVED DATE 08/08/24

ISSUED FOR \$3.44
 NOT TO BE USED FOR CONSTRUCTION



- LEGEND**
- STAGING**
 - STAGE BOUNDARY
 - HARDWORKS**
 - CONCRETE PATHWAY
 - SOFTWORKS**
 - REFERS TO TREE PLANTING SCHEDULE & DWG 102 FOR PLANT SPECIES PALETTE
 - NATURAL TURF
 - PLANTING
 - HEDGE
 - PROPOSED TREE
 - FURNISHINGS**
 - (FEN) 400MM HIGH TIMBER FENCE
 - OTHER**
 - W — EXISTING WATER SERVICES
 - S — EXISTING SEWER SERVICES
 - E — EXISTING ELECTRICAL SERVICES

FURNISHINGS
 PRODUCT & COLOUR SPECIFICATION TBC AT LATER WORK STAGE



[GAT] 3700MM WIDE SWING BARRIER GATE [FEN] 600X400MM HIGH POST & RAIL FENCING

INDICATIVE PLANT SPECIES PALETTE



ACMENA SMITII 'SUBLIME' SUBLIME LILLY PILLY

ENTRANCE PLANTING
 TO BE PLANTED IN DRIVTS TO ACHIEVE A NATURAL AESTHETIC



LOMANDRA LONGIFOLIA 'TANIKA' MATT RUSH WESTRINGIA FRUTICOSA 'ZENA' COASTAL ROSEMARY LIRIOPE MUSCARI 'JUST RIGHT' LILLY TURF



ANIGOZANTHOS 'YELLOW GEM' KANGAROO PAW MYOPORUM PARVIFOLIUM CREEPING BOOBIALLA CARPOBROTUS GLAUCESCENS FIG FACE

<p>LANDSCAPE ARCHITECT</p> <p>© NEW EDEN DESIGN</p>	<p>PROJECT TEAM</p> <p>ENGINEER PREMISE - DUBBO OFFICE 142 WINDHAMRA ST DUBBO NSW 2830 T 021 987 9020 W WWW.PREMISE.COM.AU</p>	<p>CLIENT</p> <p>GULGONG HOLDINGS PTY LIMITED C/O SHOPS 138 WOODHARRA AVENUE GULGONG HEIGHTS NSW 2101</p>	<p>REVISION DETAILS</p> <table border="1"> <thead> <tr> <th>NO</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUED FOR IGA</td> <td>07.03.22</td> </tr> <tr> <td>B</td> <td>ISSUED FOR IGA</td> <td>07.03.22</td> </tr> <tr> <td>C</td> <td>ISSUED FOR IGA</td> <td>08.08.24</td> </tr> </tbody> </table>	NO	DESCRIPTION	DATE	A	ISSUED FOR IGA	07.03.22	B	ISSUED FOR IGA	07.03.22	C	ISSUED FOR IGA	08.08.24	<p>SCALES (M)</p> <p>1:200</p>	<p>PROJECT</p> <p>SUBDIVISION PLAN 1 RAILWAY STREET, GULGONG NSW 2852</p> <p>DRAWING TITLE</p> <p>PARK DETAIL PLAN SHEET 2/2</p> <p>CAD FILE NAME</p>	<table border="1"> <thead> <tr> <th>PROJECT REF.</th> <th>DRAWING NUMBER</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>21015</td> <td>102</td> <td>C</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>MG</td> <td>MG</td> <td>GJ</td> <td>09.08.24</td> </tr> </tbody> </table> <p>STATUS</p> <p>ISSUED FOR S3.44 NOT TO BE USED FOR CONSTRUCTION</p>	PROJECT REF.	DRAWING NUMBER	REVISION	21015	102	C	DRAWN	CHECKED	APPROVED	DATE	MG	MG	GJ	09.08.24
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MG	MG	GJ	09.08.24																													

All dimensions to be verified on site prior to commencement of works and used for construction. Significant dimensions to be double checked in order to ensure accuracy. This drawing is a design and not a construction document. It is not to be used for construction purposes. It is not to be used for construction purposes.

From:
To: Council
Subject: OBJECTION – ME0009/2025 -DA0333/2022
Date: Tuesday, 10 September 2024 10:27:28 PM

To Whom It May Concern,

I would like to put in an objection to the Modification - ME0009/2025 – Proposed Removal Of Park Within Reserve.

My understanding that as part of the consent for the DA0333/2022, was that the Developer was to provide the two identified reaction areas – these spaces where to have trees and plants as well as multiple seating configurations – I would I have assumed given the location from existing play and recreational areas – some play equipment would have been installed and given some consideration due to the size of the 41 lot development.

I believe that part of the condition of consent for the DA0333/2022, Council requested that the recreational areas be better equipped. We now receive a letter to advise that the Developer wants to renege on the recreation areas – including seating, trees and plants.

I would ask what Council's position is on the Modification to request to remove the Park? If this was a condition of consent then I do not understand why Council is not making the Developer proceed with the agreed reactional areas, seating and play equipment – the subdivision is almost finished and now they want to renege on what was promised. This seems to be unethical and underhanded, this should have been agreed upon at the beginning of the process and now enforceable by Council.

In the original plan it was advised that there would be a certain criteria met, regarding the amount of green space and park area per lot – it now appears that a large proportion of the green space is occupied with cement footpath. Can you please advise on this?

Given that the subdivision is a 41 lots this would mean that the larger majority of these houses will be occupied with families of different dynamics – It is essential that there are safe and appropriate recreation and green space for the residents. I believe that the justification of the Developer is that there are recreation parks and spaces with 400m of the subdivision – In my opinion it is more than 400m to access the Adventure Park, Pool or Billy Dunn Oval – how have the Developer proposed residents get there?

There are no footpaths along Railway Street or to the school and inadequate access, especially for young children, residents trying to push a pram or elderly residents –

Council need to come and inspect, I also think that they need to confirm and investigate the proposed access and distance to these existing parks and recreation areas.

It is insulting to the residents, for the Developer to get this far into finalising the subdivision and have the audacity to not want to fulfil their commitments. Council should hold the Developer accountable to the conditions of consent.

A few other dot points that I would like to raise and further discuss with Council are as follows;

- Retention area – will the water lay stagnant? Do they have appropriate drainage? Will the water drain away? If so where too? If the water does not disperse in a timely manner, then my concerns are issues that will arise, including pest that come with stagnant water.
- Are the retention areas going to be fenced? Fencing should be a priority as this is definitely a safety concern.
- The retention area does not appear to be well consolidated or compacted which is concerning.
- Kerb & Guttering – there is a large section on the Corner of Railway Street and Homer Street that has no kerb and guttering this has always been a dangerous corner and is made more so now with the lack of kerb and guttering – Will this be completed?
- The pathways on the Corner of Railway Street and Homer Street the path just stops at the corner of Railway Street – plans show that the Developer were supposed to connect and provide walkway around the park area – will this be completed?
- The proposed access for emergency and access vehicles – Road 2 at the bottom end of Homer Street – does not appear to be present – is this still a requirement?
- The storm water drain at the bottom end of Homer Street is very dangerous and does not look finished, can you please advise what the finished drain should look like.
- The storm water drain and culvert that has been formed on the side of the Railway Street is dangerous and inadequate – it has cut the road width – which is in front of a Truck depot– it is concerning the depth of the culvert especially if a car was to come off the side of the road, it is not adequately signed and is not at all in line with the rest of the street and the continuation of storm water runoff – this needs to

be reviewed by Development Engineering urgently and proper remediation works done.

- Remediation work needs to be done to the area past the development on Railway Street - which is out the front of our property – this has not been levelled off very well or accessible and is inconsiderate.
- The alignment of the footpath – if it was to continue further up Railway Street past the front of our property it would cut into our property boundary -can please advise if Council will be looking to continue the footpath further up Railway Street?

We would appreciate a return email addressing our concerns and questions raised, we will be happy to elaborate if you should require any further information.

An inspection of the site, it would be very obvious the issues that are present and shortcuts that have been taken.

It would be appreciated if an onsite meeting with the relevant Council Departments, which should include those involved with the planning, road and footpath construction and Development Engineering could be arranged.

We believe that some respect and consideration should be shown towards the existing residents of this area, whom have had to put up with quite a lot of disturbance, dust and inconvenience of such a large development. We should be given the opportunity to discuss and have our concerns addressed and acted on.

We look forward to hearing from you to address these concerns.

Kind Regards

From:
To: [Council](#)
Subject: objection to removal of park DA0333/2022(ME0009/2025)
Date: Tuesday, 10 September 2024 2:40:23 PM

Attention General Manager

We received a letter from council regarding modification to development application DA0333/2022(ME0009/2025)

Our objection

.The development has around 41 sites

.the distance from the closest exit in Belmore st to the adventure play ground in Dunn Park is 750m and approx. 650 m direct line and 1.2km from the exit point in Railway ST.

.We believe that the distance of 400 m is the accepted distance for developments with greater than 20 sites

.The original development stated that a park would be built making it attractive for families

.Developers have a requirement for green spaces, the park areas near us have been made possible through rates and grant monies, developers should not be able to shirk their responsibilities in providing such spaces for the community .

Regards

8.2 Planning Proposal Lot 101 DP 1221261 - 148 Wyoming Road, Stubbo - Post Exhibition

REPORT BY THE MANAGER STRATEGIC PLANNING
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400103, LAN900153, PP-2023-235

RECOMMENDATION

That Council:

1. **receive the report by the Manager Strategic Planning on the Planning Proposal Lot 101 DP 1221261 - 148 Wyoming Road, Stubbo - Post Exhibition; and**
2. **request the NSW Department of Planning, Housing and Infrastructure to draft and finalise the amendment to the *Mid-Western Regional Local Environmental Plan 2012*.**

1. Executive summary

At Council's 16th August 2023 ordinary meeting, Council resolved unanimously to support the Planning Proposal and forward it to the NSW Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination. A copy of this Council report is provided as Attachment 1. The Planning Proposal at 148 Wyoming Road, Stubbo (Lot 101 DP 1221261), proposes to amend the Mid-Western Local Environmental Plan 2012 to rezone RU1 Primary Production to R5 Large lot Residential with a minimum lot size of 12ha.

The Planning Proposal is consistent with Figure 4-4 Rural lifestyle opportunities – 5km offset area surrounding Gulgong of the Comprehensive Land Use Strategy (CLUS) 2010. Specially, the subject site is located within 'Area B', one of the long-term opportunities for Gulgong.

A conditional DPHI Gateway Determination was granted on 14th December 2023. The Gateway Determination has been provided as Attachment 2. The Planning Proposal was placed on public exhibition on 3 April 2024 until 30 April 2024, in accordance with Condition 2. The Planning Proposal has been provided as Attachment 3. Condition 1 of the Gateway Determination required the preparation of a biodiversity assessment report, this report is provided as Attachment 4. Eight submissions raising concerns were received during the exhibition period, the issues raised in these submissions are listed below and a staff comment provided. A copy of the submissions are provided as Attachment 5.

It must be highlighted that the Planning Proposal includes (the required) concept subdivision plan. This subdivision plan is subject to future development assessment and specific elements of the design will be assessed during any future development application. Various matters raised in the submissions will be considered in the assessment of any future development application.

Consultation was also undertaken with the Australian Rail Track Corporation (ARTC) and the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) in accordance with Condition 3. The comments are provided at Attachments 6 and 7.

The purpose of this report is to provide Council with a post exhibition report, outlining the details of submissions received and progress the Planning Proposal to Stage 6: Finalisation of the LEP making process.

2. Disclosure of Interest

Nil.

3. Detailed report

Planning Proposals

Planning Proposal is a term used to describe the application and 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. The Department of Planning, Housing and Infrastructure (DPHI) has issued *Local Environmental Plan Making Guideline*, to provide guidance and information on the process for preparing planning proposals.

The Gateway Process

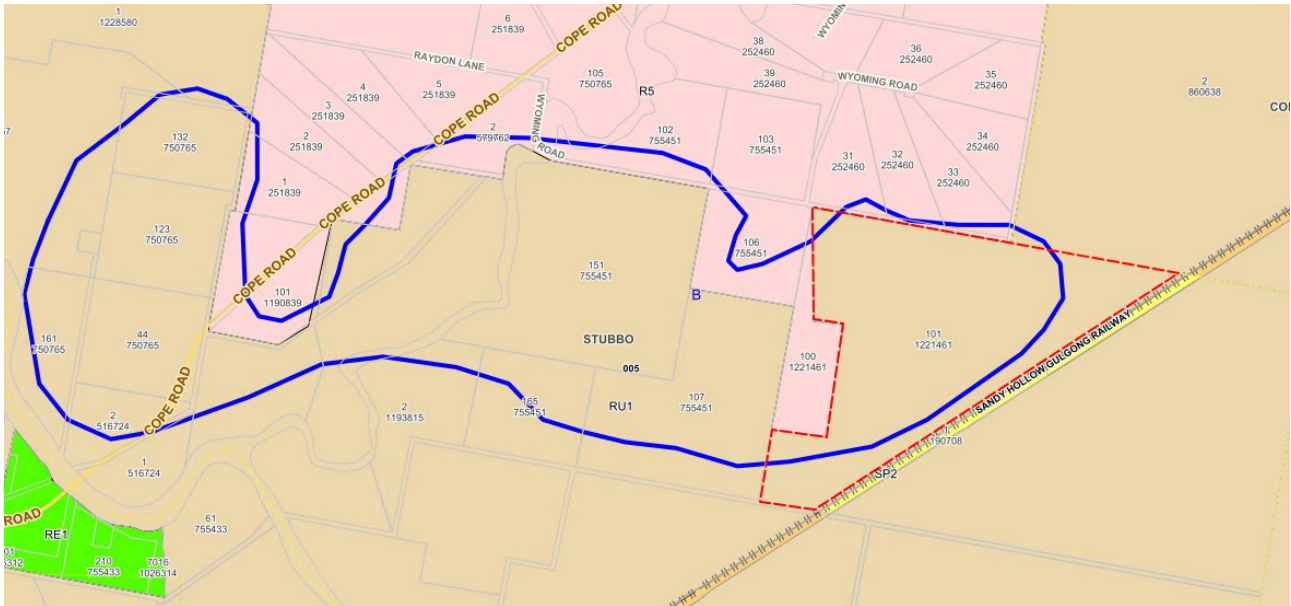
DPHI is responsible for assessing Planning Proposals through the Gateway Process. Details of the Gateway Process are outlined in DPHI's *Local Environmental Plan Making Guideline*.

Gateway Timeline

The following table summarises the key components of making an amendment to the Mid-Western Regional Local Environmental Plan 2012 and the progress of the current Planning Proposal through the various stages.

Stage	Completed	Comment
Preparation of a Planning Proposal		
Planning Proposal lodged with Council	✓	April 2023
Staff undertake assessment	✓	April-July 2023
Council Decision to Support Proposal	✓	August 2023
Issue of Gateway Determination		
Council Requests Gateway Determination	✓	October 2023
DPHI Issues Gateway Determination	✓	December 2023
Gateway Conditions Satisfied	✓	September 2024
Consultation		
Consultation with Relevant Agencies	✓	Agency Consultation with: -NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), response received 7 May 2024. -Australian Rail and Track Corporation ARTC, response received 13 September 2024.
Public Exhibition	✓	3 rd April – 20 th April 2024
Post-Exhibition Report to Council	✓	Reported to the 20 th November 2024 Meeting
Finalisation of the Planning Proposal		
Council Exercises Delegation to Prepare LEP		
Draft LEP by Parliamentary Council		
Opinion Issued and LEP Made		

SUBJECT SITE OUTLINED IN RED AND PROPOSED SUBDIVISION LAYOUT BELOW IN BLACK AND WHITE



Subject Site (red broken line) CLUS Figure 4-4 Rural lifestyle opportunities – 5km offset area surrounding Gulgong (blue line).



Proposed subdivision layout (8 lot yield).

GATEWAY DETERMINATION

A conditional Gateway Determination was received on 14 December 2023 and included four standard conditions. The Planning Proposal was amended in accordance with Condition 1. The amended Planning Proposal is provided as Attachment 7. The Planning Proposal was placed on

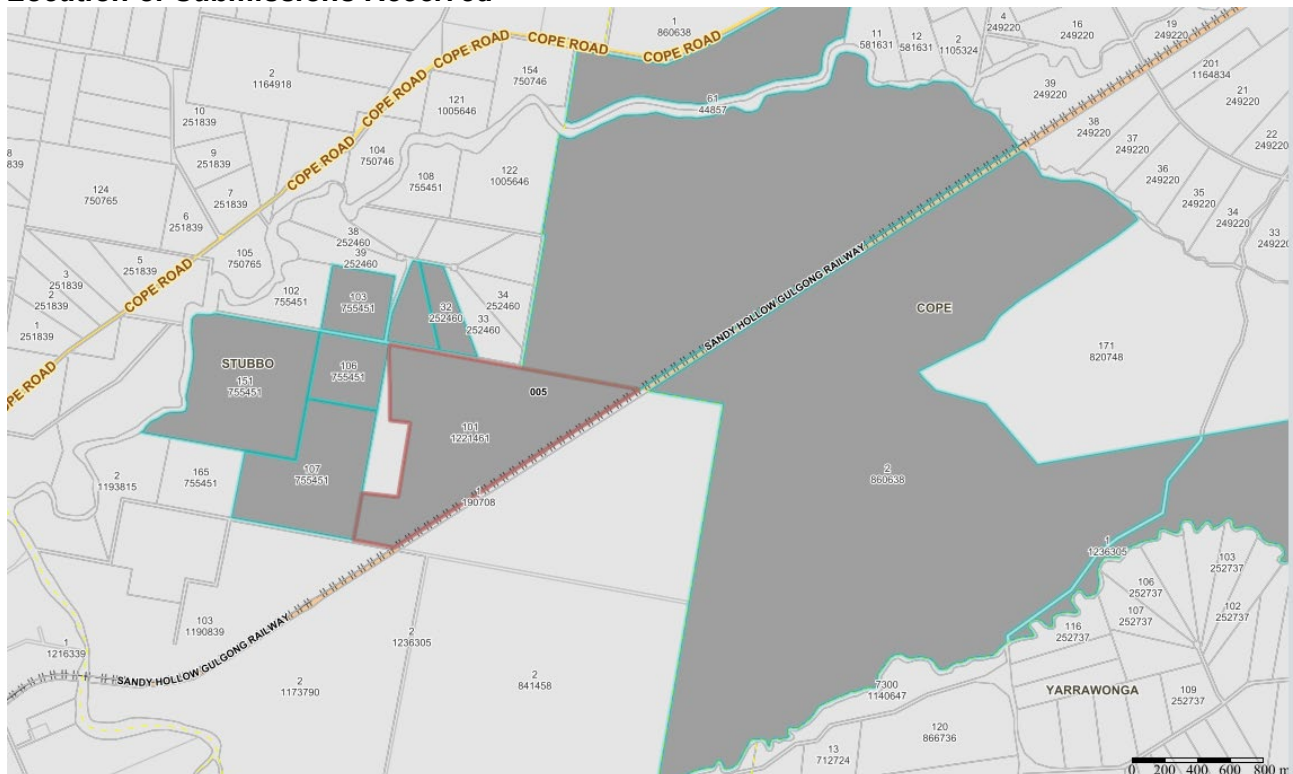
public exhibition according to Condition 2. Consultation was completed with ARTC and DCCEEW according to Condition 3, these are attached as Attachment 2 and 8.

CONSULTATION

Community Consultation

Condition 2 of the Gateway Determination required Council to undertake community consultation with a public exhibition period of 20 business days. The Planning Proposal, Gateway Determination and the Biodiversity Constraints and Opportunities Report were placed on public exhibition and 8 submissions were received, a copy of the submissions have been provided as Attachment 5.

Location of Submissions Received



Subject site (red outline), all submissions received (grey, teal outline).

The issues raised in the submissions have been summarised in the table below and a staff comment provided.

<i>Issue raised in the submission</i>	<i>Staff comment</i>
Dust and impacts to health.	It is noted that additional dwellings will result in additional traffic movements. The matter of dust will be a consideration in the assessment of any future development application.
Roads, accessibility and increased traffic.	The matter of upgrading the existing public road would be a matter for consideration by Council’s Development Engineering staff in the assessment of any future development application.
Impact on water supply.	Whilst approximately sixty percent of the CLUS ‘Area B’ opportunity is mapped as groundwater vulnerable the proposed minimum lot size is 12

	hectares. Such a minimum lot size allows for the required separation distance from onsite sewerage disposal to a water bore.
Creek crossing/Flooding impacts.	The matter of upgrading the existing public road would be a matter for consideration by Council's Development Engineering staff in the assessment of any future development application.
Environment and impacts to wildlife with more activity within the area.	The Department of Climate Change, Energy, Environment and Water have addressed in their comments as attachment 3, the potential impacts to the environment, and the native wildlife. Recommendations are made to ensure the biodiversity be assessed at the development application stage thoroughly and the potential inclusion of a vegetation management plan be considered.
Noise from traffic and potential construction due to subdividing land.	It is noted that additional dwellings will result in additional traffic movements noise. The matter of noise will be a consideration in the assessment of any future development application.
Potential future land use conflict between new landowners and current agricultural practices.	Council has engaged CASA for comment around the use of a private airstrip on an adjoining lot. Regarding any future development on the potentially subdivided land, a recommendation of a set back from the boundary will be advised at the development application stage to avoid any potential land use conflict.

Agency Consultation

In accordance with Condition 3, a Biodiversity report was undertaken and submitted to NSW Department of Climate Change, Energy, the Environment and Water.

FINALISATION OF PLANNING PROPOSAL

Following the consideration of the matters raised in the submission and agency referrals, the recommendation of staff is to proceed to Stage 6: Finalisation. Stage 6 is the last stage in the LEP making process.

4. 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

5. Strategic implications

Council Strategies

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

Council Policies

The steps involved towards the notification 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*.

6. Financial implications

Nil

7. Associated Risks

If Council does not wish to proceed with finalisation of the Planning Proposal, it can withdraw its support at this stage in the Gateway Process. Council would be required to formally resolve not to proceed with the Planning Proposal and advise DPHI accordingly.

SARAH ARMSTRONG
MANAGER STRATEGIC PLANNING

ALINA AZAR
DIRECTOR DEVELOPMENT

1 May 2024

Attachments:

1. Previous Council Report. (separately attached)
2. Gateway Determination. (separately attached)
3. Planning Proposal (Post Gateway). (separately attached)
4. Biodiversity Constraints and Opportunities Report. (separately attached)
5. Redacted Submissions. (separately attached)
6. ARTC Referral. (separately attached)
7. DCCEEW Referral. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.3 Events Assistance Applications Period 2: 1 January to 30 June 2025

REPORT BY THE EVENTS COORDINATOR
 TO 20 NOVEMBER 2024 ORDINARY MEETING
 GOV400103, ECO800009, FIN300052

RECOMMENDATION

That Council:

1. receive the report by the Events Coordinator on the Events Assistance Applications;
2. provide Events Assistance to the below late applicant (includes cash and in-kind amounts) for Period 1, July – December 2024:

	2024/25
	Period 1
Mudgee Bridge Club	\$500

3. provide multi-year Events Assistance funding to the below applicant (includes cash and in-kind amounts) for the period of 2025, 2026 and 2027; and

	2024/25	2025/26	2026/27
	Period 2	Period 2	Period 2
Gulgong Turf Club – Gold Cup	\$2,000	\$2,000	\$2,000

4. decline the below applicants as they do not meet the requirements of the Events Assistance Policy as they are for events that make a profit or are for-profit organisations:

	2024/25	2024/25
	Period 1	Period 2
Mudgee Dragons	\$3,000	
Champagne Lounge		\$3,000

Executive summary

This report considers applications for Events Assistance under Council’s Events Assistance Policy. It relates to events to be held between 1 January and 30 June 2025. A total of 4 complete applications were considered.

It should be noted that the following events are already approved in the 2024/25 budget via Events Assistance for this period:

Kandos Street Machine and Hot Rod Show	\$2,000
Gulgong Prince of Wales Eisteddfod	\$2,500
Rylstone Rodeo Bull-A-Rama	\$2,500
Mudgee Dressage Official Day	\$500
Rylstone Swap Meet	\$1,000
Cancrusie	\$2,500
Western Premier League Magic Round	\$1,400.00

Disclosure of Interest

Nil

Detailed report

Council's Events Assistance Program is designed to assist local community events that benefit the local economy and attract visitors to the Region. A maximum of \$3,000 per event per year is recommended.

Under this program, the highest priority should be for events which:

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

A summary of requests and recommendations can be found in Attachment 1. Full applications for each event can be found in Attachment 2.

Mudgee Bridge Club (Period 1 2024/25)

2024 Mudgee Bridge Club Congress will be held in November in the Main Pavilion, AREC. The proposed event has an expected attendance of 200 players (both local and visiting) over 2 days. \$3,000 of cash support is requested to cover the cost of venue hire and support event operations. It is recommended that if Council wishes to support the event in 2024 the recommended amount of funding based on the scoring scale is \$500 of cash assistance. Council has previously supported the event (2017,2018, 2019), with \$500 in Events Assistance Funding.

Gulgong Turf Club (Period 2 2024/25)

The proposed Gulgong Cup is to be held in June 2025 with a projected attendance of 2,200 people. \$2,000 is requested for marketing the event. If Council wishes to support the event in 2025, 2026 and 2027, the recommended amount based on the scoring scale is \$2,000. Council supported the event in previous years with \$1,000 in Events Assistance Funding.

Mudgee Dragons Rugby League Football Club (Period 1 2024/25)

The 2024 Peter McDonald Premiership grand final was held at Glen Willow Stadium on 14 September in front of a crowd of approximately 4,000 people. It was the first time the Mudgee Dragons had hosted the game since 2009. A request has been made for \$3,000 cash assistance. In-line with the Events Assistance Policy, Council doesn't support events that are profitable, and the club made raised \$10,500 profit from the event. However, the event was positive for the Region and if Council wishes to support the event in retrospect, it would be recommended based on the scoring scale that in-kind support to the value of \$2,500 of funding be approved to cover the cost of ground hire, waste and additional cleaning post event.

Champagne Lounge – International Women’s Day (Period 2 2024/25)

Celebrating Women - International Women's Day Event Series, hosted by the Champagne Lounge is planned to be held in March 2025, with an expected attendance of approximately 130 people. \$3,000 is requested to be used for marketing materials. In-line with the Events Assistance Policy, Council does not support events that undertaken by for-profit organisations through this grant process. If Council wishes to support the event in 2025, 2026 and 2027 the recommended amount based on the scoring is \$500.

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

LOCAL COMMUNITY/VOLUNTEER PARTICIPATION IN EVENT

SCORE	DEFINITIVE ANSWERS	VALUE JUDGEMENT
0	Unsatisfactory	No or limited local community/volunteer participation or impact (<100 residents)
1	Poor	Community/volunteer participation or local benefits impacting (100 to 500 residents)
2	Satisfactory	Community/volunteer participation or local benefits impacting between (500 to 1,000 residents)
3	Good	Direct community/volunteer involvement or local benefits impacting (>1,000 residents)

CAPACITY TO ENSURE EVENT CONTINUES AND DEVELOPS IN THE FUTURE

SCORE	DEFINITIVE ANSWERS	VALUE JUDGEMENT
0	Unsatisfactory	First time event being held, no plans outlined in application, unclear capacity to deliver event
1	Poor	Limited event history (year one), limited plans outlined in application
2	Satisfactory	Event is at least two years old, appropriate planning
3	Good	Well-established event with detailed planning for the future outlined

ECONOMIC ACTIVITY GENERATED FROM EVENT

SCORE	DEFINITIVE ANSWERS	VALUE JUDGEMENT
0	\$0-\$25K	Number of visitors to the region x \$657 (if multi-day event) or \$104 (if single day)
2	\$25K-\$50K	Number of visitors to the region x \$657 (if multi-day event) or \$104 (if single day)
4	\$50K-\$100K	Number of visitors to the region x \$657 (if multi-day event) or \$104 (if single day)
6	\$100K-\$150K	Number of visitors to the region x \$657 (if multi-day event) or \$104 (if single day)
8	\$150k-\$200K	Number of visitors to the region x \$657 (if multi-day event) or \$104 (if single day)
10	\$200K-\$250K	Number of visitors to the region x \$657 (if multi-day event) or \$104 (if single day)

12	\$250K-\$300K	Number of visitors to the region x \$657 (if multi-day event) or \$104 (if single day)
14	\$300K+	Number of visitors to the region x \$657 (if multi-day event) or \$104 (if single day)

ADDITIONAL POINTS IN-KIND REQUESTS

SCORE	VALUE JUDGEMENT
10	All events requesting 100% in-kind assistance receive 10 bonus points. Noting only up to cost of in-kind services will be funded

Attachment 1 and 2 outline the requests and recommendations for funding.

Community Plan implications

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

Strategic implications

Council Strategies

Applications for Events Assistance are required to have clear linkages to the Community Plan Towards 2040 outcomes. This includes promoting the region as a great place to live, work, invest and visit. Supporting events that provide opportunities for local, and visitor attendance increases visitation to the region and provides social and economic benefits to the region.

Council Policies

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

Legislation

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

Financial implications

Funding of \$50,000 is proposed in the 2024/25 Operational Plan for Events Assistance. Based on the scoring system above, the recommendation of staff is to provide \$500 in Events Assistance for the events to be held in period 1 July to December 2024 and \$2,000 for events held in period 2, between 1 January and 30 June 2025. An additional \$39,400 has been previously allocated through multi-year funding and from events previously approved in Period 1 and 2. This leaves a balance of \$8,100 in Events Assistance.

Associated Risks

It is important for Council to provide support to these planned events to help encourage visitors to the region and help stimulate the tourism economy. If Council does not support these events, there is a risk that they may not go ahead in the future or that they are held at another location and therefore, there is the potential of further lost economic benefits to the Mid-Western Region.

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

JOANNA LINDSAY
EVENTS COORDINATOR

ALINA AZAR
DIRECTOR DEVELOPMENT

24 October 2024

Attachments: 1. Events Assistance Summary. (separately attached)
2. Events Assistance Applications. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.4 Lease of Rylstone to Gulgong Rail Corridor

REPORT BY THE BUSINESS SUPPORT OFFICER
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, ECO800032

RECOMMENDATION

That Council:

1. **receive the report by the Business Support Officer on the Lease of Rylstone to Gulgong Rail Corridor;**
2. **endorse in principle the leasing of the Rylstone to Gulgong Rail Corridor;**
3. **endorse the General Manager to:**
 - 3.1 **commence community engagement and feasibility studies of opportunities to activate this rail corridor;**
 - 3.2 **engage with Transport for NSW (TfNSW) to seek landowner consent to utilise the rail corridor between Rylstone and Gulgong (approximate length 83.5 kilometres); and**
 - 3.3 **bring a report back to Council at a later date with outcomes of community engagement and topline feasibility studies.**

Executive summary

Legislation now enables the Minister for Transport to grant 30-year leases to local governments on disused government-owned NSW rail corridors (regarded as non-operational however not closed) for tourism purposes.

The Rylstone and Gulgong rail corridor (approximate length of 83.5 kilometres) land could be leased by Council to provide recreational, tourism, and economic development opportunities that offer long-term value to the community.

By taking control of the rail corridor land through a long-term lease agreement, Council can leverage the land and its existing infrastructure to provide a public amenity and help preserve the rail corridor and heritage infrastructure for future generations.

Disclosure of Interest

Nil.

Detailed report

The 83.5km (approximate) Rylstone and Gulgong rail corridor land consists of two main 'segments'; 51kms (approximate) from Rylstone Railway Station to Mudgee Railway Station, and 32.5kms (approximate) from Mudgee Railway Station to Gulgong Railway Station.

Legislation now enables the Minister for Transport to grant 30-year leases to local governments on disused government-owned NSW rail corridors (regarded as non-operational however not closed) for tourism purposes.

Effective August 2022, councils entering into a lease for disused railway lines in non-metropolitan areas no longer require authorisation from an Act of Parliament to remove railway tracks and other works.

The opportunity now exists for Council to enter into a 30-year lease agreement on the land of the rail corridor between Rylstone and Gulgong. By taking control of the rail corridor, Council can leverage the land and its existing infrastructure to provide a public amenity that supports economic development, offers tourism opportunities with long-term economic value for the Mid-Western Region, and active outdoor recreation opportunities for residents, benefitting their health and wellbeing.

Attracting more visitors to the region to enjoy the recreational opportunities along the Rylstone to Gulgong rail corridor can boost economic growth, diversify the tourism industry, and create positive flow on effects for local businesses, along with new job opportunities in maintenance and construction.

Council's lease would help preserve the rail corridor and heritage infrastructure for future generations while promoting community engagement, strengthening community resilience and social connection, and offering intergenerational experiences for residents.

Council's lease could also potentially provide an opportunity for the activation and adaptive reuse of vacant or unused heritage and culturally significant rail assets (via lease agreements), including train stations, platforms, buildings and other railway infrastructure.

There are four stages in the process, from the initial idea, to approval, regulations and lease, construction and ongoing operations and maintenance:

STAGE 1 ('Proposal'):

- 1) Idea generation and adoption – Council is the lead group and must adopt the idea.
- 2) Council should engage with Transport for NSW (TfNSW) to seek landowner consent. This allows TfNSW (on behalf of Transport Asset Holding Entity [TAHE] of NSW, the landowner) to confirm if a section of line is available for use or required for other purposes. TfNSW will also provide information on matters such as boundaries, how to access the land to undertake site investigations, known contamination and the number and value of existing leases (that will generally be transferred to Council for management as a part of the lease). Council to prepare a concept/master plan.

It is important to note that:

- TAHE will continue to own the land (the rail corridor). TAHE will lease the land to the Council for construction, operation ownership and asset maintenance for a nominal fee, with a lease length of up to 30 years.
- Along a disused rail corridor there will typically be assets including former stations and rail-related buildings with either local or state heritage significance. Such heritage listings entail additional planning requirements and considerations. Existing assets, such as buildings along the rail corridor, will either be retained by the NSW Government or transferred to Council (determined on a project-by-project basis through the identification of an asset register and agreement on items the NSW Government needs to retain, and those assets along the rail corridor that might be utilised or disposed of).
- New assets built by the operational entity (i.e. Council - as lessee) on the land/rail corridor as part of a project will be owned by Council. However, should the lease on

the land not be renewed at the end of the period, Council would need to 'make good'. Make good provisions would not entail reinstating the rail line but may include removing anything built as part of a project or reaching agreement with the lessor to 'leave as is'.

- 3) Seek community support and establish project governance - once the idea has support from Council and the local community, a steering committee or working group should be established to progress the proposal, work towards addressing the NSW Government essential criteria, and conduct ongoing engagement with Aboriginal Land Council, local community, adjoining landowners, and ensure support of other stakeholders required by section 99E(5) of the Transport Administration Act 1988. Council should lead and coordinate the proposal including managing the steering group and acting as a central point of contact for all enquiries from community members and stakeholders.
- 4) Council to create a viable business model and must prepare a proposal providing evidence of how it responds to three essential criteria:
 - ONE - There must be demonstrated community support. This can be a council resolution demonstrating evidence of support through community engagement, or through the inclusion of a priority or action as part of the suite of Council's Integrated Planning and Reporting (IP&R) documents. Council should engage with the local Member of Parliament.
 - TWO - Council must prepare a feasibility study demonstrating evidence of a viable and sustainable business model. The feasibility study should include, at a minimum:
 - Pre-construction costs and funding, including project management, master plan and design documentation costs.
 - Construction costs and funding, including staged delivery.
 - Post-construction management, operating, marketing, and maintenance costs and funding.

Council's business model will need to comply with the Capital Expenditure Review process under the Local Government Act 1993, IP&R requirements and when successful, any general grant agreement provisions. The project should also be included in Council's Long-Term Financial Plan. Council should consider all potential costs from idea generation to ongoing operation and maintenance post construction including, but not limited to:

 - Pre-construction: Project Manager, feasibility study/cost-benefit analysis, master plan (high-level concept), strategic plan including a risk assessment, environmental, heritage and other assessments, remediation of potential land contamination sites and community consultation activities and events.
 - Construction: Project Manager, detailed design documentation, construction tender, labour and procurement, and construction cost per kilometre.
 - Post-construction: Project Manager, strategic/ management plans, annual upkeep and maintenance cost per kilometre, public relations, brand management and marketing, promotional and volunteer events, finance, forecasting and fundraising, and insurance.
 - THREE - Where development by Council is permitted without development consent, an Environment Impact Statement (EIS) will need to be undertaken under Division 5.1 of Part 5 of the Environmental Planning and Assessment Act 1979 (NSW) (Planning Act). The lessor will also be a determining authority and will need to consider any EIS documents.

Council must address any environmental, heritage and cultural impacts that may result from the proposal, such as biosecurity concerns. This includes impacts identified through planning controls, EIS findings such as contamination, and issues

raised through the community consultation process. If Aboriginal middens or an endemic endangered plant species are found, their protection must be planned for and addressed in an EIS. Once concerns have been identified, mitigation measures should be incorporated into the proposal and concept, and detailed designs and communicated with landowners.

- 5) Council to submit proposal to the NSW Government.

STAGE 2 ('Regulations and Lease'):

- 1) Following an amendment to the Transport Administration Act 1988, once the project has met NSW Government requirements and funding has been secured, authorisation is obtained via the development of a regulation. However, before a regulation can be considered, section 99E(5) of the Act requires that the NSW Minister for Regional Transport and Roads consult with the applicable Council(s), Minister for Regional NSW, National Parks and Wildlife Service, the Local Aboriginal Land Council for the subject land, Local Land Services in relation to the mitigation of biosecurity risks and adjacent councils and joint organisations.
- 2) Regulation Process - once the consultation process has been undertaken, the NSW Minister for Regional Transport and Roads will be provided with a recommendation to authorise the re-purposing of a non-operational rail corridor via a regulation. If Parliament does not support a regulation, they have the power to disallow it.
- 3) TAHE as the landowner will lease the land to Council for construction, operation ownership and maintenance of the asset.
- 4) Disused rail line is repurposed.

STAGE 3 ('Construction'):

- 1) Council appoints a project manager. Construction will largely be driven by Council through an appointed Project Manager, who will oversee design and construction and to prepare, exhibit and consult with the community around detailed designs and plans.
- 2) Detailed design with consultation.
- 3) Council prepares construction tender, awards tender, and procurement.
- 4) Construction commences.

STAGE 4 ('Operation and Maintenance'):

- 1) Operations begin. Council through its Project Manager will be responsible for all aspects of operations including maintenance and marketing.
- 2) Implement strategic plan and brand guidelines.
- 3) Ongoing maintenance and enhancements.
- 4) Promotional collaboration with Destination NSW and tourism bodies/groups.

This report seeks Council's endorsement for the General Manager to engage with Transport for NSW to seek landowner consent to utilise the rail corridor between Rylstone and Gulgong, and commence community engagement and feasibility studies of opportunities to activate this land.

Community Plan implications

Theme	Building a Strong Local Economy
Goal	An attractive business and economic environment
Strategy	Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region

Strategic implications

Council Strategies

The Rylstone to Gulgong rail corridor opportunity supports a number of Council strategies as identified in the Community Plan including:

- Support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles;
- Respect and enhance the historic character of our region and heritage value of our towns and villages;
- Maintain and promote the aesthetic appeal of the towns and villages within the region;
- Provide infrastructure and services to cater for the current and future needs of our community;
- Provide equitable access to a range of places and spaces for all in the community;
- Ensure land use planning and management enhances and protects biodiversity and natural heritage;
- Support the attraction and retention of a diverse range of businesses and industries;
- Promote the region as a great place to live, work, invest and visit;
- Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region;
- Support projects that create new jobs in the region and help to build a diverse and multi-skilled workforce;
- Develop a regional transport network in partnership with government agencies that grows with the needs of residents and businesses;
- Develop and enhance walking and cycling networks across the region; and
- Improve communications between Council and the community and create awareness of Council's roles and responsibilities.

Council strategy documents:

- Mid-Western Regional Economic Development Strategy (REDS) – 2023 Update. The REDS contain strategies that influence the recommendations under this report including “Develop a mature and diversified visitor economy.” and “Support the attraction and retention of an increased number of diverse businesses and industries while developing a strong entrepreneurial reputation.”
- Mid-Western Region Walking and Cycling Strategic Plan. The strategic plan aims to create more walkable and bicycle-friendly towns that are welcoming for residents, visitors, and businesses. The plan acknowledges the significant role that walking and cycling play in enhancing the friendly and welcoming ambience of the region's towns, now and into the future. Over the next 10 years, Council intends to enable residents and visitors to overcome the key barriers to accessing local facilities, services and tourist destinations on foot or by bike.
- Community Engagement Strategy
- Asset Management Strategy

Council Policies

- Asset Management Policy
- Community Engagement Policy
- Leasing and Licencing of Council Property Policy

Legislation

- Transport Administration Act 1988 (NSW)

- Local Government Act 1993 (NSW)
- Environmental Planning and Assessment Act 1979 (NSW)
- Work Health and Safety Act 2011

Financial implications

Community consultation and preliminary feasibility studies will be completed within approved operating budgets.

Associated Risks

If Council does not endorse investigation, engagement and feasibility studies and the seeking of landowner consent, the opportunities will be delayed or not realised. Further, the preservation of the rail corridor and heritage infrastructure for future generations will also be delayed or not realised.

If Transport for NSW (on behalf of Transport Asset Holding Entity [TAHE] of NSW, the landowner) confirms a section of the Rylstone to Gulgong rail corridor/line is required for other purposes, the opportunities will be delayed, minimised or not realised.

If the community does not support a project idea for the Rylstone to Gulgong Rail Corridor, opportunities may be delayed or not realised.

The feasibility study may not demonstrate evidence of a viable and sustainable business model.

If Parliament does not support a regulation, and disallow it, the opportunities associated with the Rylstone to Gulgong Rail Corridor will be delayed or not realised.

Council should consider all potential costs from idea generation to ongoing operation, maintenance and marketing post construction. Lease, construction, operation ownership and maintenance costs associated with 83.5 kilometres (approximate) of rail corridor may be high. Construction costs may be offset through relevant grant funding opportunities.

Any new assets built on the land/rail corridor by Council as part of a project will be owned by Council. However, should the lease on the land not be renewed at the end of the period, Council would need to 'make good'. Make good provisions may include removing anything built as part of a project.

There is a project delivery risk for opportunities associated with the Rylstone to Gulgong Rail Corridor. The risk/s are managed through Council's policies and procedures.

ADRIAN COONEY
BUSINESS SUPPORT OFFICER

ALINA AZAR
DIRECTOR DEVELOPMENT

24 October 2024

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.5 Acceptance NSW Grant Funding - Flirtation Hill Mudgee Destination Adventure Playground

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, GRA600020

RECOMMENDATION

That Council:

1. receive the report by the Manager Economic Development on the Acceptance NSW Grant Funding – Flirtation Hill Mudgee Destination Adventure Playground;
2. if successful, in 2025/26 set an expenditure budget of \$2,070,000. \$1,035,000 to be funded by grants from Growing Regions Program Round 2 and \$1,035,000 to be funded by voluntary planning agreement funds for the construction of Flirtation Hill Mudgee destination adventure playground;
3. if successful, in 2026/27 set an expenditure budget of \$330,000. \$165,000 to be funded by grants from Growing Regions Program Round 2 and \$165,000 to be funded by voluntary planning agreement funds for the construction of Flirtation Hill Mudgee destination adventure playground; and
4. authorise the General Manager to finalise and sign the funding agreements.

Executive summary

Council has applied to NSW Government Growing Regions Program Round 2 for the construction of Flirtation Hill Mudgee destination adventure playground as identified in the Flirtation Hill Mudgee Master Plan. The funding applied for in the grant is \$1,200,000 which would be matched with voluntary planning agreement funds to complete the project.

It is recommended that if Mid-Western Regional Council is successful in this application, Council accepts the grant funding and authorises the General Manager to sign the funding agreement and amend Council's budget for 2025/26 and 2026/27.

Disclosure of Interest

Nil

Detailed report

The Growing Regions Program Round 2 aims to construct or upgrade community infrastructure that fills an identified and immediate gap or unmet need for community infrastructure, particularly for communities that have experienced substantial growth. The Program additionally aims to contribute to achieving social outcomes and increased community cohesion, liveability and accessibility.

The following project was identified as relevant and meeting the criteria of the grant fund:

- Flirtation Hill Mudgee Destination Adventure Playground \$1,200,000

The Flirtation Hill Mudgee Destination Adventure Playground is a key component of the Flirtation Hill Master Plan. It involves the construction of a nature-based playground designed specifically for

children aged 8-12. The unique adventure playground will feature innovative play structures, landscaped areas, shaded seating, and secure amenities, all of which are designed to encourage physical activity, adventure, and social interaction in a safe and natural environment.

The adventure playground is designed to be an inclusive large-scale, nature-inspired playground to suit all ages and abilities. The playground (approximately 120m x 60m with all elements needed to provide a sensory-rich environment that supports physical, cognitive, and emotional growth in children and adhering to Australian Standards) will have equipment (such as a flying fox, bridges, tunnels, a cubby house, sand and water play areas, climbing nets, swings, slides, accessible play equipment) aimed at fostering adventure, outdoor physical activity and nature and sensory play opportunities.

The adventure playground will be a nature-based facility offering unstructured outdoor play opportunities through natural elements like climbing towers, a suspension bridge for older youth, and platforms for younger children. The adventure playground will promote the concept of "nature play," encouraging children to engage with their natural surroundings through features such as rocks, logs, tunnels, and other natural structures.

The playground will include robust play structures, landscaped areas (including a large, grassed area for picnics), and pathways, alongside necessary infrastructure such as covered picnic tables, BBQs, amenities (already installed), and security measures.

The playground will allow children to move freely and creatively, exploring, running, jumping, climbing, crawling, touching, and smelling. The playground will also encourage active play and creativity, leading to better fitness levels and the development of problem-solving skills through unstructured, imaginative play.

The playground will not only serve local families but also act as a tourism attraction, contributing to Mudgee's growing reputation as a family-friendly destination. It aligns with the Mid-Western Regional Recreation Strategy 2024 and the Mid-Western Regional Economic Development Strategy, both of which emphasise the need for new recreational infrastructure to promote tourism, community well-being, and sustainable growth.

It is recommended that if Mid-Western Regional Council is successful in this application, Council accepts the grant funding and authorises the General Manager to sign the funding agreement and amend Council's budget for 2025/26 and 2026/27.

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

The identified projects support a number of Council strategies as identified in the Community Plan including:

- Support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles;
- Maintain and promote the aesthetic appeal of the towns and villages within the region;
- Provide infrastructure and services to cater for the current and future needs of our community;

- Provide equitable access to a range of places and spaces for all in the community;
- Support the attraction and retention of a diverse range of businesses and industries;
- Promote the region as a great place to live, work, invest and visit;
- Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region;
- Support projects that create new jobs in the region and help to build a diverse and multi-skilled workforce; and
- Pursue excellence in service delivery

Council Policies

Open Space and Recreational Asset Management Plan
 Flirtation Hill Master Plan (Mudgee)

Legislation

Nil

Financial implications

Growing Regions Program Round 2 - Flirtation Hill Mudgee Destination Adventure Playground

- in 2025/26 set an expenditure budget of \$2,070,000. \$1,035,000 to be funded by grants from Growing Regions Program Round 2 and \$1,035,000 to be funded by voluntary planning agreement funds for the construction of Flirtation Hill Mudgee destination adventure playground;
- in 2026/27 set an expenditure budget of \$300,000. \$165,000 to be funded by grants from Growing Regions Program Round 2 and \$165,000 to be funded by voluntary planning agreement funds for the construction of Flirtation Hill Mudgee destination adventure playground;

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2024/25	-	-	-
Future Years	-	X	X

Associated Risks

If the grant funding for the above-named project is successful and not accepted by Council, the project may not be able to proceed or may be delayed due to funding restraints. There is a project delivery risk for this project. These risks are managed through Council’s policies and procedures.

MICHELE MINI
MANAGER ECONOMIC DEVELOPMENT

ALINA AZAR
DIRECTOR DEVELOPMENT

1 November 2024

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

8.6 Community Engagement Strategy Review

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, ECO800001

RECOMMENDATION

That Council:

1. **receive the report by the Manager Economic Development on the Community Engagement Strategy Review;**
2. **place the reviewed Community Engagement Strategy on public exhibition for 28 days; and**
3. **receive a further report following conclusion of the public exhibition period to consider any submissions received, or if at the end of the public exhibition period, no submissions are received, adopt the Community Engagement Strategy as proposed.**

Executive summary

All Councils are required to prepare a Community Engagement Strategy to support in the development of all their policies, plans and key activities. This strategy should be reviewed within 3 months of the local government elections, as part of the broader review of the Community Strategic Plan. This Community Engagement Strategy was first adopted December 2022. Upon review there are no recommended changes to this Strategy other than updating relevant dates.

It is recommended that the reviewed Community Engagement Strategy is placed on public exhibition, and if no submissions are received, adopt the reviewed Community Engagement Strategy.

Disclosure of Interest

Nil

Detailed report

The Community Engagement Strategy has been reviewed in accordance with the legislative requirements of the Local Government Act 1993. This Strategy was used to develop the Community Engagement Plan, which was presented to Council in October 2024 as part of preparing the Community Strategic Plan. The Strategy offers a comprehensive approach to engaging the community across all Council policies, plans, and activities.

The Integrated Planning and Reporting guidelines state the Strategy should include the following:

- Based on social justice principles
- Identify relevant stakeholder groups within the community
- Outline methods that will be used to engage stakeholder groups
- Clearly informs the community on how they will be engaged on Community Strategic Plan & other plans and strategies
- Publicly available on Council's website
- Is accessible to all community members and uses plain language, graphics and other visual devices to aid comprehension
- Identifies strategies for engaging directly affected stakeholders

- Identifies different strategies for engaging diverse and hard to reach elements of the community
- Includes a process for communicating to participants how their input affect the decision
- Incorporates other legislated requirements for engagement

Following review of the Community Engagement Strategy there are no recommended changes.

It is recommended that Council place the Community Engagement Strategy on public exhibition for 28 days and receive a further report following conclusion of the public exhibition period to consider any submissions received, or if at the end of the public exhibition period, if no submissions are received, adopt the Community Engagement Strategy as proposed.

Community Plan implications

Theme	Good Government
Goal	Good communications and engagement
Strategy	Encourage community access and participation in Council decision making

Strategic implications

Council Strategies

Community Participation Plan
Community Engagement Strategy

Council Policies

Community Engagement Policy

Legislation

Section 402A of the Local Government Act 1993

Financial implications

Nil

Associated Risks

- If this strategy is not adopted there is a risk that Council will not meet the legislative requirements under section 402A of the Local Government Act 1993.
- There is a risk that if the Community Engagement Strategy is not adopted the community will not be informed of the ways in which Council may communicate with them.
- This strategy identifies stakeholder groups within the community and engagement tools proposed to be used to engage these stakeholder groups. If this Community Engagement Strategy is not adopted there is a risk that community members may be missed in engagement activities.

MICHELE MINI
MANAGER ECONOMIC DEVELOPMENT

ALINA AZAR
DIRECTOR DEVELOPMENT

1 November 2024

Attachments: 1. Community Engagement Strategy Review 2024.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

COMMUNITY ENGAGEMENT STRATEGY

MID-WESTERN REGIONAL COUNCIL
NOVEMBER 2024



*Mid-Western Regional Council acknowledges the Wiradjuri people,
the traditional custodians of the Wiradjuri Nation.
We acknowledge their Elders past, present and future.
We also acknowledge people from other nations and language
groups who have now made the Mid-Western Region their home,
along with the descendants of the Wiradjuri Nation.*

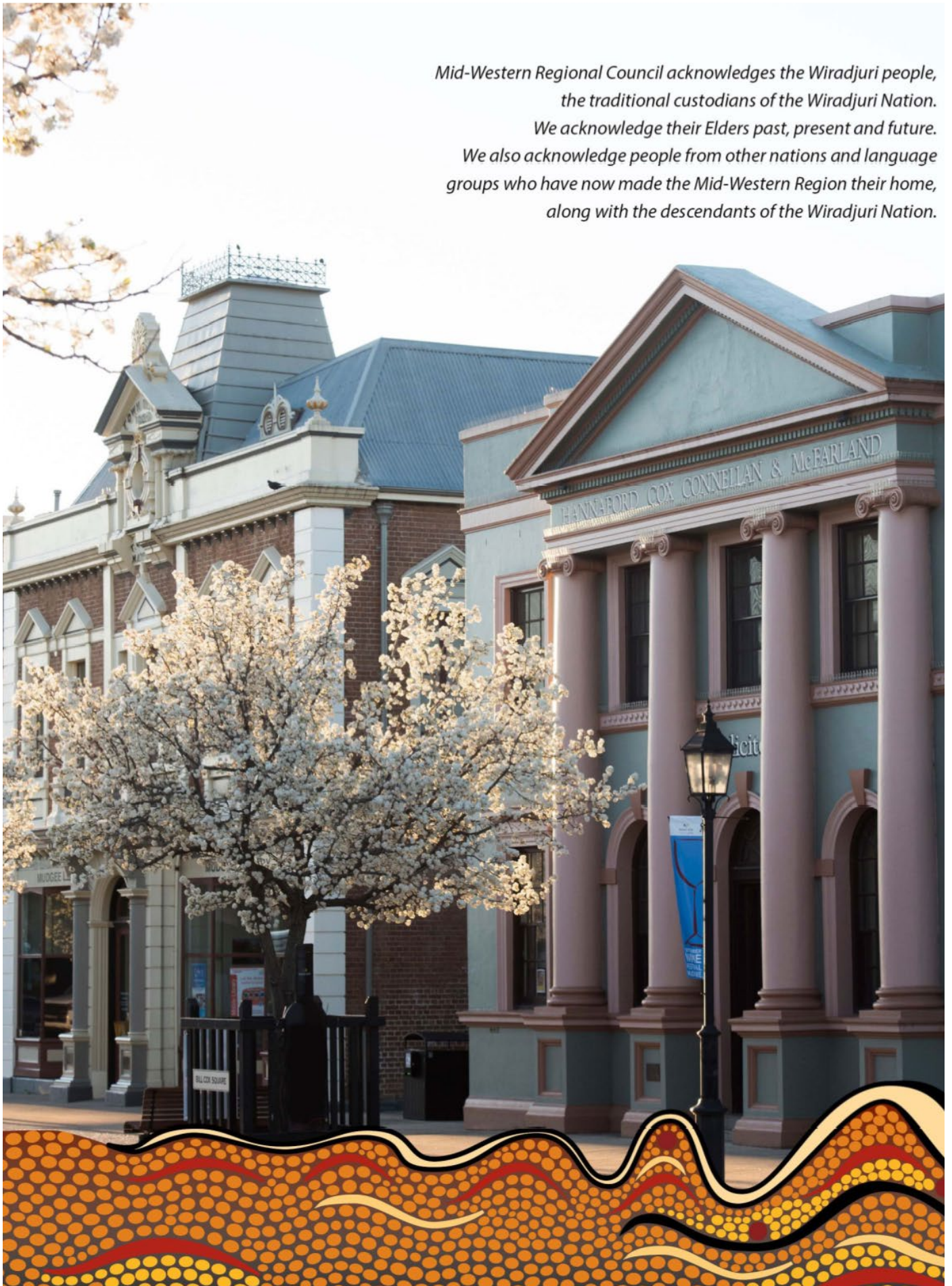


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1. Introduction

1.1 Background

Residents of the Mid-Western Region are living in a modern and growing local government area committed to continuous improvement.

Mid-Western Regional Council is continuously working to engage our community in a diverse range of methods to reach all stakeholders so that our community have input to the decision making processes shaping our local government area.

The development of the Community Engagement Strategy 2024 – 2028 is based on social justice principles, for engagement with the local community when developing plans, determining and prioritising key activities and gathering feedback on services delivered by Council.

1.2 What is community engagement?

Community engagement enables the community to have a say on matters that may impact or interest them.

It is strategic, information sharing and collecting with the purpose of working with the community and stakeholders to make better informed decisions.

It does not replace the final decision-making power of Council, but enhances Council's capacity to make well informed and sustainable decisions.

1.3 Why do we engage?

Mid-Western Regional Council is committed to listening to our community's views. The data collected from community engagement is then used in conjunction with accompanying information such as technical, financial and legislative requirements to help Council make better decisions.

Our residents and business owners have a wealth of knowledge to contribute and in return, Council want to make informed decisions that provide the best outcome for our community.

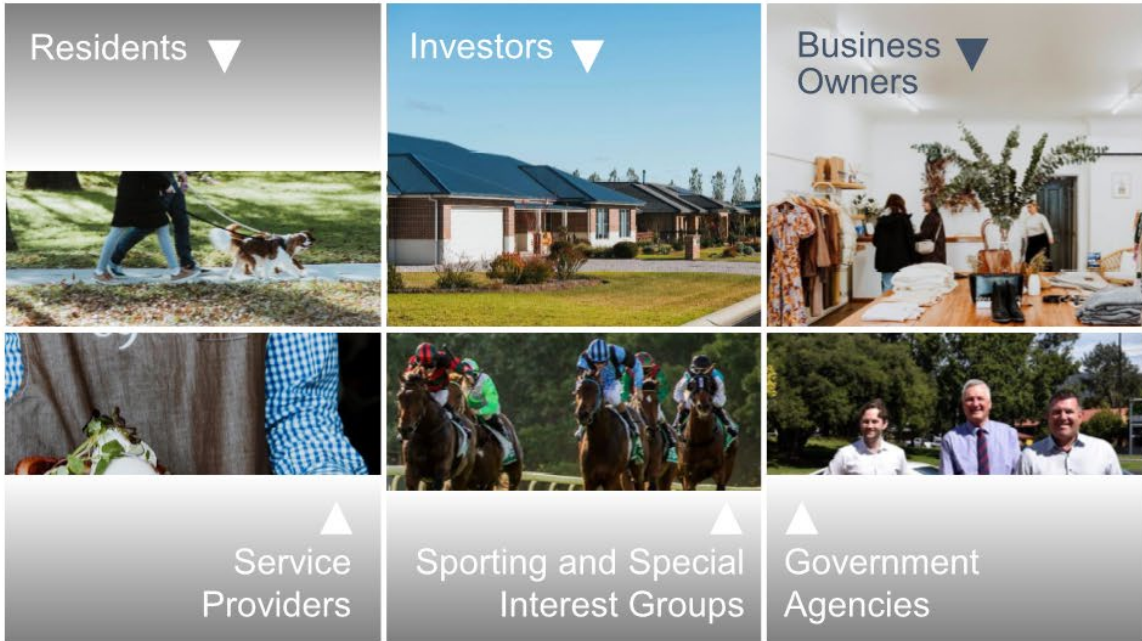
Community participation in decision-making:

- Improves communication and understanding of the process and the outcome
- Creates better relationships between the community and the Council
- Enhances a sense of community pride and ownership
- Builds community capacity to be involved in local government decision making

1.4 Who do we engage with?

When referring to stakeholders this includes individuals and groups of people living, working or spending time in the Mid-Western Region.

STAKEHOLDER GROUPS



ALL INDIVIDUALS BUT NOT LIMITED TO:



2. How do we engage?

Mid-Western Regional Council uses a multitude of engagement tools to reach out to the community. A range of tools are used so that all community stakeholders have the opportunity to provide feedback and contribute to decisions that affect our local government area. Consideration is given to different age groups, disabilities, culture, minority groups, location and busy working families.

2.1 Principles that underpin engagement



2.2 Mid-Western Regional Council engagement tools

The tools Mid-Western Regional Council may use to engage the community and stakeholders include, but are not limited to:

- **Surveys**
Surveys seek to examine community attitudes and perceptions towards current and future services and facilities provided by Council. Surveys are designed to engage the community and capture data which provides a statistically significant representation of the community's attitudes and perceptions. These can be presented digitally, paper based, in person or over the phone and tailored to ask specific questions with a range of options available for responses.

■ **Stakeholder Workshops**

Workshops are utilised to focus on qualitative information gathering in key themes and gather feedback in relation to the levels of importance and satisfaction with underlying strategies or services.

■ **Community Roadshows**

The Community Roadshows may involve a portable display being assembled in each of the main towns of Mudgee, Gulgong, Kandos and Rylstone in a prominent position to capture pedestrian traffic. The portable displays act to inform and engage the community increasing general awareness of the key issues whilst providing information and feedback to Council. There are a range of participatory activities which the community are able to use to reveal their key priorities and engage with Council staff. The mobile library service may be used to provide access to Community Roadshows for residents in the villages.

■ **Permanent Displays**

Each of Council's Administration Centres/Libraries may host a permanent display over a period of community engagement. These displays may include signage and activities for the community to complete whilst they are visiting Council's offices and buildings. These displays may be used to relay information to target groups.

■ **Direct Mail Out / Letterbox Drop**

A direct mail out or letterbox drop to residents (either through Community News or separately sent) provides another outlet by which residents can participate in the community engagement process and have their say. This tool is used to inform the community and provide feedback. Information contained in these communications assist in opening two way communication with Council feedback tools being presented and promoted in these documents.

■ **Public Exhibition**

Draft Council documents including Policies, Budgets, Plans and Strategies will be placed on public exhibition for a period of 28 days prior to being formally adopted by Council. For Development Applications the public exhibition time is 14 days. The public exhibition period allow residents to review the draft documents and make public submissions. The Mid-Western Regional Council Community Participation Plan provides further detailed information regarding development activities. This can be found on Council's website www.midwestern.nsw.gov.au

■ **Local Media / Media Releases and Alerts**

Local media can be used for promotion of events, provide critical information during an emergency or be used to encourage participation and educate the community about the process of reviewing and developing key Council Plans and Strategies.

■ **Council Website**

Redesigned in December 2021, Council's website provides an important information outlet with links to 100 digital forms and applications that can be submitted online. The website offers a self-service option and is a tool to educate the community about the key themes and relevant documents comprising the IP&R framework. There are a number of opportunities for the community to engage Council with feedback options including;

- Reporting a problem with a public facility or infrastructure
- Direct links to public exhibition documents and contact details for submissions and comment
- Webcasting of Council meetings

- **Community News – distributed to all households in the region monthly**
Community News features regular updates about the activities being undertaken and reminding residents about the importance of capturing the views of a broad cross-section of the community. Community News can also be used as a direct mail tool to encourage participation in and completion of activities.
- **Social Media**
Council's social media platforms assist in reinforcing educational messages and encouraging participation in engagement activities. It informs the community of key events and provides links to online engagement activities. Social media can be targeted to particular audiences through boosting advertising to specific audiences.
- **Door Knocking**
Where required Council will door knock in smaller villages to ensure individuals living in more remote locations are notified of important information. Door knocking can also be used when a specific street is impacted by an event.
- **Postcards**
Postcards make it is easy to participate in and catered for all ages (ie children and adults). A postcard can include targeted questions to prompt the community in their responses, making it a quick and simple task.
- **Open Feedback Forms**
Open feedback forms are specifically designed to capture information and allow free text for ideas or support to be relayed to Council. This allows the community to document any other feedback or issues that they feel has not been addressed or is relevant for consideration by Council.
- **SMS**
Outbound SMS is used when information is time sensitive or requires immediate broadcast and where phone numbers are available.
- **Targeted Electronic Digital Mail**
Targeted electronic digital mail is used to connect to residents, visitors, community groups and businesses for a multitude of purposes. This may be to provide general information, deliver the Community News digitally, and target information to specific user groups or to encourage engagement and feedback. Targeted electronic digital mail can also be a vehicle to deliver online surveys.
- **Rates and Water Notices**
Rates and water notices are used as a tool to provide information to the community and encourage participation in engagement activities. These notices are delivered by post and digital mail.
- **Public Forums**
Members of the public can address Council at the Public Forum before each regular monthly meeting, commencing at 5:30pm. Speakers are given five minutes to present any issue of relevance to the Council. Presenters are not permitted to direct questions to Councillors, although Councillors may question the speakers.

2.3 Who do our engagement tools reach?

	Residents	Elderly	People with Disabilities	Youth	Remote	Visitors	Cultural/ community grps	Business	Schools	Govt agencies
General communication	Community News – online and mail out	Y	Y	Y	Y					
	Rates / Water Notices – online and mail out	Y	Y	Y	Y			Y		
	Social Media (FB, Tik Tok, Instagram)	Y	Y	Y	Y	Y	Y	Y		
	Media Releases/Engagement	Y	Y	Y	Y	Y	Y	Y	Y	
	Customer Service Centre	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Council Website	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Direct Mail Out	Y	Y	Y	Y		Y	Y	Y	Y
	Radio Interviews	Y	Y	Y	Y	Y	Y	Y	Y	
	Permanent Displays	Y	Y	Y	Y	Y		Y	Y	Y
	Public Exhibition	Y	Y	Y	Y	Y		Y	Y	Y
	SMS	Y	Y	Y	Y	Y				
Electronic Direct Mail (EDM)	Y	Y	Y	Y	Y	Y	Y	Y		
Online/digital tools for community engagement and participation	Surveys	Y	Y	Y	Y		Y	Y	Y	Y
	Council Website	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Social Media	Y	Y	Y	Y	Y	Y	Y	Y	
	Postcards	Y	Y	Y	Y	Y		Y		
	Online Surveys	Y	Y	Y	Y	Y		Y	Y	
	Open Feedback Forms	Y	Y	Y	Y	Y	Y	Y	Y	Y
	SMS	Y	Y	Y	Y	Y				
Electronic Direct Mail (EDM)	Y	Y	Y	Y	Y		Y	Y	Y	
Face to face community engagement and participation	Facilitated Workshops	Y	Y	Y	Y		Y	Y	Y	Y
	Community Roadshow	Y	Y	Y	Y					
	Door-knocking	Y				Y				
	Key Stakeholder Meetings	Y	Y	Y	Y	Y		Y	Y	Y
	Public Forums	Y	Y	Y	Y	Y		Y	Y	Y

2.4 The level of engagement

The Community Engagement Strategy is intended to make it easier for the community to understand how to participate in Council decisions and strategies. Every project is different, which requires scoping and planning to determine the most suitable tool used for each engagement.

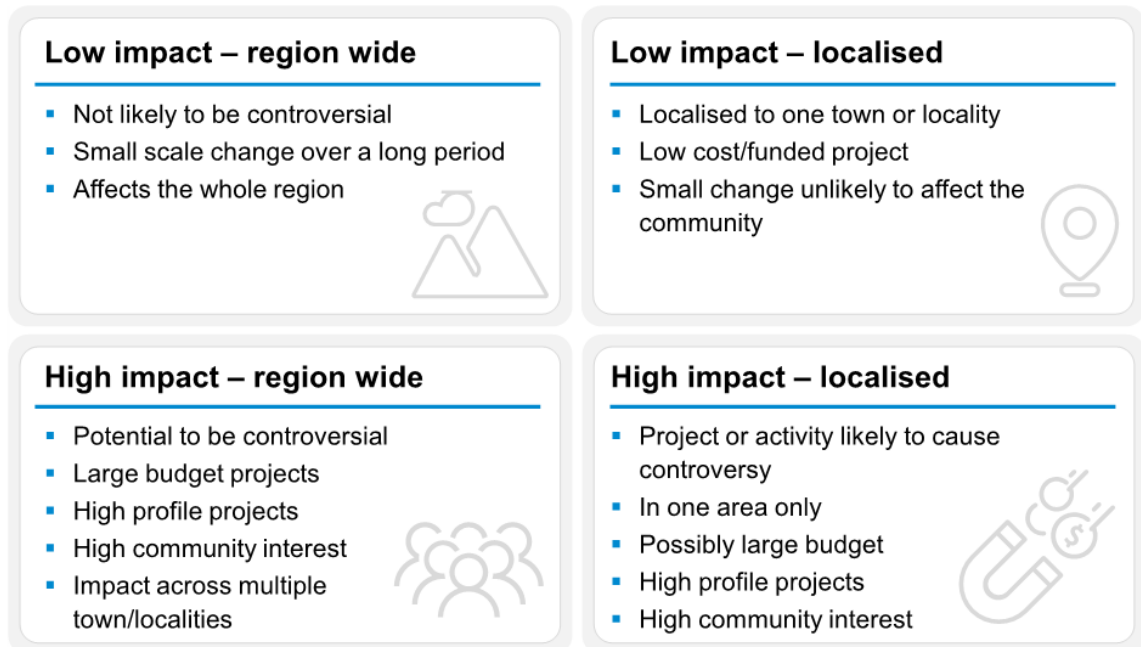
Stakeholders are identified in each project and the expected level of interest from the community will determine the level of engagement required. The communication and engagement methods are then chosen to support the level of engagement required.

Mid-Western Regional Council Engagement Process



Level of engagement required based on impact assessment

When assessing the level of engagement required on any project, the extent of the impact of that project must be considered. The impact may be real or perceived and are classified as follows:



2.5 How do we close the loop?

It is important that Council closes the loop and provides feedback to stakeholders and participants on the outcomes and decisions made. This demonstrates that input is both considered and valued in the decision making process. As levels of engagement will vary from project to project feedback may be in the following forms:

- Mid-Western Regional Council website www.midwestern.nsw.gov.au
- Notification to impacted residents / properties
- Through the library or customer service buildings
- Through electronic digital mail
- Social media
- Mail out to residents
- Community News
- Media release

3. How does it all fit together?

3.1 Strategic planning framework

All local councils across the state are required to plan and report in line with the NSW Office of Local Government’s Integrated Planning and Reporting Framework. This “recognises that most communities share similar aspirations: a safe, healthy and pleasant place to live, a sustainable environment, opportunities for social interaction, opportunities for education and employment, and reliable infrastructure. The difference lies in how each community responds to these needs. It also recognises that council plans and policies should not exist in isolation and that they are inter-connected. This framework allows NSW councils to draw their various plans together, understand how they interact and get the maximum leverage from their efforts by planning holistically and sustainably for the future.”



The following Mid-Western Regional Council documents form our Strategic Planning Framework.

Community Plan

Our Community Plan is a 'big picture' plan based around the five outcomes our community has told us will improve the Mid-Western region as a place to live, work, invest and visit. These are long term goals and Council cannot deliver them alone – we need to work with State and Federal government, businesses, other organisations and our community to achieve these outcomes together. Our Community Plan not only sets out where we want to be, but also where we are now and how we'll know we're on the right track.

Delivery Program and Operational Plan

Our Delivery Program, which incorporates our Operational Plan, sets out Council's role in delivering the seven outcomes over the four years from 2024-2028. It's our commitment to our community, and includes the services, activities and projects we will deliver, our annual budget, our detailed works programs and how we will measure our performance to ensure we're delivering the right services, the best way we can.

Resourcing Strategy

We cannot deliver the services the community needs without properly managing our people, our assets and our money. The Resourcing Strategy looks at the key risks and opportunities we're likely to face over the next 10 years, and how they may impact our long-term financial sustainability. It looks at how we will use our resources and what we need to do to ensure our assets and our workforce are best placed to deliver on our commitments over the next four years.

3.2 Roles and responsibilities

Community

- Receive and consider information provided by Council related to community engagement projects
- Participate in engagement activities
- Provide valuable and constructive feedback to Council

Councillors

- Responsible for decision making whilst considering community feedback in conjunction with accompanying information such as technical, financial, legislative requirements
- Promote engagement on key strategic plans
- Participate in the development of Integrated Planning and Reporting documents
- Promote partnership between key stakeholders and Council

Council Staff

- Ensure Council policies and procedures are followed
- Ensure community engagement is carried out as per the policies and procedures approved by Council
- Provide Council with technical, financial and legislative information and reports to assist Council to make informed decisions
- Analyse feedback from community engagement activities and use this information to provide informed recommendations to Council
- Communicate the outcome of decisions made by Council to the Community
- Evaluating the effectiveness of community engagement activities
- Ensuring adequate feedback is relayed to stakeholders and participants in engagement activities

Consultants and contractors

- Deliver engagement activities in line with Council policy and procedures as directed by Council Staff

3.3 Public exhibition

The Local Government Act, NSW Environmental Planning and Assessment Act and other legislation requires Council to publicly display certain documents for a prescribed amount of time for public comment. Mid-Western Regional Council documents are available on public exhibition through our website www.midwestern.nsw.gov.au or at our offices:

Mudgee	86 Market Street	Monday to Friday	8am–4.30pm
Gulgong	109 Herbert Street	Monday to Friday	8am–4.30pm
Rylstone	77 Louee Street	Monday to Friday	8am–4.30pm (closed for lunch 1–2pm)

Public exhibition (where required) and timeframes

Draft policies, plans, budgets and strategies	28 days
Draft Strategic Plan	28 days
Draft contribution plans	28 days
Development applications	14 days
Draft community participation plans	28 days
Draft planning proposals for local environmental plans	28 days
Environmental impact plans	28 days

8.7 Monthly Development Applications Processing and Determined

REPORT BY THE MANAGER PLANNING
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400103, A0420109

RECOMMENDATION

That Council receive the report by the Manager Planning 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 2024 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; and
- Variations to the Mid-Western DCP.

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

LINDSAY DUNSTAN
MANAGER PLANNING

ALINA AZAR
DIRECTOR DEVELOPMENT

1 November 2024

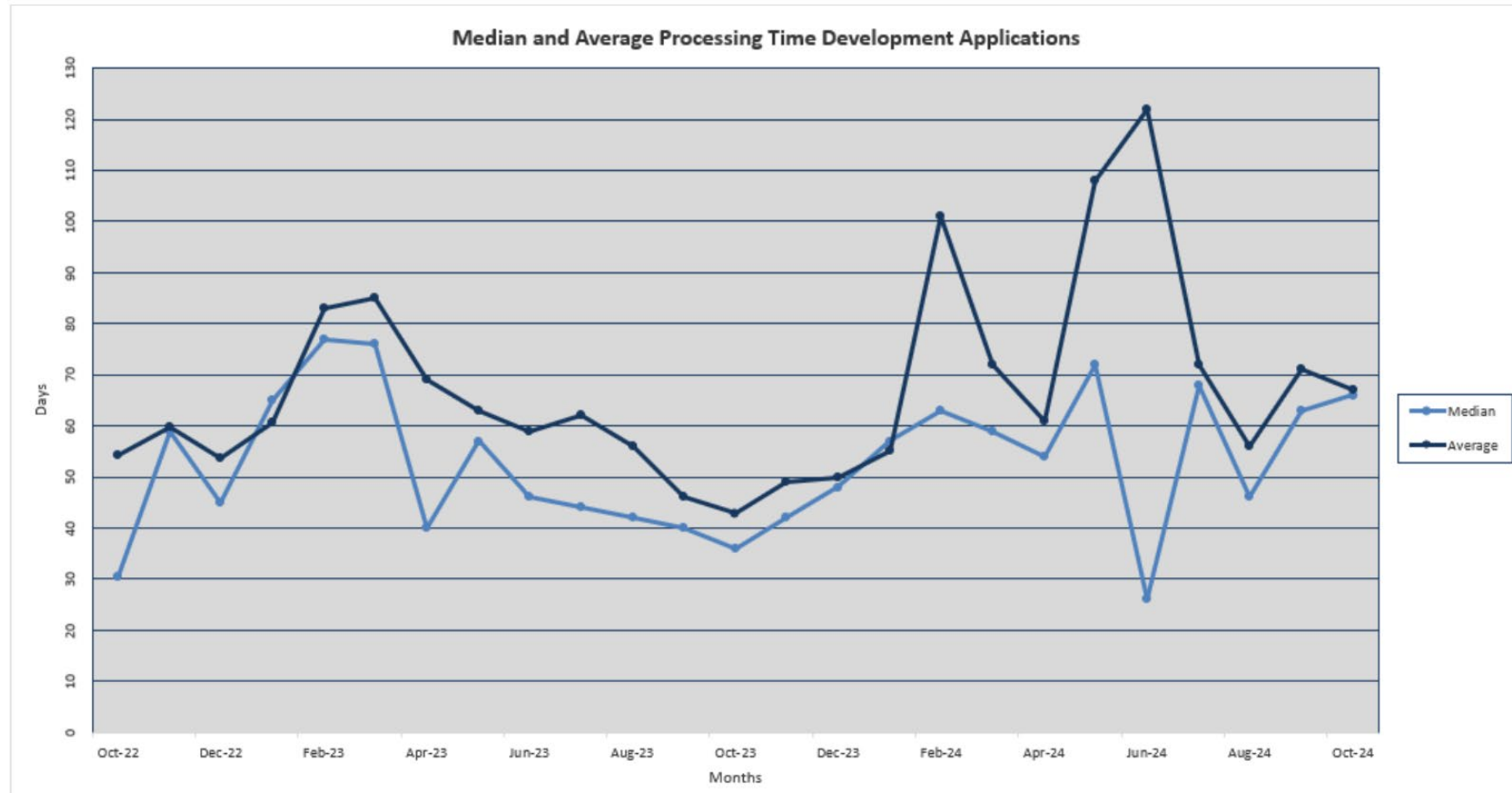
Attachments: 1. Monthly Development Applications Processing and Determined - October 2024.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

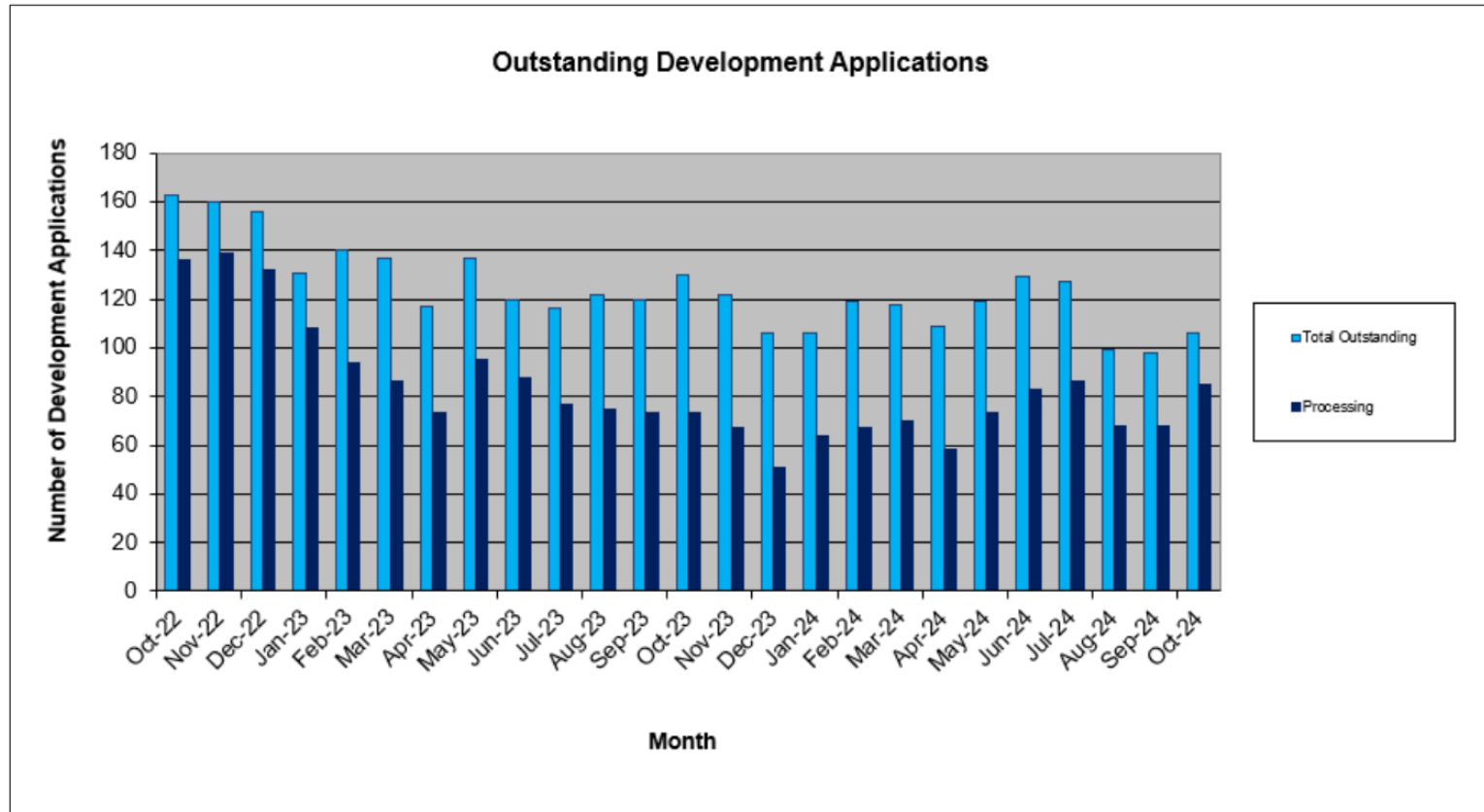
Monthly Development Application Processing Report – October 2024

This report covers the period for the month of October 2024. Graph 1 indicates the processing times up to 31 October 2024 with the month of October having an average of 67 days and a median time of 66 days.



Monthly Development Application Processing Report – October 2024

Graph 2 indicates the total number of outstanding applications; the number currently being processed is 85 and the number on “stop clock” is 21.



The Planning and Development Department determined 14 Development Applications either by Council or under delegation during October 2024.

Monthly Development Application Processing Report – October 2024

Development Applications Determined – October 2024

Appl/Proc ID	Description	House No	Street Name	Locality
DA0139/2024	Alterations & Additions	8	Goolma Road	GULGONG NSW 2852
DA0198/2024	Serviced Apartments (x6)	106	School Lane	BUDGEE BUDGEE NSW 2850
DA0204/2024	Dual Occupancy	17	Davis Crescent	CAERLEON NSW 2850
DA0282/2024	Dwelling House	66	Cox Street	MUDGEE NSW 2850
DA0291/2024	Subdivision - Torrens Title	2	Fitzroy Street	GULGONG NSW 2852
DA0306/2024	Subdivision - Torrens Title	179	Tinja Lane	EURUNDEREE NSW 2850
DA0010/2025	Subdivision - Torrens Title	13	Mulgoa Way	MUDGEE NSW 2850
DA0021/2025	Swimming Pool	38	Hughson Avenue	MUDGEE NSW 2850
DA0031/2025	Secondary dwelling	118	Hillside Lane	GULGONG NSW 2852
DA0036/2025	Subdivision - Torrens Title	7	Armstrong Street	RYLSTONE NSW 2849
DA0038/2025	Residential Shed	13	Robert Jones Street	MUDGEE NSW 2850
DA0048/2025	Residential Shed	10	Hosking Street	CAERLEON NSW 2850
DA0051/2025	Carport	32	Mountain View Road	MUDGEE NSW 2850
DA0057/2025	Subdivision - Torrens Title	6	Bayly Street	GULGONG NSW 2852

***NOTE – 1x Development Application was approved with a variation to the DCP during October 2024.**

- DA0038/2025

Development Applications currently being processed – October 2024.

Appl/Proc ID	Description	House No	Street Name	Locality
DA0327/2011	Shed	23	Horatio Street	MUDGEE NSW 2850
DA0102/2016	Dwelling House	705	Windeyer Road	GRATTAI NSW 2850
DA0343/2016	Commercial Alterations/Additions	137	Ulan Road	PUTTA BUCCA NSW 2850
DA0058/2018	Fence	1	Dunphy Crescent	MUDGEE NSW 2850

Monthly Development Application Processing Report – October 2024

DA0089/2019	Change of use - shed to habitable dwelling	2037	Coxs Creek Road	RYLSTONE NSW 2849
DA0263/2019	Camping ground	40	Grevillea Street	GULGONG NSW 2852
DA0349/2022	Subdivision - Torrens Title	26	Hone Creek Drive	CAERLEON NSW 2850
DA0205/2023	Dual Occupancy	11	McLachlan Street	RYLSTONE NSW 2849
DA0248/2023	Ancillary Residential Development	6	Avisford Court	MUDGEE NSW 2850
DA0297/2023	Industrial Building	39	Razorback Road	RUNNING STREAM NSW 2850
DA0347/2023	Subdivision - Torrens Title	14	Wiradjuri Close	PUTTA BUCCA NSW 2850
DA0408/2023	Subdivision - Torrens Title	17	Marshfield Lane	MUDGEE NSW 2850
DA0008/2024	Recreation Area	0	Bylong Valley Way	BREAKFAST CREEK 2849
DA0021/2024	Dwelling House	253	Coricudgy Road	OLINDA NSW 2849
DA0126/2024	Transport depot	18	Industrial Avenue	MUDGEE NSW 2850
DA0129/2024	Dual Occupancy	79	Ilford Road	KANDOS NSW 2848
DA0143/2024	Secondary dwelling	2232	Bylong Valley Way	RYLSTONE NSW 2849
DA0170/2024	Secondary dwelling	87	Bellevue Road	MUDGEE NSW 2850
DA0205/2024	Indoor Recreation Facility	12	Sydney Road	MUDGEE NSW 2850
DA0242/2024	Caravan Park	313	Magpie Lane	GALAMBINE NSW 2850
DA0250/2024	Extractive Industry	2152	Goolma Road	TWO MILE FLAT NSW 2852
DA0256/2024	Multi dwelling housing	10	Burrundulla Avenue	MUDGEE NSW 2850
DA0258/2024	Subdivision - Torrens Title	24	Flirtation Hill Lane	GULGONG NSW 2852
DA0269/2024	Subdivision - Torrens Title	42	Guntawang Street	GULGONG NSW 2852
DA0281/2024	Subdivision - Torrens Title	1	Tallawang Road	GULGONG NSW 2852
DA0293/2024	Industrial training facility	87	Lions Drive	MUDGEE NSW 2850
DA0302/2024	Transport depot	4	Industrial Avenue	GULGONG NSW 2852
DA0304/2024	Residential Shed	412	Corishs Lane	TALLAWANG NSW 2852
DA0309/2024	Shed	51	Burrundulla Avenue	MUDGEE NSW 2850
DA0314/2024	Dual Occupancy	66	Pipeclay Lane	BUDGEE BUDGEE NSW 2850
DA0316/2024	Dwelling House	95	Bellevue Road	MUDGEE NSW 2850
DA0318/2024	Alterations & Additions	223	Robertson Road	SPRING FLAT NSW 2850
DA0321/2024	Alterations & Additions	22	Cainbil Street	GULGONG NSW 2852
DA0323/2024	Subdivision - Torrens Title	1188	Wallawaugh Road	HARGRAVES NSW 2850
DA0327/2024	Residential Shed	16	Swords Court	MUDGEE NSW 2850
DA0328/2024	Residential Shed	11	Henry Bayly Drive	MUDGEE NSW 2850

Monthly Development Application Processing Report – October 2024

DA0332/2024	Dual Occupancy	839	Hill End Road	ERUDGERE NSW 2850
DA0336/2024	Dual Occupancy	150	Gladstone Street	MUDGEE NSW 2850
DA0339/2024	Dual Occupancy	2	Margaret Lane	CAERLEON NSW 2850
DA0343/2024	Subdivision - Torrens Title	39	Rifle Range Road	MUDGEE NSW 2850
DA0002/2025	Farm stay accommodation	122	Strikes Lane	EURUNDEREE NSW 2850
DA0007/2025	Residential Shed	18	Stirling Court	MUDGEE NSW 2850
DA0013/2025	Dwelling	295	Putta Bucca Road	BOMBIRA NSW 2850
DA0016/2025	Subdivision - Torrens Title	11	Quinn Place	MUDGEE NSW 2850
DA0022/2025	Secondary dwelling	55	Henry Lawson Drive	BOMBIRA NSW 2850
DA0024/2025	Storage Premises	5	Lillie Close	CAERLEON NSW 2850
DA0033/2025	Residential Shed	105	Denison Street	MUDGEE NSW 2850
DA0037/2025	Industrial training facility	2	Marsh Avenue	CAERLEON NSW 2850
DA0039/2025	Dwelling House	1127	Bocoble Road	BOCOBLE NSW 2850
DA0042/2025	Dual Occupancy	6	Davis Crescent	CAERLEON NSW 2850
DA0044/2025	Multi dwelling housing	30	Robertson Street	MUDGEE NSW 2850
DA0045/2025	Subdivision - Torrens Title	18	Banjo Paterson Avenue	MUDGEE NSW 2850
DA0046/2025	Dwelling House	194	Hill End Road	CAERLEON NSW 2850
DA0047/2025	Dual Occupancy	253	Burrundulla Road	BURRUNDULLA NSW 2850
DA0055/2025	Alterations & Additions	131	Nangawooka Road	GREEN GULLY NSW 2850
DA0056/2025	Alterations & Additions	631	Black Soil Road	GRATTAI NSW 2850
DA0058/2025	Subdivision - Torrens Title	76	Zimmler Lane	GULGONG NSW 2852
DA0063/2025	Subdivision - Torrens Title	3	Mellon Street	RYLSTONE NSW 2849
DA0068/2025	Group home	162	Ulan Road	BOMBIRA NSW 2850
DA0069/2025	Water storage facility	259	Melrose Road	MOUNT FROME NSW 2850
DA0070/2025	Extractive Industry	1848	Castlereagh Highway	TALLAWANG NSW 2852
DA0071/2025	Dwelling House	397	White Rock Road	PINNACLE SWAMP NSW 2849
DA0073/2025	Carport	77	Mayne Street	GULGONG NSW 2852
DA0074/2025	Child Care Centre	39	Saleyards Lane	MUDGEE NSW 2850
DA0078/2025	Dwelling House	61	School Lane	BUDGEE BUDGE NSW 2850
DA0079/2025	Residential Shed	22	Herbert Street	GULGONG NSW 2852

Monthly Development Application Processing Report – October 2024

DA0083/2025	Secondary dwelling	24	Brewers Lane	ST FILLANS NSW 2850
DA0085/2025	Alterations to managers residence	58	Pitts Lane	PUTTA BUCCA NSW 2850
DA0086/2025	Recreation facility (outdoor)	1896	Windeyer Road	WINDEYER NSW 2850
DA0087/2025	Secondary dwelling	185	Church Street	MUDGEE NSW 2850
DA0089/2025	Shed	97	Winchester Crescent	COOKS GAP NSW 2850
DA0090/2025	Dual Occupancy	1318	Henry Lawson Drive	ST FILLANS NSW 2850
DA0091/2025	Secondary dwelling	119	Saints Lane	ST FILLANS NSW 2850
DA0092/2025	Dwelling House	24	Farrelly Street	CLANDULLA NSW 2848
DA0093/2025	Subdivision - Torrens Title	31	Melton Road	MUDGEE NSW 2850
DA0094/2025	Dual Occupancy	19	Shearman Street	Caerleon NSW 2850
DA0095/2025	Advertising Structure	93	Angus Avenue	KANDOS NSW 2848
DA0096/2025	Dwelling House	42	Saleyards Lane	MUDGEE NSW 2850
DA0097/2025	Dwelling House	686	Springfield Lane	GULGONG NSW 2852
DA0101/2025	Residential Shed	34	Hughson Ave	MUDGEE NSW 2850
DA0104/2025	Dwelling House	24	Marshfield Lane	MUDGEE NSW 2850
DA0107/2025	Shed	1868	Coricudgy Road	KELGOOLA NSW 2849

Heritage Development Applications currently being processed – October 2024.

Appl/Proc ID	Description	House No	Street Name	Locality
DA0271/2011	Alterations & Additions	87	Short Street	MUDGEE NSW 2850
DA0198/2021	Change of use - Residential Flat Building to Serviced Apartments	110	Church Street	MUDGEE NSW 2850
DA0189/2023	Commercial Alterations & Additions	83	Mortimer Street	MUDGEE NSW 2850
DA0300/2024	Alterations & Additions	159	Mayne Street	GULGONG NSW 2852
DA0305/2024	Cafe	36	Church Street	MUDGEE NSW 2850
DA0313/2024	Dual Occupancy	94	Horatio Street	MUDGEE NSW 2850
DA0341/2024	Dual Occupancy	127	Gladstone Street	MUDGEE NSW 2850
DA0001/2025	Residential Shed	41	Grevillea Grove	RYLSTONE NSW 2849
DA0009/2025	Alterations & Additions	62	Court Street	MUDGEE NSW 2850
DA0017/2025	Alterations & Additions	37	Gladstone Street	MUDGEE NSW 2850

Monthly Development Application Processing Report – October 2024

DA0043/2025	Residential Shed	69	Mudgee Street	RYLSTONE NSW 2849
DA0049/2025	Dwelling House	34	Gladstone Street	MUDGEES NSW 2850
DA0052/2025	Place of Public Worship	4	Church Street	MUDGEES NSW 2850
DA0053/2025	Demolition of shed and new car parking	67	Perry Street	MUDGEES NSW 2850
DA0060/2025	Alterations & Additions	23	Bayly Street	GULGONG NSW 2852
DA0061/2025	Alterations & Additions	67	Denison Street	MUDGEES NSW 2850
DA0062/2025	Commercial Premises	140	Mayne Street	GULGONG NSW 2852
DA0064/2025	Alterations & Additions	10	Hardwick Avenue	MUDGEES NSW 2850
DA0067/2025	Carport	49	Mudgee Street	RYLSTONE NSW 2849
DA0077/2025	Shed	7	Bulga Street	GULGONG NSW 2852
DA0080/2025	Dwelling House	17	Harvey Street	BOMBIRA NSW 2850
DA0081/2025	Alterations & Additions	149	Mortimer Street	MUDGEES NSW 2850
DA0084/2025	Carport	108	Louee Street	RYLSTONE NSW 2849
DA0106/2025	Dwelling House	7	Armstrong Street	RYLSTONE NSW 2849

8.8 Policy Review - Social Media Policy

REPORT BY THE CORPORATE COMMUNICATIONS COORDINATOR
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, ECO800001

RECOMMENDATION

That Council:

1. **receive the report by the Corporate Communications Coordinator on the Policy Review - Social Media Policy;**
2. **place the revised Social Media Policy on public exhibition for 28 days; and**
3. **adopt the revised Social Media Policy if no submissions are received during the exhibition period.**

Executive summary

The existing Social Media Policy has been reviewed as the Mudgee Team Training Village business unit is nearing completion and Mudgee Riverside Park is now operated by Council. Proposed amendments aim to incorporate Council owned businesses into the Council's approved social media channels.

Disclosure of Interest

Nil

Detailed report

The Social Media policy provides:

- clear guidelines around the use of Council's social media platforms;
- clear guidelines around the personal social media use for Council staff; and
- a framework on when and how Council will be active on social media.

The proposed changes to the Social Media Policy are to include listing new social media channels for Mudgee Riverside Park and Mudgee Team Training Village. This includes:

- Facebook for Mudgee Riverside Park;
- Facebook for Mudgee Team Training Village;
- Instagram for Mudgee Team Training Village; and
- TikTok for Mudgee Team Training Village

All proposed changes to the Social Media Policy are shown as "track changes" on the copy of the Policy attached.

It is recommended that Council place the revised Social Media Policy on public exhibition for 28 days and adopt the revised Social Media Policy if no submissions are received during the exhibition period.

Community Plan implications

Theme	Good Government
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

Mid-Western Region Community Plan: Towards 2040

- improve communications between Council and the community and create awareness of Council's roles and responsibilities; and
- encourage community access and participation in Council decision making.

Council Policies

Social Media Policy

Media Policy

Mid-Western Regional Council Code of Conduct

Mid-Western Regional Council Electronic Telecommunications – Acceptable Use Policy

Mid-Western Regional Council Community Engagement Strategy

Mid-Western Regional Council Community Engagement Policy

Legislation

Local Government Act 1993

Privacy Act 1988 (Privacy Act)

Enhancing Online Safety Act 2015

Criminal Code Amendment (Sharing of Abhorrent Violent Material) Act 2019

Defamation Act 2005 (NSW)

Financial implications

Not Applicable

Associated Risks

Without appropriate policies in place to support Social Media there is risk to Council's reputation through unauthorised publishing of content and poor customer service.

ELLE WATSON
CORPORATE COMMUNICATIONS
COORDINATOR

ALINA AZAR
DIRECTOR DEVELOPMENT

5 November 2024

Attachments: 1. Social Media Policy Revised November 2024.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



POLICY Social Media



ADOPTED		VERSION NO	1.1
COUNCIL MEETING MIN	28/20	REVIEW DATE	NOVEMBER 2026
DATE:	09	FILE NUMBER	GOV400087, GOV400047

Objective

- To provide clear guidelines around the use of Council's social media platforms.
- To provide clear guidelines around the personal social media use for Council staff.
- To provide a framework on when and how Council will be active on social media.

Introduction

Mid-Western Regional Council recognises social media as a primary communications tool. The Social Media Policy provides guidelines for Council staff for business and individual use of social media.

Related policies and plans

- Mid-Western Regional Council Media Policy
- Mid-Western Regional Council Code of Conduct
- Mid-Western Regional Council Electronic Telecommunications – Acceptable Use

Policy

Account management and creation

The Corporate Communications Coordinator and Digital Communications Officer are responsible for the management of Mid-Western Regional Council's corporate and event social media accounts, and will have administration access to all Council's secondary social media accounts.

Secondary social media accounts are the responsibility of the manager who oversees the team managing the account. Managers are responsible for delegating access to members of their team who are responsible for the daily management of social media accounts.

Development of a new social media account must be approved by the Corporate Communications Coordinator and Manager Economic Development in consultation with the General Manager.

Delegation

In the absence of the Corporate Communications Coordinator and Digital Communications Officer, the Manager Economic Development and Director Development will have delegation and may assume administration responsibilities.

Responsibilities

Council staff who are authorised administrators of Council's social media accounts are responsible for:

- Creating and publishing relevant content in accordance with Council's internal style guide to ensure brand consistency and key messages.
- Removing content that does not comply with House Rules (referred to below).
- Responding to public comments within 24 hours during business hours, if a reply is deemed necessary.
- Managing paid promotions in accordance with delegations.
- Publish emergency information (such as road closures due to motor vehicle accidents, storm events) in accordance with delegations.
- The Corporate Communications Coordinator and Digital Communications Office are responsible for managing the corporate and event-related Mid-Western Regional Council social media accounts.
- The Library Team is responsible for managing Mid-Western Regional Council Library social media accounts.
- The Community Services Team is responsible for managing Mid-Western Regional Council community services and cultural services accounts.

Conduct

Staff responsible for managing Council social media accounts must:

- Maintain a level of professionalism expected of them in accordance with the Code of Conduct.
- Ensure published content is accurate and complies with relevant legislation, the social channel policies and terms of use.
- Only disclose publicly available information.
- Never engage in behaviour that breaches Council's House Rules or Code of Conduct.
- Provide the equivalent level of customer service as would be provided to any other customer engaging with Council either in person or over the telephone.
- Only publish posts when the page is being monitored.
- Only invite co-hosts to Facebook events that are directly sponsoring or delivering the event.

And must not:

- Post as themselves, only under the page handle.
- Post or share on behalf of Council social media accounts into non-Council sites.
- Publish photographs of individuals without their express permission.
- Tag individuals (Council staff or otherwise) in posts to Council social media pages.

Level of service

- Council's Corporate social media accounts will be monitored by the Corporate Communications Coordinator Digital Communications Officer out of business hours on an ad-hoc basis to minimise conflict with Council's Social Media Policy and to ensure appropriate use by those posting to the page.
- Council's secondary social media accounts will be monitored between business hours from 8.30am – 4.30pm Monday to Friday.
- Complex enquiries or those requiring personal information and correspondence will not be dealt with on social media and will be moved offline via a referral to Council's Customer Service Team.
- Private messages will be responded to within 48 hours during business hours, Monday to Friday by the Corporate Communications Coordinator, Digital Communications Officer, Customer Service Team or relevant Page Managers as delegated.

House Rules

The following house rules will be applied to all Council social media accounts.

This site is monitored from 8.30am to 4.30pm Monday to Friday. In times of emergency, we will provide up-to-date information as quickly as possible.

We respect your right to express your opinion and encourage constructive discussion however if your contributions don't comply with Facebook's Terms (<http://www.facebook.com/terms.php>) or the following House Rules then they (and you) may be removed.

1. *Obscene, offensive or defamatory posts will not be tolerated.*
2. *Bullying, harassment and vilification will not be tolerated. This includes other users as well as Council staff.*
3. *Show respect for other people.*
4. *Do not repeat posts or unsolicited ads.*
5. *Keep comments relevant to the page, posts and thread.*
6. *Please be mindful of people's privacy and any personal information about you or others that you may post on this page.*

Removal of comments or posts

Comments or posts that contravene Council's Facebook and social media account House Rules will be removed, that includes comments that are:

1. Obscene, offensive or defamatory.
2. Abusive, threatening, vilifying or harassing.
3. Not relevant to the thread to the page, posts and thread.
4. Breaches individuals' privacy.
5. Infringes the intellectual property of others.
6. Defamatory or libellous.
7. Unsolicited commercial advertisement.

Personal use of social media

This policy does not discourage the personal use of social media by staff, however is intended to highlight the reputational risks and damage to Council that can arise from personal social media use. Staff should understand they are personally responsible for content published to their personal page and must:

- Comply with the terms of use of the social media platform or website, and all relevant legislation including privacy, defamation, discrimination, harassment and any other applicable laws.
- Act in accordance with Council's Code of Conduct and Media Policy.
- Only disclose publicly available information.
- Be respectful to others.
- Alert the Corporate Communications Coordinator and Digital Communications Officer to any social media comments, posts or threads on a non-Council public page that might otherwise cause damage to Council's reputation or bring it into disrepute.

Staff must not:

- Comment or publish content that might otherwise cause damage to Council's reputation or bring it into disrepute.
- Speak on behalf of Council, nor give the impression they are authorised to do so.
- Publish photographs of another Council staff member in a social media space without their express permission.
- Use their Council email address or any Council logos or artwork that may give the impression of official support or endorsement of their personal comment.
- Disclose any confidential information or personal information obtained as a Council staff member.
- Post threatening, harassing, bullying or discriminatory content directed towards another Council staff member.

Mid-Western Regional Council social media accounts

FACEBOOK

ACCOUNT NAME	URL
Mid-Western Regional Council	https://www.facebook.com/mwrcouncil/
Flavours of Mudgee	https://www.facebook.com/flavoursofmudgee/
Mid-Western Regional Council Library	https://www.facebook.com/MudgeeLibrary/
Mid-Western Regional Youth Council	https://www.facebook.com/midwesternyouthcouncil/
Mid-Western Regional Family Day Care Scheme	https://www.facebook.com/Mid-Western-Regional-Family-Day-Care-Scheme-348740388666559/
Mudgee Arts Precinct	https://www.facebook.com/MudgeeArtsPrecinct
Mudgee Town Hall Cinema	https://www.facebook.com/MudgeeTownHallCinema
Mudgee Valley Park	https://www.facebook.com/mudgeevalleypark
Mudgee Riverside Park	https://www.facebook.com/mudgeeriversidepark
Mudgee Team Training Village	https://www.facebook.com/mudgeevillage

INSTAGRAM

ACCOUNT NAME	HANDLE
Choose Mudgee Region	@choosemudgeeregion
Flavours of Mudgee	@flavoursofmudgee
MWR Youth Council	@mwr_youthcouncil
Mid-Western Family Day Care	@midwesternregionalfdc
Mudgee Arts Precinct	@mudgeeartsprecinct
Mudgee Team Training Village	@mudgeevillage

TWITTER

ACCOUNT NAME	HANDLE
MWRC	@MWRCouncil

SNAPCHAT

ACCOUNT NAME	HANDLE
Flavours of Mudgee	@Flavoursmudgee

YOUTUBE

ACCOUNT NAME	HANDLE
Mid-Western Regional Council	Mid-Western Regional Council
Mudgee Arts Precinct	Mudgee Arts Precinct

LINKEDIN

ACCOUNT NAME	HANDLE
Mid-Western Regional Council	Mid-Western Regional Council

TIKTOK

ACCOUNT NAME	HANDLE
Mid-Western Regional Council	@mwrCouncil
Mudgee Village	@mudgee.village

Item 9: Corporate Services

9.1 Presentation of the 2023/24 Financial Statements

REPORT BY THE FINANCIAL OPERATIONS CO-ORDINATOR
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, FIN300446

RECOMMENDATION

That Council receive the report by the Financial Operations Co-ordinator on the Presentation of the 2023/24 Financial Statements.

Executive summary

Council's 2023/24 general purpose and special purpose financial reports have been audited by the NSW Auditor-General and submitted to the Office of Local Government.

The NSW Audit Office will make the public presentation of the financial reports at this 20 November 2024 Council meeting.

Disclosure of Interest

Nil

Detailed report

In accordance with Section 419 of the Local Government Act 1993 (the Act), 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 30 October 2024 and the public presentation falls within the timeframe.

As per Section 420 of the Act, 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.

Copies of the financial statements are available for inspection at the Mudgee, Gulgong and Rylstone Administration Centres. A copy of the report has also been placed on Council's website. The financial statements will also be found embedded into the Council's Annual Report.

Community Plan implications

Theme	Good Government
Goal	An effective and efficient organisation
Strategy	Prudently manage risks associated 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

PETER BROWNE
FINANCIAL OPERATIONS CO-ORDINATOR

NEIL BUNGATE
CHIEF FINANCIAL OFFICER

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

4 October 2024

Attachments: 1. Financial Statements - 2023-24. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.2 Policy Review - Smoke-Free Workplace

REPORT BY THE WHS AND RISK COORDINATOR
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, WHS119, RIS900011

RECOMMENDATION

That Council:

1. **receive the report by the WHS and Risk Coordinator on the Policy Review - Smoke-Free Workplace;**
2. **place the revised policy on public exhibition for 28 days; and**
3. **receive a further report following conclusion of the public exhibition period to consider any submissions received, or if at the end of the public exhibition period, no submissions are received, adopt the Smoke-Free Workplace as proposed.**

Executive summary

The Smoke-Free Workplace Policy has been developed to document how Council shall ensure workers and other stakeholders visiting a Council workplace are not exposed to health risks associated with cigarette smoke and vapours.

Disclosure of Interest

Nil

Detailed report

In accordance with the Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2016, Council is committed to providing a smoke-free workplace. The Smoke-Free Workplace Policy documents Councils commitment to providing a workplace that is free from risks associated with cigarette smoke and vapours.

More specifically, the policy details:

- When workers are permitted to smoke.
- How smoking and vaping materials must be disposed of.
- Specific smoke-free work areas.
- Assistance for workers seeking to cease smoking.

Community Plan implications

Theme	Good Government
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Goal	An effective and efficient organisation
------	---

Strategy	Provide a positive and supportive working environment for employees
----------	---

Strategic implications

Council Strategies

Delivery Program Action: Provide a safe, healthy and non-discriminatory working environment.
Projects/Service: Implement and embed a WHS Management System that reflects legislative requirements.

Council Policies

Work Health and Safety Policy

Legislation

Smoke-free Environmental Act 2000
Smoke-free Environmental Regulation 2016
Work Health and Safety Act 2011
Work Health and Safety Regulation 2017

Financial implications

Not Applicable

Associated Risks

If Council do not maintain a smoke and vapour free workplace environment, it could lead to an increase in workers compensation claims related to adverse health impacts.

VERONIKA BARRY
WHS AND RISK COORDINATOR

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

24 October 2024

Attachments: 1. WHS119 Smoke-Free Workplace Policy V1.0 DRAFT.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



POLICY Smoke-Free Workplace

*A prosperous
and progressive
community.*

ADOPTED		VERSION NO	VERSION 1.0
COUNCIL MEETING MIN	xx/xx	REVIEW DATE	DATE TO REVIEW
DATE:	INSERT DATE	FILE NUMBER	WHS119

Objective

The objective of this policy is to document Mid-Western Regional Councils (Councils) commitment to:

- Providing and maintaining a smoke and vapour free environment for the health and safety of workers, visitors and public members at Council workplaces.
- Providing support to workers who wish to cease smoking or vaping.
- Complying with the relevant legislative requirements.

Scope

This policy applies to all Council workers (including labour hire and temporary employees), work experience people, volunteers, contractors, elected members and visitors to Council workplaces and facilities.

The requirements within this policy apply to traditional nicotine cigarettes, e-cigarettes (also known as vapes) and any other type of cigarette that omits a smoke or vapour.

Legislative requirements

- Work Health and Safety Act 2011
- Work Health and Safety Regulation 2017
- Smoke-free Environment Act 2000
- Smoke-free Environment Regulation 2016

Related policies and plans

- WHS105 Work Health and Safety Policy

Policy

Smoking is only permitted during designated breaks.

All materials used for smoking and vaping must be extinguished and disposed of in an appropriate manner.

POLICY: SMOKE-FREE WORKPLACE POLICY | 1.0, DATE

Smoke-free Areas

To protect all personnel within a Council workplace from the effects of passive smoke and vapour, smoking and vaping is not permitted:

- In any Council structure, including though not limited to;
 - Buildings
 - Containers, sheds or other storage areas
 - Caravans, bathrooms, lunchrooms and changerooms
- At covered bus stops, taxi ranks and train stations.
- In any other enclosed public space. *Enclosed in relation to public spaces means having a ceiling or roof and, except for doors and passageways, completely or substantially enclosed, whether temporary or permanent.*
- In a vehicle or items of plant.
- Within 10 metres of a Council building, playground, sports field or facility, cemetery, swimming pool or area where a public event is being held.
- Within 10 metres of other workers.
- Within 4 metres of an entrance or exit point to a building.
- Adjacent to any entrances or exits into work areas, where passerby's may be exposed to passive smoke or vapours during the course of entering or exiting the area.
- Where there are 'No Smoking' or 'Naked Flame' signs displayed.
- Where 'smoke-free' areas have been identified.

Council Assistance

Council shall actively support and encourage workers wanting to cease smoking or vaping. Workers can access this support by contacting any member of the HR or WHS Team.

The Quitline can also assist 24/7 in 13 78 48.

9.3 Transfer of Land - Two Mile RFS Shed

REPORT BY THE PROPERTY COORDINATOR
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, P014658

RECOMMENDATION

That Council:

1. **receive the report by the Property Coordinator on the Transfer of Land - Two Mile RFS Shed;**
2. **resolve to accept the transfer of land being part Lot 8 DP 1006945 by agreement with the landowner at the price outlined in the financial section of this report;**
3. **arrange the preparation, lodgement, and registration of the required subdivision to excise the area of land occupied by the Two Mile Rural Fire Service Shed;**
4. **authorise the General Manager, and the Mayor if required, to complete and execute all documentation, in relation to the subdivision, agreement, dealing, and transfer into Mid-Western Regional Council's ownership;**
5. **authorise the Common Seal of Council to be affixed to all documentation, where necessary, in relation to the subdivision, agreement, dealing and transfer into Mid-Western Regional Council's ownership;**
6. **give public notice of a proposed resolution to classify the area of land occupied by the Two Mile Rural Fire Services Shed, on completion of subdivision and title creation, as Operational Land in accordance with Chapter 6, Part 2, Division 1 Local Government Act 1993 (the Act); and**
7. **receive a further report after the exhibition period to consider any submissions and deal with the next steps in the classification process as required by the Act.**

Executive summary

The purpose of this report is to seek a resolution for the transfer of ownership of part Lot 8 DP 1006945 (the Land), being an area of approximately 1,000 sqm and currently occupied by the Two-Mile Rural Fire Service (RFS) Shed, from private ownership to the Mid-Western Regional Council. Additionally, this report aims to initiate the process of classifying the land as Operational.

Disclosure of Interest

Nil

Detailed report

Due to an historical arrangement with the landowner, the Two-Mile Rural Fire Service (RFS) Shed is currently located on private property. The landowner now intends to sell their property and has approached Council with an offer to transfer ownership of the Land occupied by the RFS to Council at no cost, prior to the sale of the property.

The landowner has offered to transfer the Land for nil consideration, provided that Council covers all associated expenses, including legal costs, surveyor fees, registration fees, and any other expenses related to preparing and executing the necessary agreements, contracts for sale, plans of subdivision, and all other related documentation. The landowner's consent is included as *Attachment 1*.

In accordance with the Rural Fires Act 1997, responsibilities for RFS sheds and sites are shared between local government and the Rural Fire Service. Council is required to maintain a legal right to possession and control over the Premises (being the land and buildings), while the RFS manages the day to day operation, minor maintenance and repairs of the facilities and grounds.

The RFS Shed has been operational for over 30 years at this site, and includes an established boundary fence and driveway access along the western boundary from Ilford Sofala Road. Refer to Attachment 2 to view an aerial diagram of the site.

Transferring ownership of the Land to Council would enable Council to manage the facility more effectively under the Rural Fires Act 1997. Furthermore, Council ownership would provide long-term security for the RFS operations at this location, ensuring continuity of service for the community.

To complete the transfer of land, Council will be required to conduct a survey and register a subdivision to excise the area occupied by the RFS Shed and area from the main property holding. Following the survey and registration, Council can proceed with the transfer of ownership, by agreement with the landowner's acceptance.

Should Council agree to the transfer of land, this report also recommends initiating the process to classify the land as Operational land. Under the Local Government Act 1993, all public land must be classified and managed as either Community or Operational land. Given the site's specific use as an RFS facility, it is appropriate for the land to be classified as Operational land. The classification process includes a public exhibition period to disclose the intention to classify the land, followed by a subsequent report to Council to review any submissions received and finalize the classification.

Community Plan implications

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

Strategic implications

Council Strategies

Not Applicable

Council Policies

Legislation

Local Government Act, 1993, Chapter 6, Part 2, Division 1, directs that all public land must be classified as either *Community* or *Operational* land.

Rural Fire Services Act 1997, 12A Entry into rural fire district service agreements

(1) Without limiting section 12, the Commissioner may enter into a rural fire district service agreement (a **service agreement**) with any local authority or authorities responsible for a rural fire district or districts.

Financial implications

The landowner will transfer the land to Council's ownership for nil consideration providing that Council will cover all legal costs, surveyor fees, registration fees, and any other expenses related to preparing and signing agreements, contracts for sale of land, plan of subdivision and other related documents, where applicable.

Costs are anticipated to be within existing budgets.

Associated Risks

If Council does not proceed with the opportunity to transfer this land to Council ownership and control, there is a risk that the property could be sold with the RFS facility remaining under the new owner's control. This situation could lead to future complications, including the potential expectation for Council to purchase the site from the new owner, potentially at a considerable cost.

KELLY BARNES
PROPERTY COORDINATOR

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

24 October 2024

Attachments: 1. Landowner Consent.
2. Map showing area of land occupied by Two Mile RFS Shed.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



MID-WESTERN REGIONAL COUNCIL

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

JML | 14568

12 September 2024

Mr David Murray
[REDACTED]

Dear Mr Murray

SUBJECT: MID-WESTERN REGIONAL COUNCIL (COUNCIL) TRANSFER FROM YOU
PROPERTY: PART LOT 8 IN DEPOSITED PLAN 1006945 – [REDACTED]
AREA KNOWN AS TWO MILE RFS SHED (SHED AREA)

The Council has been informed by Inspector Troy Gersback of the New South Wales Rural Fire Service that you are kindly willing to transfer the land occupied by the RFS to the Council for no cost.

This letter outlines the process the Council believes will help facilitate this transfer smoothly, with the key terms for your consideration as follows:-

1. You would enter a Contract for Sale of Land concerning the RFS area, with the agreement that there will be no financial consideration.
2. You agree to provide all necessary documentation and signatures to complete the transfer, including a Plan of Subdivision and other related documents.
3. The Council will cover all legal costs, surveyor's fees, registration fees, and any other expenses related to preparing and signing the initial Deed of Agreement, Contract for Sale of Land, Plan of Subdivision, and any ancillary documents.
4. You will allow access to the appointed Surveyor to complete the survey of the RFS Area for the subdivision.

If you are happy with the terms outlined above, we kindly ask that you sign and return the attached copy of this letter. We will then arrange for a Surveyor to contact you shortly to arrange the relevant survey to be conducted in preparation of the draft Contract of Sale of land.

Should you have any questions or require further information, please don't hesitate to reach out to the Council's Property Department at the number listed above.

-2-

Thank you once again for your generous cooperation, and we look forward to working with you on this.

Yours faithfully



Kelly Barnes | Property Co-ordinator

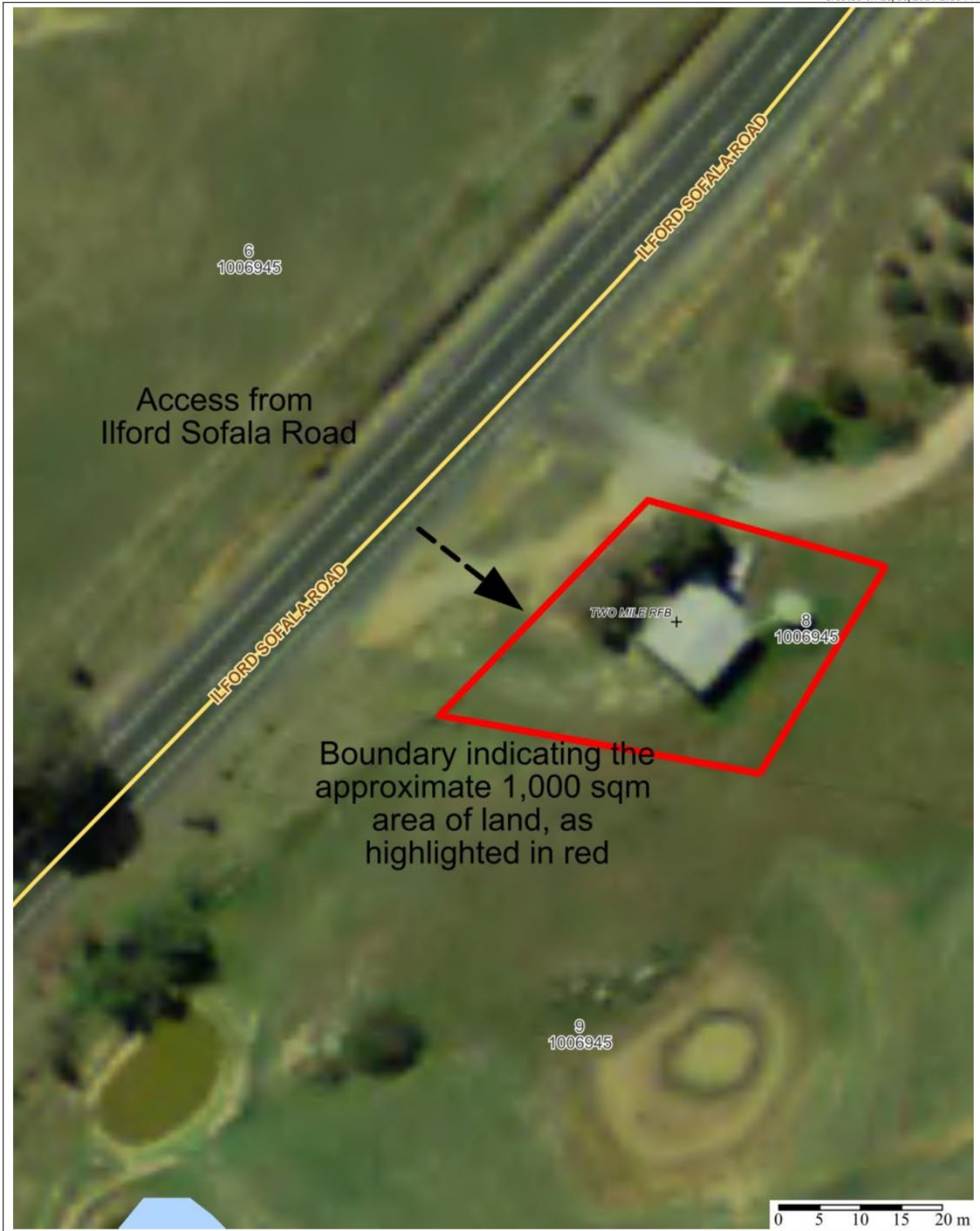
I, David Murray of [REDACTED] hereby acknowledge and consent to the contents of this letter.

I confirm that my phone number is [REDACTED] so that a surveyor can contact me, in due course, to complete the survey of the RFS Area for the subdivision.


.....
David Murray

23/10/2024
.....
Date

Created on 28/10/2024 2:16 PM



Mid-Western Regional Council
PO Box 156
86 Market Street
MUDGEE NSW 2850
Telephone: 02 6378 2850
Fax: 02 6378 2815
Email: council@midwestern.nsw.gov.au

Important Notice!

This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground. This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Mid-Western Regional Council nor the SS makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
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Two Mile RFS Shed

Date: 28/10/2024 2:16 PM

Map Scale: 1:624 at A4

9.4 Quarterly Budget Review - September 2024

REPORT BY THE FINANCIAL PLANNING COORDINATOR AND CHIEF FINANCIAL OFFICER
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, FIN300240

RECOMMENDATION

That Council:

1. receive the report by the Financial Planning Coordinator and Chief Financial Officer on the Quarterly Budget Review - September 2024;
2. amend the 2024/25 Budget in accordance with the proposed variations as listed in the Quarterly Budget Review Statement attachment to this report;
3. note that the General Manager used the emergency delegation conveyed to him at 3.1 of his delegation to authorise the necessary costs to install the new tank for the Cudgegong Waters Park due to there being no potable water available resulting in food health and safety risk; and
4. note the opinion of the Responsible Accounting Officer regarding the satisfactory financial position of Council.

Executive summary

This report, with its incorporated attachment, makes up the September 2024 Quarterly Budget Review Statement of the 2024/25 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 2021:

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 2025 will be satisfactory, having regard to the projected estimates of income and expenditure for the 2024/25 financial year.

Community Plan implications

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

Strategic implications

Council Strategies

The recommendation, if approved will amend the 2024/25 Budget. In accordance with the Delivery Program 2022/25, 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 2021 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
2024/25	✘	✔	✘
Future Years	✘	✔	-

Associated Risks

Not Applicable

AMANDA AVNELL
FINANCIAL PLANNING COORDINATOR

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

25 October 2024

Attachments: 1. Quarterly Budget Review - September 2024. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

9.5 Monthly Budget Review - October 2024

REPORT BY THE ACCOUNTANT REPORTING & ANALYSIS
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400098, FIN300315

RECOMMENDATION

That Council receive the report by the Accountant Reporting & Analysis on the Monthly Budget Review - October 2024 .

Executive summary

This report provides Council with Capital works program and Key Operating Projects list in the attachment.

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 the detailed information of recommended variations.

Community Plan implications

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

Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Clause 202 of the Local Government (General) Regulation 2021, 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

The budget variations proposed will impact the below financial ratios.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2024/25	x	-	-
Future Years	-	-	✓

Associated Risks

Not Applicable

SUMEDHA UPRETI
ACCOUNTANT REPORTING & ANALYSIS

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

4 November 2024

Attachments: 1. Monthly Budget Review - October 2024.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



MONTHLY BUDGET REVIEW – 31 OCTOBER 2024

ATTACHMENT 1 – CAPITAL
PROGRAM UPDATE

20 NOVEMBER 2024

MID-WESTERN REGIONAL COUNCIL
FINANCE



FINANCE | MONTHLY BUDGET REVIEW – 31 OCTOBER 2024

THIS DOCUMENT HAS BEEN PREPARED BY SUMEDHA UPRETI, ACCOUNTANT REPORTING AND ANALYSIS FOR MID-WESTERN REGIONAL COUNCIL.

ANY QUESTIONS IN RELATION TO THE CONTENT OF THIS DOCUMENT SHOULD BE DIRECTED TO:
SUMEDHA.UPRETI@MIDWESTERN.NSW.GOV.AU OR (02) 6378 2850

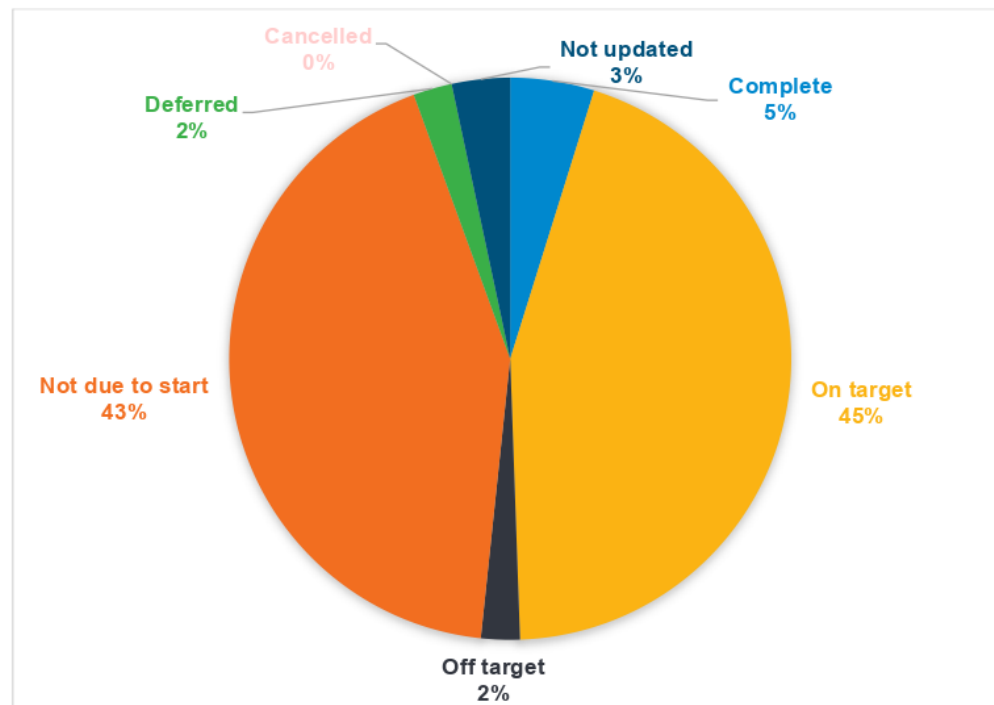
DATE OF PUBLICATION: 20 NOVEMBER 2024

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Capital Works Program

Summary of Capital Works Program



269
Capital Projects

\$92.48 M
Budget

\$11.12 M
Commitments

\$ 18.42 M
Actual YTD

Completed Projects Since Last Report

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
YOUTH SERVICES VEHICLE PURCHASE	10	(6)	4	4	100%	0	Complete
GULGONG POOL - FILTERS	40	0	40	23	56%	0	Complete
GLEN WILLOW SPORTS GROUND UPGRADES	140	(140)	0	0	0%	0	Complete
PROPERTY PURCHASE - 191 DENISON STREET	299	0	299	276	92%	0	Complete
SCULPTURES ACROSS THE REGION	35	0	35	15	42%	0	Complete
PUTTA BUCCA WETLANDS - BOARDWALK EXTENSION	56	0	56	57	101%	0	Complete
WATER MAINS - BAYLY STREET	15	0	15	15	101%	0	Complete
WATER MAINS - TALLAWANG ROAD	6	0	6	6	103%	0	Complete
WATER MAINS - BAWDEN ST, MUDGEE	120	0	120	113	95%	0	Complete
WATER MAINS - BULGA ST, GULGONG	27	0	27	11	41%	0	Complete
SALEYARDS - BATHROOM RENOVATIONS	21	(2)	19	19	100%	0	Complete
SALEYARDS - LIGHTING REPLACEMENT	10	0	10	8	84%	0	Complete
ROAD EXTENSION - BETWEEN PUTTA BUCCA & GLEN WILLOW	0	7	7	7	100%	0	Complete

FINANCE | MONTHLY BUDGET REVIEW –31 OCTOBER 2024

Capital project list

	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
\$'000									
Looking after our Community									
RURAL FIRE SERVICE - CLANDULLA STATION EXTENSION (CAPITAL)	265	0	265	0	0%	8	On target	Jun-25	Jun-25
RURAL FIRE SERVICE - COOKS GAP STATION UPGRADE (CAPITAL)	22	0	22	0	0%	1	On target	Jun-25	Jun-25
RURAL FIRE SERVICE - LAND MATTERS	15	0	15	0	0%	0	Not due to start		
FAMILY DAY CARE - EXTERNAL WORKS	60	0	60	0	0%	0	Deferred	Apr-26	
YOUTH SERVICES VEHICLE PURCHASE	10	(6)	4	4	100%	0	Complete		Sep-24
GULGONG YOUTH CENTRE - CAPITAL (REQUIRES GRANT)	175	0	175	0	0%	0	Not due to start		Jun-25
COMM. TRANSPORT- VEHICLE PURCHASE	130	0	130	0	0%	0	On target		Jun-25
AGED CARE UNITS - CAP -MUDGEES ST RYL	0	10	10	0	0%	0	Not due to start		
COUNTRY UNIVERSITY CENTRE CAPITAL	165	(115)	50	30	59%	3	On target	Dec-24	
CEMETERY CAPITAL PROGRAM	17	0	17	10	57%	0	On target		
CEMETERY EXPANSION - MUDGEES & GULGONG	40	0	40	0	0%	0	On target		
RYLSTONE CEMETERY - FRONT FENCE REPLACEMENT	60	0	60	36	61%	17	On target		
ILFORD CEMETERY - FENCE REPLACEMENT	25	0	25	0	0%	0	On target		
PUBLIC TOILETS - GOOLMA CAPITAL	0	6	6	0	0%	0	Not due to start		
PUBLIC TOILET - MUDGEES RIVER WALKING TRACK	150	0	150	30	20%	100	Not due to start	Jun-25	
PUBLIC TOILETS - SIMPKINS PARK KANDOS CAP (REQUIRES GRANT)	500	0	500	2	0%	0	Not due to start	Jun-25	
LIBRARY BOOKS	96	0	96	48	50%	0	On target	Jun-25	
HARGRAVES COURT HOUSE BUILDING - EXTERNAL WORKS	44	0	44	0	0%	0	Deferred	Apr-26	
COMMUNITY CENTRE - COURT STREET CAPITAL WORKS	0	15	15	0	0%	0	Not due to start		

FINANCE | MONTHLY BUDGET REVIEW –31 OCTOBER 2024

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
COMMUNITY CENTRES - BOTOBOLAR COMMUNITY HALL & FRS SHED	0	20	20	0	0%	0	Not due to start		
CAPITAL UPGRADE - KILDALLON	50	0	50	25	50%	22	On target	Dec-24	
COMMUNITY ELECTRICAL INVESTIGATION & UPGRADES	85	0	85	1	1%	0	On target	Jun-25	
CRUDINE HALL - ROOF REPLACEMENT	100	0	100	12	12%	2	On target	Jun-25	
CAPITAL WORKS - GULGONG PRESCHOOL	18	0	18	3	15%	9	On target		
CAPITAL UPGRADE - KANDOS PRESCHOOL	33	8	41	31	76%	2	On target		
KANDOS HALL - UPGRADES	132	0	132	47	35%	23	On target	Dec-24	
CAPITAL UPGRADE - RYLSTONE MEMORIAL HALL	86	0	86	0	0%	31	On target	Mar-25	
TOWN HALL - EXTERNAL BRICKWORK	100	0	100	0	0%	0	Deferred	Apr-26	
KANDOS HALL & LIBRARY - TOILETS	105	0	105	1	1%	0	On target	Dec-24	
MUDGEES POOL - WATERPARK IMPROVEMENTS	100	0	100	9	9%	2	On target	Jun-25	
GULGONG POOL - CLUB HOUSE UPGRADE	50	0	50	0	0%	0	On target		
MUDGEES POOL HEATERS	80	0	80	0	0%	0	On target		
LIGHTING UPGRADE - POOLS	50	0	50	0	0%	0	On target		
KANDOS POOL - CHAIR LIFT	17	0	17	16	93%	2	On target		
KANDOS POOL - EXPANSION JOINTS	10	0	10	0	0%	0	Not due to start		
KANDOS POOL - PERIMETER FENCING	30	0	30	0	0%	0	Not due to start		
GULGONG POOL - FILTERS	40	0	40	23	56%	0	Complete		
GULGONG POOL - CONCOURSE REPAIRS	45	0	45	0	0%	0	Not due to start		
GULGONG POOL STARTING BLOCKS	40	0	40	0	0%	0	Not due to start		
GULGONG POOL HEATERS	105	0	105	0	0%	0	Not due to start		
BILLY DUNN SPORTING COMPLEX IMPROVEMENTS - (REQUIRES GRANT)	456	0	456	0	0%	0	Not due to start		
GLEN WILLOW SPORTS GROUND UPGRADES	140	(140)	0	0	0%	0	Complete	Jun-24	Jun-24
SOCCER TOUCH CLUBHOUSE - INTERNAL REFURBISHMENT	25	0	25	19	75%	5	On target	Oct-24	
GULGONG TENNIS COURTS	218	0	218	20	9%	166	On target	Sep-24	

FINANCE | MONTHLY BUDGET REVIEW –31 OCTOBER 2024

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
RYLSTONE SHOWGROUND - PUMP SHED REPLACEMENT	20	0	20	0	0%	0	On target		
GLEN WILLOW FIELD ONE REFURBISHMENT	940	0	940	300	32%	562	On target		
VICTORIA PARK GULGONG- GRANDSTAND IMPROVEMENTS	33	0	33	0	0%	0	Not due to start	Feb-24	
GLEN WILLOW - NETWORK ACCESS FIBRE CONNECTIVITY	0	97	97	97	100%	0	On target	Jun-24	Jul-24
MUDGEES TEAM TRAINING VILLAGE	8,724	0	8,724	5,085	58%	3,048	On target	Jun-24	Jun-24
GLEN WILLOW - PUMP TRACK	950	0	950	375	39%	313	On target	Dec-24	
VICTORIA PARK GULGONG - CANTEEN EQUIPMENT	10	0	10	7	75%	0	On target		
GLEN WILLOW PARKING - LIGHTING AND SECURITY	76	0	76	0	0%	0	Not due to start		
GLEN WILLOW - NETBALL PRECINCT UPGRADE	142	0	142	5	4%	6	Not due to start	Oct-24	
GLEN WILLOW - STADIUM ELEVATOR REPLACEMENT	311	0	311	0	0%	0	Not due to start		
GLEN WILLOW - STADIUM CAPITAL	144	22	166	53	32%	74	Off target	Feb-25	
PROPERTY PURCHASE - 191 DENISON STREET	299	0	299	276	92%	0	Complete	Jun-24	Jun-24
PUTTA BUCCA PROPERTY UPGRADE	200	0	200	17	8%	23	On target	Jun-25	
VICTORIA PARK MUDGEES - SIGHT SCREENS & SEATING	80	0	80	0	0%	0	Not due to start	Sep-24	
VICTORIA PARK GULGONG - STORAGE SHED	30	0	30	0	0%	0	On target		
RYLSTONE SHOWGROUND ARENA - UPGRADE	770	0	770	0	0%	4	On target	Oct-24	
MUDGEES SHOWGROUND NORTH TOILET - UPGRADE	50	0	50	3	6%	33	On target	Dec-24	
RECREATIONAL PROPERTY MATTERS	12	0	12	0	0%	3	On target	Jun-24	Jun-25
MUDGEES RIVERSIDE WALKING TRACK PLAYGROUND	200	1	201	0	0%	0	On target	Jun-25	
WINDEYER VILLAGE - PLAYGROUND	120	0	120	0	0%	0	On target		
ROBERTSON PARK - EQUIPMENT UPGRADE	159	0	159	0	0%	0	Not due to start		
KANDOS INCLUSIVE ADVENTURE PLAYSACE	117	0	117	4	3%	78	On target		
PROTECTIVE FENCE - WHITE CRESCENT KANDOS	20	0	20	0	0%	0	Not due to start		
ELECTRIC BBQ - KANDOS & RYLSTONE PLAYGROUND	10	0	10	9	88%	0	On target		
LAWSON PARK UPGRADES - FENCE & PATHWAY	99	0	99	0	0%	0	On target		
ROBERTSON PARK MUDGEES - RENEWAL	64	0	64	0	0%	0	On target		

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
STREET SCAPE IMPROVEMENTS	33	0	33	0	0%	0	Not due to start		
SCULPTURES ACROSS THE REGION	35	0	35	15	42%	0	Complete	Jun-24	Jun-24
RYLSTONE RIVER WALK - IMPROVEMENT	754	0	754	24	3%	382	On target	Jun-25	
PLAYGROUND SHADING PROGRAM	49	0	49	0	0%	0	Not due to start		
PARK BIN REPLACEMENT	32	0	32	1	3%	0	On target	Feb-25	
PLAYGROUND RUBBER SOFTFALL PROGRAM	60	0	60	0	0%	0	Not due to start		
GLEN WILLOW SOCCER PLAYGROUND REP	207	0	207	0	0%	169	Not due to start		
DARTON PARK - WATER BUBBLER & AMENITIES BLOCK	8	0	8	6	80%	0	On target		
PLAYGROUND EQUIPMENT UPGRADE - LAWSON PARK MUDGEES	98	0	98	4	4%	0	On target		
BRIDGE AND STEPS REPLACEMENT - RYLSTONE COMMON	0	10	10	0	0%	0	Not due to start		
FLIRTATION HILL MUDGEES - MASTER PLAN WORKS	80	0	80	2	2%	0	On target	Jul-24	
ART GALLERY CAPITAL	0	40	40	0	0%	0	Not due to start		
Total	18,824	(33)	18,791	6,649	35%	5,086			

Protecting our Natural Environment

RURAL WASTE DEPOT UPGRADES	233	0	233	0	0%	0	On target	May-25	
MUDGEES WASTE DEPOT UPGRADES	129	0	129	0	0%	92	On target	May-25	
NEW TIP CELL CONSTRUCTION	2,382	0	2,382	1,741	73%	133	On target	Oct-24	Nov-24
HOOKLIFT BINS	65	0	65	0	0%	0	Not due to start	Dec-24	Feb-25
LANDFILL GAS CAPTURE	50	0	50	0	0%	0	Not due to start	Jun-25	Jun-25
STREETSCAPE - STREET BINS	9	0	9	0	0%	0	Not due to start	Feb-25	
DRAINAGE CAPITAL IMPROVEMENTS	271	0	271	0	0%	0	Not due to start	Jun-25	
CAUSEWAY IMPROVEMENTS	65	0	65	4	5%	0	On target	Dec-24	

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
STORMWATER DRAINAGE - BOMBIRA AVENUE	898	0	898	289	32%	141	On target	Nov-24	
STORMWATER DRAINAGE - GEORGE ST KANDOS	30	0	30	0	0%	0	Not due to start		
MEMORIAL PARK MUDGEES - DRAINAGE IMPROVEMENT	25	0	25	19	75%	0	On target		
PUTTA BUCCA WETLANDS CAPITAL	18	0	18	4	21%	4	On target	Dec-24	
PUTTA BUCCA WETLANDS - BOARDWALK EXTENSION	56	0	56	57	101%	0	Complete		
PUTTA BUCCA WETLANDS - REWILDING INITIATIVE	68	0	68	0	0%	0	Not updated		
WATER NEW CONNECTIONS	103	0	103	61	59%	1	On target	Jun-25	
WATER AUGMENTATION - MUDGEES HEADWORKS	697	0	697	13	2%	4	On target	Jun-25	
WATER DISTRIBUTION - MUDGEES	3,825	0	3,825	0	0%	0	Not due to start	Jun-26	
WATER TELEMTRY	150	0	150	0	0%	0	On target	Jun-25	
WATER RYLSTONE DAM WALL & EROSION PROTECTION	415	0	415	3	1%	39	Off target	Jan-25	Jun-25
WATER MAINS - CAPITAL BUDGET ONLY	489	0	489	0	0%	0	Not updated	Jun-25	
WATER MAINS - BAYLY STREET	15	0	15	15	101%	0	Complete	Jun-24	Jul-24
WATER MAINS - TALLAWANG ROAD	6	0	6	6	103%	0	Complete	Jun-24	Jul-24
WATER MAINS - SYDNEY ROAD	230	0	230	170	74%	71	On target	Oct-24	
WATER MAINS - NRAR WATER METER PROJECT	65	0	65	0	0%	9	Off target	Jun-24	Jun-25
WATER MAINS - FITZROY ST, GULGONG	137	0	137	117	85%	2	On target	Dec-24	
WATER MAINS - BAWDEN ST, MUDGEES	120	0	120	113	95%	0	Complete	Oct-24	
WATER MAINS - BULGA ST, GULGONG	27	0	27	11	41%	0	Complete	Jun-25	Jul-25
WATER MAINS - WILBERTREE ST GULGONG	201	0	201	36	18%	54	On target	Dec-24	
WATER MAINS - GOOLMA RD GULGONG	380	0	380	0	0%	0	Not updated		
WATER MAINS - LAWSON ST MUDGEES	20	0	20	7	33%	0	Not updated		
WATER MAINS - BLIGH ST GULGONG	110	0	110	0	0%	0	Not updated		
WATER MAINS - PRINCE ST GULGONG	60	0	60	0	0%	0	Not updated		
WATER PUMP STATION - CAPITAL RENEWALS	176	(25)	151	32	21%	0	On target	Jun-25	
WATER NETWORK SAMPLING UPGRADES	0	25	25	0	0%	0	Not due to start		
WATER RESERVOIR - BUDGET ONLY	1,525	(220)	1,305	0	0%	0	Not due to start	Jun-25	

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
WATER RESERVOIR - FLIRTATION HILL GULGONG	250	0	250	0	0%	0	Not due to start	Jun-25	
WATER RESERVOIR - FLIRTATION HILL MUDGEE	105	0	105	0	0%	39	Off target	Aug-24	Nov-24
RAW WATER SYSTEMS RENEWALS	22	0	22	0	0%	0	Not updated	Jun-25	
WATER TREATMENT PLANT - RENEWALS	300	60	360	4	1%	12	On target	Jun-25	
WATER TREATMENT RYLSTONE UPGRADES	136	160	296	93	31%	10	On target	Jan-25	
SEWER NEW CONNECTIONS	50	0	50	29	58%	0	On target	Jun-25	
SEWER AUGMENTATION - GULGONG	900	0	900	0	0%	0	Not due to start	Jun-25	
SEWER AUGMENTATION - RYLSTONE & KANDOS	524	0	524	4	1%	18	On target	Jun-25	
SEWER AUGMENTATION - MUDGEE	9,045	0	9,045	0	0%	0	Not due to start	Jun-26	
MUDGEE SEWERAGE NETWORK & TREATMENT PLANT UPGRADE	1,593	0	1,593	0	0%	0	Not due to start	Jun-26	
SEWER TELEMETRY	150	0	150	0	0%	0	On target	Jun-25	
CAPITAL UPGRADES - SEWER MAINS	600	(46)	554	0	0%	0	Not due to start	Jun-25	
SEWER PUMP STATION - CAPITAL RENEWALS	80	46	126	16	13%	18	Off target	Jun-25	
SEWER TREATMENT WORKS - RENEWALS	115	0	115	0	0%	2	On target	Jun-25	
SEWER TREATMENT WORKS - GULGONG STP SPILLWAY	30	0	30	0	0%	0	Not due to start	Apr-25	
SEWER EASEMENT & LAND MATTERS	10	0	10	0	0%	0	Not updated	Jun-25	
Total	26,961	0	26,961	2,843	11%	648			

Building a Strong Local Economy

CUDGEGONG WATERS CARAVAN PARK - KIOSK & OFFICE	8	8	16	(7)	-45%	6	Not updated		
MUDGEE VALLEY PARK EXPANSION	4,468	0	4,468	1,324	30%	727	On target	Jun-25	
MUDGEE VALLEY PARK - CARETAKER HOUSE RENOVATION	45	0	45	19	42%	0	On target	Jun-24	Oct-24
RYLSTONE CARAVAN PARK STAGE 2	148	0	148	20	14%	78	On target	Feb-25	
MUDGEE VALLEY PARK - COMMERCIAL DRYER	16	0	16	0	0%	0	On target	Sep-24	Nov-24
MUDGEE VALLEY PARK - SECURITY CAMERAS	15	0	15	0	0%	0	Not due to start	Dec-24	Dec-24

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
MUDGEES VALLEY PARK - ACQUISITION & RENOVATION OF CABIN	99	0	99	0	0%	29	On target	Jan-25	
CHRISTMAS DECORATION PURCHASES	10	0	10	0	0%	0	Not due to start		
EVENTS STORAGE COMPOUND	92	0	92	63	69%	8	On target	Dec-24	
SIGNAGE UPGRADE	177	0	177	0	0%	0	On target	Jun-25	Jun-25
KEY WORKERS HOUSING CONSTRUCTION MUDGEES - (REQUIRES GRANT)	1,536	0	1,536	0	0%	0	Not due to start		
SALEYARDS - POST AND RAIL REPLACEMENT	11	0	11	2	19%	3	On target	Jun-25	Jun-25
SALEYARDS - BATHROOM RENOVATIONS	21	(2)	19	19	100%	0	Complete	Jun-24	Jul-24
SALEYARDS - LIGHTING REPLACEMENT	10	0	10	8	84%	0	Complete		
SALEYARDS - TRUCK WASH BAY PUMP REPLACEMENT	6	(6)	0	0	0%	0	On target	Jun-25	Jun-24
PROPERTY - EX SALEYARDS STAGE II	50	0	50	24	48%	15	On target		
PROPERTY - BURRUNDULLA AVE CONCEPT PLAN	236	0	236	17	7%	82	On target	Jun-24	Jun-24
MORTIMER ST PRECINCT EXTERNAL PAINTING	48	0	48	0	0%	0	Not due to start	Mar-25	
PROPERTY PURCHASE	915	0	915	0	0%	0	Not due to start		
COMMERCIAL PROP - GOWRIE CHILDCARE CENTRE EXTENSION	300	0	300	4	1%	0	Not due to start	Jun-26	
Total	8,212	(0)	8,211	1,493	18%	948			

Connecting our Region

URBAN RESEALS - HERBERT ST GULGONG	20	0	20	13	65%	0	Not due to start	Apr-25	
URBAN RESEALS - MAYNE ST SEG 20-90	60	0	60	18	30%	10	Not due to start	Apr-25	
URBAN RESEALS - GLADSTONE ST SEG 140 - 160	0	6	6	0	0%	0	Not due to start		
URBAN RESEALS - BUNDERRA STREET SEG 10 GULGONG	14	0	14	12	88%	1	Not due to start	Apr-25	
URBAN RESEALS - STOTT STREET SEGMENT 10,20 GULGONG	10	0	10	9	86%	0	Not due to start	Apr-25	

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
URBAN RESEALS - TALLAWANG ROAD SEGMENT 10-30 GULGONG	20	0	20	17	83%	1	On target	Apr-25	Nov-24
URBAN RESEALS - WILBETREE STREET SEGMENT 10-50 GULGONG	19	0	19	18	93%	1	Not due to start	Apr-25	
URBAN RESEALS - YARAANDOO STREET SEGMENT 10 GULGONG	13	0	13	11	81%	1	Not due to start	Apr-25	
URBAN RESEALS - CAROLINA CRESCENT SEGMENT 10-30 MUDGEE	21	0	21	0	0%	16	Not due to start	Apr-25	
URBAN RESEALS - MOUNTAIN VIEW ROAD SEGMENT 10,20 MUDGEE	25	0	25	0	0%	2	Not due to start	Apr-25	
URBAN RESEALS - TREFUSIS AVENUE SEGMENT 10 MUDGEE	18	0	18	0	0%	15	Not due to start	Apr-25	
URBAN RESEALS - BROADHEAD ROAD SEGMENT 10 SPRINGFL	10	0	10	0	0%	0	Not due to start	Apr-25	
URBAN RESEAL - DOURO STREET SEG 70	0	32	32	14	43%	22	Not due to start	Apr-25	
URBAN RESEAL - THIRD STREET SEG 10 TO 40	14	0	14	0	0%	0	Not due to start		
URBAN RESEALS - LEWIS STREET SEG 10 MUDGEE	10	0	10	8	76%	0	Not due to start	Apr-25	
URBAN ROADS KERB & GUTTER CAPITAL	121	0	121	0	0%	0	Not due to start	Jun-25	
URBAN REHAB - ROBERTSON ST SEG 90	38	29	68	51	75%	16	On target	Aug-25	
URBAN REHAB - LAWSON ST SEGMENT 20	513	0	513	12	2%	0	On target	Apr-25	Dec-24
URBAN HEAVY PATCHING	28	0	28	5	18%	0	On target	Jun-25	
ROAD EXTENSION - BETWEEN PUTTA BUCCA & GLEN WILLOW	0	7	7	7	100%	0	Complete		
URBAN RESEALS - WYNELLA STREET GULGONG	21	0	21	17	82%	1	On target	Apr-25	Nov-24
RESHEETING - URBAN ROADS	12	0	12	0	0%	0	Not due to start	Jun-25	
URBAN ROAD - HONE CREEK DRIVE EXTENSION	118	0	118	7	6%	22	On target	May-25	
BRUCE/BROADHEAD ROAD STAGE 1 UPGRADE	880	0	880	16	2%	139	On target	Jun-25	
HEAVY PATCHING - URBAN ROADS (RERRF)	114	0	114	0	0%	0	Not due to start	Jun-24	

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
URBAN RESEALS - DEWHURST DRIVE SEGMENT 60	19	0	19	16	86%	0	On target		
URBAN RESEALS - MADEIRA ROAD SEGMENT 45-50	33	0	33	0	0%	16	Not due to start		
URBAN RESEALS - SHOULDER SYDNEY ROAD HORATIO ST	105	0	105	0	0%	25	Not due to start		
URBAN RESEALS - ROBERT HODDLE GROVE & YARRA COURT	48	0	48	41	84%	0	On target		
URBAN RESEALS - BRODHEAD ROAD SEG10	0	11	11	10	100%	0	On target		
URBAN RESEALS - WHITE ST SEG 5	0	6	6	5	89%	1	On target		
URBAN RESEALS - WILKINS CRESCENT SEG 10	0	12	12	0	0%	0	Not due to start		
URBAN RESEALS - COX STREET LUE	16	(16)	0	0	0%	0	Not due to start		
URBAN ROADS- BULGA STREET	0	30	30	0	0%	0	Not due to start		
URBAN ROADS LAND MATTERS CAPITAL	16	0	16	2	15%	5	On target		
HEAVY PATCH - GLEN ALICE ROAD	300	0	300	0	0%	0	Not due to start		
HEAVY PATCH - HENRY LAWSON DRIVE	15	0	15	0	0%	0	Not due to start		
HEAVY PATCH - LAHEYS CREEK ROAD	152	0	152	0	0%	0	Not due to start		
HEAVY PATCH - MUD HUT CREEK ROAD	80	0	80	0	0%	0	Not due to start		
HEAVY PATCH - SPRING CREEK ROAD	60	0	60	0	0%	0	Not due to start		
HEAVY PATCH - SPRING RIDGE ROAD	210	0	210	0	0%	0	Not due to start		
HEAVY PATCH - WHITE STREET GULGONG	240	0	240	0	0%	0	Not due to start		
HEAVY PATCH - YARRAWONGA ROAD	111	0	111	0	0%	0	Not due to start		
RURAL RESEALS - COXS CREEK ROAD SEG 10,20,5 RYLSTONE	88	0	88	0	0%	79	Not due to start	Apr-25	
RURAL RESEALS - LAHEYS CREEK RD SEG 10-30	138	0	138	0	0%	0	Not due to start	Apr-25	
RURAL RESEALS - NARRANGO ROAD SEG 10 RYLSTONE	44	0	44	0	0%	30	Not due to start	Apr-25	
RURAL RESEALS - ILFORD HALL ROAD SEGMENT 20,25 ILFORD	70	0	70	7	10%	0	Not due to start	Apr-25	
RURAL RESEALS - BERYL RD	50	0	50	0	0%	0	Not due to start	Apr-25	
RURAL RESEAL - WINDEYER RD	77	0	77	0	0%	0	Not due to start	Apr-25	

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
RURAL RESEALS - QUEENS PINCH RD	171	0	171	4	2%	139	Not due to start	Apr-25	
RURAL RESEALS - COOPER DRIVE	205	0	205	0	0%	0	Not due to start	Apr-25	
RURAL RESEALS - NULLO MOUNTAIN SEG 20	44	0	44	0	0%	0	Not due to start	Apr-25	
RURAL REHAB - CUDGEGONG RD	1,542	0	1,542	13	1%	0	On target	Mar-25	
RURAL REHAB - LUE ROAD MOUNTKNOW	515	0	515	40	8%	14	On target	Mar-25	
HEAVY PATCHING	56	0	56	6	10%	7	On target	Jun-25	
RURAL RESEALS - ULAN-WOLLAR ROAD SEG 10-90	383	0	383	0	0%	248	Not due to start	Apr-25	
RURAL RESEALS - LINBURN LANE	137	0	137	92	67%	0	Not due to start	Apr-25	
RURAL RESEALS - PYANGLE ROAD LUE	7	0	7	0	0%	0	Not due to start	Apr-25	
HEAVY PATCHING - BLUE SPRING RD	242	0	242	0	0%	0	Not due to start	Apr-25	
HEAVY PATCHING - RIDGE ROAD	310	0	310	4	1%	0	Not due to start	Apr-25	
HEAVY PATCHING - COOPER DRIVE	405	0	405	4	1%	0	Not due to start	Apr-25	
HEAVY PATCHING - LUE ROAD	190	0	190	3	2%	0	Not due to start	Apr-25	
HEAVY PATCHING - NARRANGO ROAD	130	0	130	1	1%	0	Not due to start	Apr-25	
HEAVY PATCHING - ULAN WOLLAR, BOTOBOLAR & ROCKY WATERHOLE RD	218	0	218	0	0%	0	Not due to start	Apr-25	
HEAVY PATCHING - LOCAL SEALED ROADS (RERRF)	219	0	219	0	0%	0	Not due to start	Apr-25	
REHAB - LUE ROAD MUDGE	210	0	210	6	3%	0	Not due to start	Apr-25	
RURAL SEALED ROAD LAND MATTERS	57	0	57	6	11%	0	Not due to start		
REG RDS RESEALS - BYLONG VALLEY WAY MR215	391	0	391	0	0%	0	Not due to start	Apr-25	
REG RDS RESEALS - HILL END ROAD MR216	194	0	194	0	0%	0	Not due to start	Apr-25	
HEAVY PATCH - BYLONG VALLEY WAY	420	0	420	28	7%	149	On target		
HEAVY PATCH - HILL END ROAD	10	0	10	6	56%	0	On target		
HEAVY PATCH - WOLLAR ROAD	520	0	520	5	1%	22	On target		
REG RDS RESEALS - WOLLAR ROAD MR 208	133	0	133	0	0%	0	Not due to start	Apr-25	
HEAVY PATCH - WOLLAR ROAD	0	200	200	0	0%	0	Not due to start		
COPE ROAD AUDIO TACTILE LINEMARKING	712	0	712	0	0%	0	Not due to start		
RURAL HEAVY PATCHING - GOLLAN ROAD	297	0	297	58	20%	1	On target	Dec-24	

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
HILL END ROAD SAFETY IMPROVEMENTS	538	(57)	481	377	78%	17	On target	Sep-24	Oct-24
RESEAL ULAN ROAD - TURILL AREA	476	0	476	1	0%	495	On target	Apr-25	
REG RDS RESEALS - BYLONG VALLEY WAY MR 208	120	0	120	0	0%	0	Not due to start	Apr-25	
REG RDS RESEALS - GOLLAN ROAD MR 7512	94	0	94	0	0%	0	Not due to start	Apr-25	
RURAL SEALED REGIONAL ROAD LAND MATTERS CAPITAL	11	0	11	0	0%	0	Not due to start		
SEAL EXTENSION - CORICUDGY ROAD STAGE 2	1,529	0	1,529	668	44%	312	On target	Dec-24	
SEAL EXTENSION - QUEENS PINCH RD CAUSEWAY UPGRADES AND GUARD	252	0	252	7	3%	23	Not due to start	Jun-25	
SEAL EXTENSION - SCOTTS LANE GULGONG	59	0	59	7	12%	2	On target	Jun-25	
BIRRIWA BUS ROUTE SOUTH - DRAINAGE & CULVERTS	159	0	159	21	13%	12	On target	Jun-25	
HEAVY PATCHING - WARRANGUNIA ROAD	105	0	105	27	26%	1	On target	Dec-24	
SEAL EXTENSION - CROSSING ROAD, MENAH	87	0	87	0	0%	0	Not due to start		
RESHEETING	2,298	0	2,298	1,441	63%	258	On target	Jun-25	
UNSEALED ROADS LAND MATTERS CAPITAL	106	0	106	7	7%	9	Not due to start		
BRIDGE TO PUTTA BUCCA ROAD	280	0	280	160	57%	0	On target	Jun-25	
REGIONAL ROAD BRIDGE CAPITAL	64	0	64	34	54%	14	Not due to start	Jun-25	
ULAN ROAD - REHABS, WIDENING AND CONFORMING RESEALS - BUDGET	255	0	255	1	0%	5	On target	Jun-25	
ULAN ROAD -REHAB MUDGEES RACECOURSE	800	0	800	173	22%	340	On target	Dec-24	
FOOTPATH REPLACEMENT (REQUIRES GRANT)	949	(800)	149	26	17%	0	Deferred		
FOOTWAYS - BUS SHELTERS	20	0	20	0	0%	0	Not due to start	Jun-25	
PEDESTRIAN ACCESS AND MOBILITY PLAN WORKS (REQUIRES GRANT)	1,031	(860)	171	9	5%	0	On target	Jun-25	
NEW BUS SHELTERS - 59 LIONS DRIVE & APEX PARK MUDGEES	40	0	40	0	0%	0	Not due to start	Jun-25	
AIRPORT - DRAINAGE PLAN DEVELOPMENT	27	0	27	10	38%	11	On target	Jun-24	Oct-24
Total	20,988	(1,401)	19,587	3,560	18%	2,485			

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status	Original Expected Completion	Revised Expected Completion
Good Government									
CAPITAL UPGRADE - RYLSTONE DEPOT	10	0	10	0	0%	9	On target		
OLD POLICE STATION CAPITAL	20	0	20	0	0%	0	Deferred	Apr-26	
BUILDINGS MASTER KEY SYSTEM	60	0	60	0	0%	0	Not due to start	May-25	
MUDGEES ADMIN BUILDING EXTENSION	447	0	447	0	0%	315	On target	Jun-24	Jun-24
MUDGEES ADMIN BUILDING - PAINTING AND REPAIRS	27	0	27	0	1%	0	On target	Mar-25	
MUDGEES OPERATIONS - OFFICE UPGRADES	225	0	225	8	4%	5	Not due to start	Jun-25	
IT OFFICE UPGRADES	75	(10)	65	5	8%	8	On target	Dec-24	
PEOPLE & PERFORMANCE BUILDING - UPGRADES	30	0	30	26	88%	1	On target	Oct-24	
MUDGEES PARKS & GARDEN SHED AND COMPOUND UPGRADE	50	0	50	0	0%	0	Not due to start	Mar-25	
COMMUNITY DIRECTORATE & IT OFFICE - HVAC UPGRADE	25	10	35	0	0%	35	On target	Dec-24	
IT - NETWORK UPGRADES	4	0	4	9	251%	0	On target		
PLANT PURCHASES	10,490	46	10,537	1,783	17%	576	On target	Jun-25	
PLANT PURCHASES - NEW	76	55	131	0	0%	0	On target		
MUDGEES DEPOT CAPITAL WORKS	8	0	8	9	115%	0	On target		
SOLAR FARM INITIATIVE - STAGE 3	3,586	0	3,586	2,000	56%	1,000	Off target	Dec-24	Mar-25
RYLSTONE EMULSION TANK	0	7	7	2	34%	0	On target		
BATTERY ENERGY STORAGE SYSTEM	3,645	0	3,645	0	0%	0	Deferred		
ULP LINE REPLACEMENT	44	0	44	27	62%	5	On target		
Total	18,821	108	18,930	3,871	20%	1,953			
Total Capital Works Program	93,806	(1,325)	92,480	18,417	20%	11,121			

Key Operating Projects

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget
Looking after our Community					
URBAN RELEASE STRATEGY - MUDGEE & GULGONG	2	0	2	0	0%
EMPLOYMENT LANDS STRATEGY - MUDGEE HEIGHT MASTERPLAN	158	0	158	4	3%
HOUSING STRATEGY	198	0	198	56	28%
DEVELOPMENT CONTROL PLAN REVIEW	250	0	250	9	4%
Total	608	0	608	70	11%
Protecting our Natural Environment					
MUDGEE FLOODPLAIN MANAGEMENT PLAN STAGE 2	0	20	20	20	99%
STORMWATER MASTER PLANNING MUDGEE DEVELOPMENT	196	0	196	0	0%
Total	196	20	216	20	9%
Building a Strong Local Economy					
MAJOR EVENTS GLEN WILLOW	1,203	0	1,203	14	1%
Total	1,203	0	1,203	14	1%
Connecting our Region					
RURAL UNSEALED ROADS GRADING PROGRAM	2,242	0	2,242	781	35%
AIRPORT - MASTERPLAN UPGRADE	46	0	46	14	31%

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\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget
STATE ROADS ADMINISTRATION	226	0	226	75	33%
RM - SCHEDULED MAINTENANCE	1,473	0	1,473	272	18%
OW - BUDGET ONLY	0	0	0	0	0%
OW - RESURFACING IMPROVEMENTS	298	0	298	0	0%
OW - HEAVY PATCHING	582	0	582	1	0%
OW - RESEALS	0	0	0	0	0%
OW - RESEALS MR54	38	0	38	0	0%
OW - MISC ACCIDENTS	62	0	62	16	27%
OW - SAFER ROADS PROGRAM MENAH	3,157	0	3,157	0	0%
OW - CASTLEREAGH HIGHWAY SIGN INSTALLATION	8	0	8	3	39%
OW - RESEALS SH18	1,869	0	1,869	21	1%
OW - RESEAL MR633	290	0	290	0	0%
OW - MR633 SHOULDER & CULVERT WIDENING	158	0	158	136	86%
Total	10,448	0	10,448	1,320	13%

9.6 Naming of an unnamed road off Windeyer Road, Windeyer

REPORT BY THE PROPERTY SUPPORT OFFICER
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, R0790041

RECOMMENDATION

That Council:

1. **receive the report by the Property Support Officer on the naming of an unnamed road off Windeyer Road, Windeyer;**
2. **formally approve the name of Thellys Lane for an unnamed road off Windeyer Road, Windeyer; and**
3. **publish formal declaration of the approved name in the NSW Government Gazette, and notify the naming in accordance with Council's Road, Bridge and Place Naming Policy.**

Executive summary

Formal approval is requested to name the unnamed road off Windeyer Road in the locality of Windeyer, Thellys Lane.

Disclosure of Interest

Nil

Detailed report

Council, being the Roads Authority, is required to name new and unnamed streets and roads.

Following the sale of several land parcels accessed by this unnamed road, Council wrote to the neighbours of the road on 30 May 2024 requesting their naming suggestions. Public consultation was also invited in an advertisement placed in the 7 June 2024 Mudgee Guardian and on Council's website.

From submissions received, Council provisionally approved the name of Winter Lane at their 14 August 2024 meeting.

Winter relates to Thelma (1937-2023) and Barrington Winter (1937-1995) who owned the property the unnamed road reserve runs through. Barry was a breeder of fine wool sheep and a professional wool classer. Thelma ran the village telephone exchange as well as the Commonwealth Bank and Post Office branches, receiving a distinction from the Postmaster General. Thelma also did volunteer work for many years at the Windeyer school helping students with their reading and writing skills. She received an award from the Education Department for her outstanding efforts and achievements. Barry and Thelma were born of local Windeyer families and raised their own three children in Windeyer. Their yellow house was a local land mark.

Thelly relates to Thelma Winter, as above.

The Geographical Names Board (GNB) was advised of this road name and rejected the name of Winter Lane per Chapter 6.7.4 of the NSW Address Policy and User Manual.

6.7.4 A road name will be regarded as a duplicate if it is the same or similar in spelling or sound to an existing name, regardless of road type.

Windeyer Road sounded too similar to Winter as well as there being a Winter Street already existing in Mudgee.

This possibility was taken into account when Council also approved the name of Thellys Lane at the 14 August 2024 meeting, should Winter Lane be rejected.

Thellys Lane was submitted to the GNB and was approved.

Thellys Lane was advertised in the 13 September 2024 issue of the Mudgee Guardian and on Council's website with no additional submissions or objections received. Letters were sent on 6 September 2024 to those members of the public that made naming submissions with no objections received.

Notices of the new road name was 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 Geographical Names Board 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 this/these street/s will allow the completion of rural addressing for properties accessed by this road. 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 these new street/s, notice of the approved name/s will be:

1. Published in the Government Gazette, the Mudgee Guardian and on Council's website.
2. Concurrently, notice of the new name/s 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 – Transport for NSW.

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 and Place Naming Policy

Legislation

Roads Act, 1993

Road Regulation 2008

Geographical Names Act, 1996

Geographical Names Board of NSW Address Policy and User Manual, May 2021

Financial implications

The cost and installation of 2 street signs and a No Through Road sign at the intersection of the unnamed road with Windeyer Road is currently included in existing street signage budgets.

Associated Risks

Nil

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

11 October 2024

Attachments: 1. Submission.
2. Submission.
3. Submission.
4. Submission.
5. Submission.
6. Map.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

From: Greg Robertson
Sent: Sunday, May 19, 2024 6:24:29 PM
To: Carolyn Atkins
Subject: Re: 1702 Windeyer Road Windeyer NSW 2850 - House numbering for Lot 13 & 272 DP756923 PN 27486

MWRC

To whom it may concern

Dear Sir or Madam

In Regards to the lane which runs from 1702 Windeyer road Windeyer to the rear of the property known as Rosedale.

After a long talk amongst family members, we feel that the most appropriate name for the Laneway would be Winter Road as the property has been owned by the same family for approximately sixty plus years by Barry Winter now deceased who was born at Clarkes creek road whose family were well known Blacksmiths, farmers and general traders.

They were instrumental in the Villages prosperity as they owned and operated a well-established forge which was of great importance to the Windeyer village and surrounding region.

Barry was highly regarded as a professional Wool classer and breeder of fine wool sheep.

Thelma May Winter was also born in Windeyer and raised three children she was well known for her love of farming cooking arts and crafts amongst many others.

Thelma operated the Village telephone Exchange alongside the Commonwealth Bank and Post office for which she received a distinction from the Postmaster General until it was closed due to technology taking over.

Thelma also did Volunteer work for many years at the local Windeyer school and helped many students with reading and writing skills including arts for which she received an award from the Education Department for her outstanding efforts and achievements.

Locally Thel was involved in many other projects within the community a life which she cherished.

Thels home is also a Landmark of its own due to the fact that Thelma Loved the Bright yellow colour it was painted many times and is used as a point of reference for many visitors to the village.

Thelma lived a very hard life.

However, she was a battler and loved the challenges that came with farming alongside her family she would always put her hand up to volunteer wherever she could help or just have a friendly conversation.

She loved a shandy down the Golden Fleece Hotel whenever a favourite country and western night was called.

Many a Local Loved when Thelma would come down to the Pub for the music in the later part of her Life she was loved and admired by many people who enjoyed her company.

There is so much to say about Thelma's life that I could never really express how much she loved Windeyer as she was loved by so many it is for this reason that I / we feel that the laneway be named after such a remarkable person who gave so much during her life for the people and the Windeyer Village.

Thank you for allowing us to put forward this proposal.

Sue and Greg
Robertson

Barrington James Winter was born on the 22 / 6 / 37
To Vincent Winter and Moana Winter of the property known as Wyrella Clarkes creek road
Windeyer were they ran a prosperous Blacksmiths and farm

Thelma Winter was born on the 10 / 6 / 37 to Cecil and Mary Hawkins now deceased of
Pyramul road Windeyer

From:
Sent: Wednesday, 5 June 2024 9:50 AM
To: Council
Subject: NAMING OF UNNAMED ROAD OFF WINDEYER ROAD

With respect I am owner of lot 110 ,
1702 Windeyer Road nsw 2850
I have one suggestion name called
Manjothi road
Please accept my submission as name I selected thanks
Manjothi Mara Manu

From:
Sent: Tuesday, 11 June 2024 9:13 PM
To: Council
Subject: NAMING OF UNNAMED ROAD OFF WINDEYER ROAD

With respect I am owner of lot 110 ,
1702 Windeyer Road nsw 2850
I have one suggestion name called
Soonu road
Please accept my submission as name I selected thanks
Manjothi Mara Manu

Thank you for your submission for the naming of an unnamed road off Windeyer Road. Your submission for Soonu may be accepted but will require advice from you as to its meaning. Does it relate to the Hindi word for sun, beautiful flower or sweet/beautiful little lady? Additional information from you would be appreciated.

From:
Sent: Tuesday, 18 June 2024 5:46 PM
To: Council
Subject: Re: NAMING OF UNNAMED ROAD OFF WINDEYER ROAD

With respect about additional information soon means sun thanks

Attn Revenue / Property

We would like to have the current property name changed for 1748 Windeyer Road, Windeyer



Current - Land of Time
New name - Oakwood

This was the original property name
(NOTED ON THE ATTACHED MAP)

- KENNETH SCIFLEET

- Angel South



Lance K. Herbert

Wednesday 26th June 2024.

The General Manager
Mid-Western Regional Council.
86 Market Street
MUDGEE.

Re- Naming of Unnamed Road Off Windeyer Road.

Dear Sir,

I wish to submit a proposal that this Unnamed Road be named,

“Thelly’s Lane”

In memory of the Late Thelma Winter whose former property this road runs through.

Thelma, affectionately know by the locals as Thelly, was a well loved figure in the Windeyer community having been the Postmistress and Telephone exchange operator for many decades.

She was involved in many community activities such as the RFS, Progress Association and Windeyer Tennis Club to name a few.
Later she devoted herself to assisting at the Windeyer School where she was awarded a commendation by the NSW State Government for her services.

Thelly herself would always refer to this road as “The Laneway”, which meant that the locals have always referred to it as “Thelly’s Lane” or “Thelly’s Laneway” so I think it would be only fitting to officially recognise this and her years of service to the Windeyer Community by naming it “Thelly’s Lane”.

I thank you for this consideration,

Lance K. Herbert.





9.7 Naming of a bridge on Hill End Road over Grattai Creek, Grattai

REPORT BY THE PROPERTY SUPPORT OFFICER
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, ROA100071, R9216001

RECOMMENDATION

That Council:

1. receive the report by the Property Support Officer on the Naming of a bridge on Hill End Road over Grattai Creek, Grattai;
2. support the name of Greenview Bridge;
3. provide public notification of the proposed name and call for further submissions in accordance with the Road, Bridge & Place Naming Policy; and
4. receive a further report at the end of the exhibition period to formalise the name of the bridge.

Executive summary

Council received a request from the public to name the bridge on Hill End Road over Grattai Creek in the locality of Grattai.

Disclosure of Interest

Nil

Detailed report

Council received a request for the bridge on Hill End Road over Grattai Creek to be named. Letters were sent to the immediate neighbours of the bridge on 2 October 2024. Public consultation was also invited in an advertisement placed in the 4 October 2024 issue of the Mudgee Guardian and on Council's website. Submissions closed on 25 October 2024. During this period two submissions were received with the following name suggested:

- Greenview

This name was evaluated via the Geographical Names Board and no issue was found. Greenview was accepted for use with no objections.

The recommended name of Greenview relates to a property of longstanding located adjacent to the bridge being named.

Community Plan implications

Theme	Connecting Our Region
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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 and Place Naming Policy

Legislation

Roads Act, 1993

Road Regulation, 2008

Geographical Names Act, 1996

Geographical Names Board of NSW Address Policy and User Manual, May 2021

Financial implications

Two name signs at an approximate cost of \$300. These costs are included in existing signage budgets.

Associated Risks

Nil

CAROLYN ATKINS
PROPERTY SUPPORT OFFICER

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

1 November 2024

Attachments: 1. Submission.
2. Submission.
3. Map.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

From: Gregory Ashton
Sent: Tuesday, 17 September 2024 7:56 PM
To: Council
Subject: Naming of unnamed bridge

Attention General Manager

I saw some years ago in the Mudgee Guardian, the possibility of naming unnamed bridges. I wish to put forward the name “Greenview Bridge”, to the bridge located at approximately 1920 Hillend Road. This bridge is located at the original property “Greenview”
Some back history includes the settlement of Grattai Station by William and Mary Reeves in 1838. Their youngest son, born 1841, James Reeves, lived at Greenview. This indicates the age of the property that still bears the name.
An interesting fact about James was his death in 1898, age 57, on the property. Thought to be murder, his head was found in a fire, to possibly mask the cause of death, thought to be a bullet to the head or a blow to the head. No one has ever been charged.

And his ghost may be heard as you pass by that billabong.... Haha.

Thank you and kind regards
Greg Ashton.

From: Joan Bridger
Sent: Thursday, 10 October 2024 12:45 PM
To: Council
Subject: Bridge name.

General Manager. MWRC

Dear Sir, Thank you for the opportunity to suggest a name for the third bridge on Hill End Rd crossing Grattai Creek. Our family company Vernbridge Pty Ltd has owned Grattai Station for 29 years and are at present contracted to sell it. We would like to suggest GREENVIEW Bridge as the Creek there is the southern boundary to our very large paddock called Greenview. Consequently we already refer to that bridge as Greenview bridge to differentiate from the other bridges where Grattai Creek meanders on and off Grattai Station. I believe the paddock was named for a man found murdered at his camp in it long ago. Looking at your picture, the name is also appropriate as when travelling south on the road the scenery has been hilly and forested with little outlook, but on crossing the bridge it opens to a "green view". May I add, I have just spoken to a neighbour who traverses our southern paddock Greenview to get to his property and to our mutual astonishment we had both separately chosen the same name. I hope the name choice goes well.

Kind regards, G. Patrick Bridger AM



9.8 Monthly Statement of Investments as at 31 October 2024

REPORT BY THE FINANCIAL PLANNING COORDINATOR AND CHIEF FINANCIAL OFFICER
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, FIN300053

RECOMMENDATION

That Council:

1. **receive the report by the Financial Planning Coordinator and Chief Financial Officer on the Monthly Statement of Investments as at 31 October 2024; 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 2024.

It is noted that due to a reduced cash and investment balance, previously placed term deposits with BBB+ and BBB rated institutions now make up more of the investment portfolio that is recommended in Council's Investment Policy. In accordance with policy for this type of breach of limit staff will apply an immediate freeze on the acquisition of new investments in the relevant category until the portfolio can be effectively managed back to accord with the requirements of this policy. All investments still comply with the Ministerial Local Government Investment order and Local Government regulation.

Community Plan implications

Theme	Good Government
Goal	An effective and efficient organisation
Strategy	Prudently manage risks associated 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 2021 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.

Financial implications

Not Applicable

Associated Risks

Not Applicable

AMANDA AVNELL
FINANCIAL PLANNING COORDINATOR

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

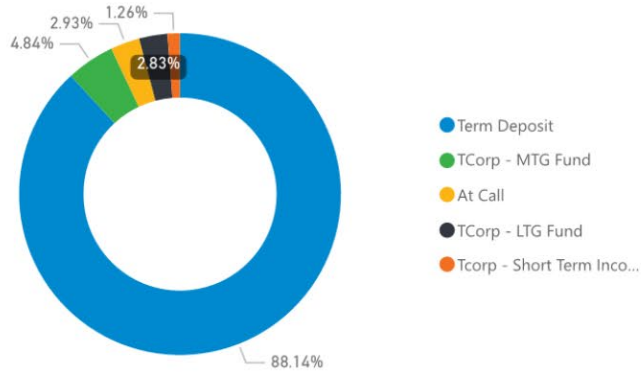
6 November 2024

Attachments: 1. Investment Report - October 2024.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Investments by Type

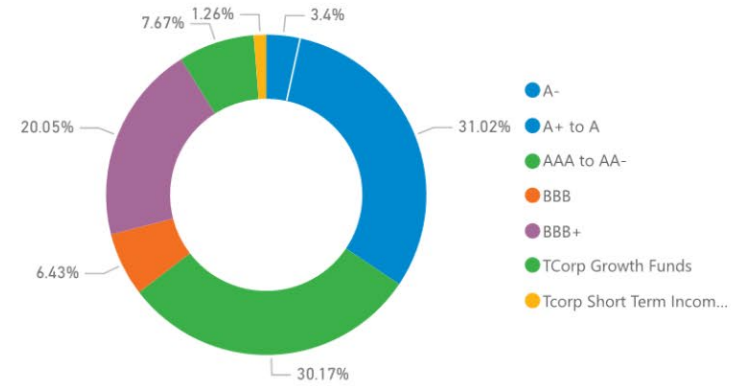


Mid-Western Regional Council Cash and Investments as at 31 October 2024

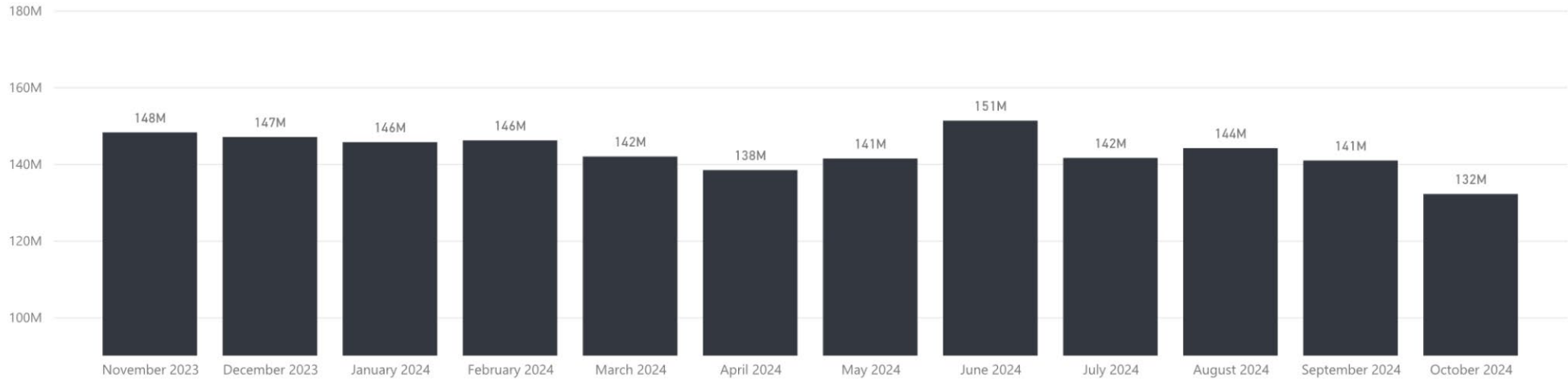
Total Investment Portfolio (\$)

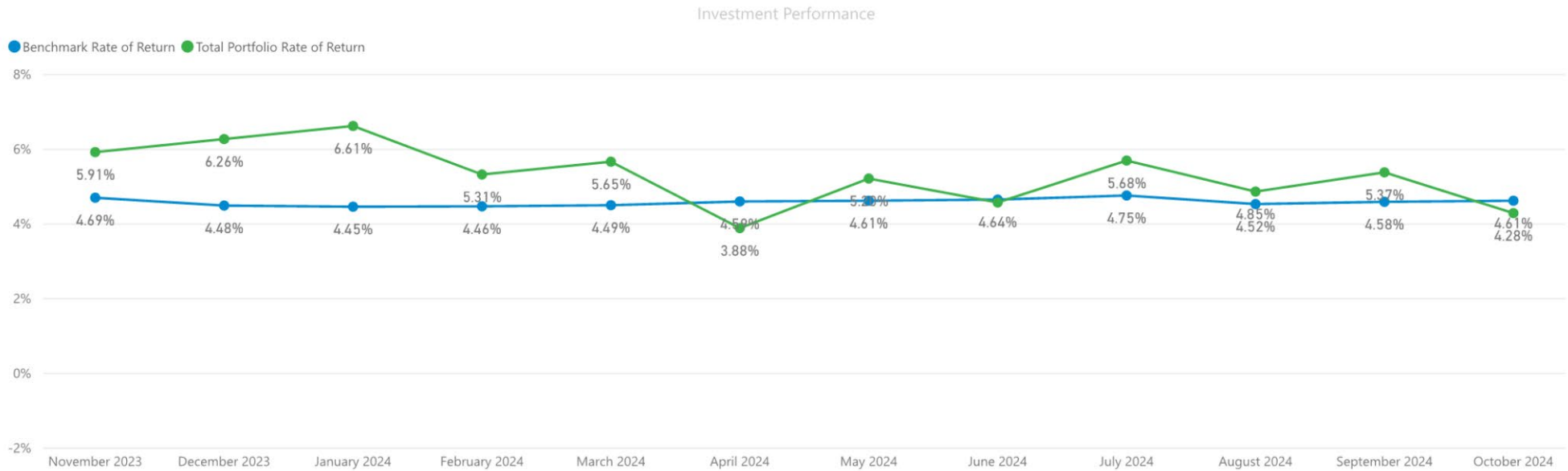
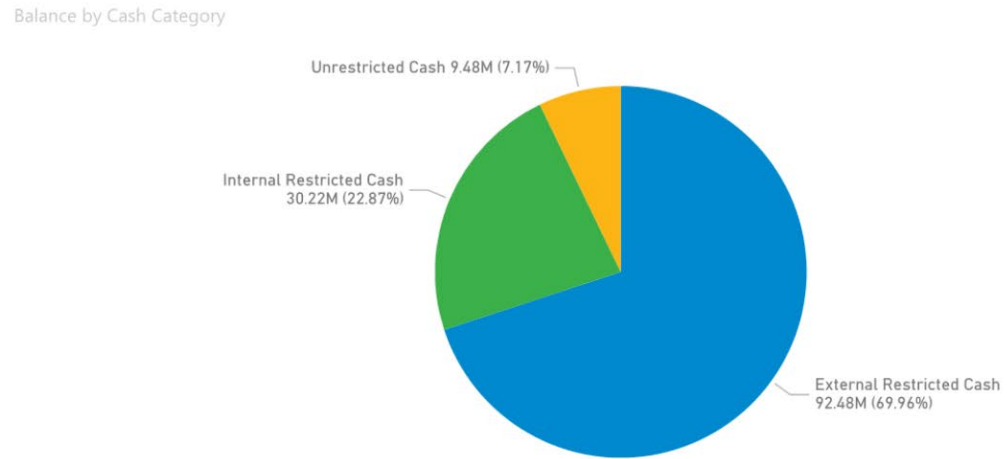
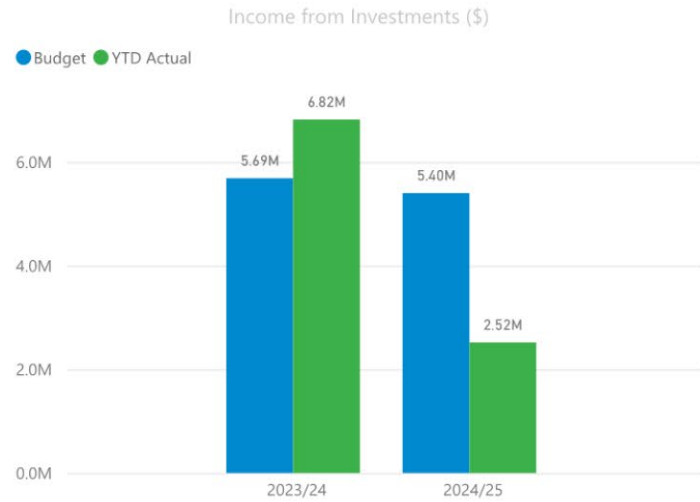
132.18M

Investments by Long Term Rating



Portfolio Balance at End of Month (\$)





Investment Portfolio Summary

Term to Maturity	Amount	Actual	Cumulative Actual	Cumulative Minimum	Policy Compliance
Less than 3 months	\$ 37,681,727	29%	29%	20%	OK
Between 3 months and 1 year	\$ 69,500,000	53%	81%	40%	OK
Between 1 year and 2 years	\$ 22,000,000	17%	98%	50%	OK
Between 2 years and 4 years	\$ 3,000,000	2%	100%	85%	OK
More than 5 years	\$ -	0%	100%	0%	OK
Total	\$ 132,181,727				

Long Term Rating	Institution	Policy Limit	Policy Compliance (Institution)	% of Portfolio	Amount
AA-	NAB	40%	OK	14%	\$ 18,378,384
	Westpac	40%	OK	16%	\$ 21,500,000
A	ING	20%	OK	14%	\$ 18,500,000
	Rabo Bank	20%	OK	17%	\$ 22,500,000
BBB+	Australian Unity	10%	OK	4%	\$ 5,500,000
	Bank Vic	10%	OK	9%	\$ 11,500,000
	G&C Mutual	10%	OK	4%	\$ 5,500,000
	MyState Bank	10%	OK	3%	\$ 4,000,000
BBB	AMP	5%	OK	3%	\$ 4,000,000
	Defence Bank	5%	OK	2%	\$ 2,500,000
	Great Southern Bank	5%	OK	2%	\$ 2,000,000
	TCorp - Long Term Growth Fund	15%	OK	3%	\$ 3,742,958
TCorp Growth Funds	TCorp - Medium Term Growth Fund	15%	OK	5%	\$ 6,400,023
	Tcorp - Short Term Income Fund	15%	OK	1%	\$ 1,660,362
Tcorp Short Term Income	Bank Of Queensland	20%	OK	3%	\$ 4,500,000
Grand Total				100%	\$ 132,181,727

Long Term Rating Group	Credit Policy Limit	Policy Compliance (SP Group)	% of Portfolio	Amount
AAA to AA-	100%	OK	30%	\$ 39,878,384
BBB+	20%	Over Limit	20%	\$ 26,500,000
BBB	5%	Over Limit	6%	\$ 8,500,000
TCorp Growth Funds	15%	OK	8%	\$ 10,142,982
Tcorp Short Term Income Fund	15%	OK	1%	\$ 1,660,362
A+ to A	50%	OK	31%	\$ 41,000,000
A-	40%	OK	3%	\$ 4,500,000
Grand Total			100%	\$ 132,181,727

Monthly Investment Portfolio Activity

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

Bank Accounts	Opening Balance	Movement	Closing Balance
NAB (At call account)	4,331,231	- 452,848	3,878,384
TCorp - Cash Fund	-	-	-
TCorp - Long Term Growth Fund	3,758,302	- 15,343	3,742,958
TCorp - Medium Term Growth Fund	6,439,674	- 39,651	6,400,023
Tcorp - Short Term Income Fund	1,651,976	8,385	1,660,362
Total	16,181,184	- 499,457	15,681,727

The below table shows matured term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
CBA	0.85%	23/10/2024	2,500,000	66,836
ING	4.57%	9/10/2024	2,500,000	175,288
NAB	5.22%	2/10/2024	1,800,000	106,316
CBA	5.36%	16/10/2024	2,400,000	148,024
NAB	5.22%	30/10/2024	2,500,000	152,667
Westpac	5.28%	23/10/2024	1,000,000	55,693
Total			12,700,000	704,824

The below table shows new term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
NAB	5.05%	16/04/2025	1,000,000	27,118
Rabo Bank	5.09%	2/04/2025	1,500,000	35,142
Rabo Bank	5.02%	22/04/2026	2,000,000	150,187
Total			4,500,000	212,447

At Call Fund and Managed Funds

Institution	Yield	Principal	Amount	Term to Maturity
NAB	4.50%	\$	3,878,384	0
TCorp - Long Term Gr	3.00%	\$	3,742,958	5
TCorp - Medium Term	3.00%	\$	6,400,023	5
Tcorp - Short Term Inc	3.00%	\$	1,660,362	5
Total		\$	15,681,727	

Current Term Deposits

Institution	Yield	Principal	Amount	Term to Maturity
AMP	5.02%	\$	4,000,000	237
Australian Unity	5.50%	\$	2,000,000	34
Australian Unity	5.10%	\$	3,500,000	160
Bank Of Queensland	5.28%	\$	2,500,000	6
Bank Of Queensland	5.40%	\$	2,000,000	27
Bank Vic	5.28%	\$	1,500,000	209
Bank Vic	5.33%	\$	2,000,000	391
Bank Vic	5.33%	\$	2,000,000	412
Bank Vic	5.08%	\$	6,000,000	125
Defence Bank	5.25%	\$	2,500,000	111
G&C Mutual	5.35%	\$	1,500,000	188
G&C Mutual	5.36%	\$	1,000,000	258
G&C Mutual	5.13%	\$	3,000,000	300
Great Southern Bank	5.16%	\$	2,000,000	104
ING	5.10%	\$	3,500,000	132
ING	5.40%	\$	3,000,000	608
ING	5.18%	\$	3,000,000	776
ING	5.28%	\$	3,000,000	405
ING	5.22%	\$	2,000,000	76
ING	5.40%	\$	4,000,000	440
MyState Bank	5.37%	\$	2,000,000	202
MyState Bank	5.36%	\$	2,000,000	48
NAB	4.49%	\$	2,500,000	48
NAB	5.15%	\$	2,000,000	13
NAB	5.20%	\$	3,000,000	41
NAB	5.20%	\$	1,000,000	97
NAB	5.30%	\$	2,000,000	181
NAB	5.00%	\$	3,000,000	195
NAB	5.05%	\$	1,000,000	167
Rabo Bank	5.37%	\$	2,500,000	216
Rabo Bank	5.35%	\$	2,000,000	230
Rabo Bank	5.37%	\$	2,000,000	244
Rabo Bank	5.36%	\$	2,000,000	412
Rabo Bank	5.48%	\$	4,000,000	272
Rabo Bank	5.39%	\$	4,000,000	286
Rabo Bank	5.02%	\$	2,500,000	209
Rabo Bank	5.09%	\$	1,500,000	153
Rabo Bank	5.02%	\$	2,000,000	538
Westpac	4.89%	\$	2,500,000	90
Westpac	4.88%	\$	4,000,000	664
Westpac	5.44%	\$	1,500,000	20
Westpac	5.34%	\$	2,000,000	251
Westpac	5.10%	\$	2,500,000	69

Institution	Yield	Principal Amount	Term to Maturity
Westpac	4.98%	\$ 2,000,000	237
Westpac	5.19%	\$ 2,000,000	118
Westpac	5.16%	\$ 2,500,000	146
Westpac	5.17%	\$ 2,500,000	174
Total		\$ 116,500,000	

9.9 Annual Report 2023/24

REPORT BY THE FINANCIAL OPERATIONS CO-ORDINATOR AND CHIEF FINANCIAL OFFICER
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400103, GOV400008

RECOMMENDATION

That Council:

1. **receive the report by the Financial Operations Co-ordinator and Chief Financial Officer on the Annual Report 2023/24;**
2. **endorse the Annual Report 2023/24; and**
3. **place a copy of the Annual Report 2023/24 on Council's website and provide to the Minister for Local Government.**

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 report has been prepared and is enclosed under separate cover for Council to review prior to its publication.

Disclosure of Interest

Nil

Detailed report

Council's Annual Report 2023/24 is attached. The Annual Report meets all requirements as set out in the Local Government Act 1993, the Local Government Regulations 2021, and the Integrated Planning and Reporting Guidelines for Local Government in NSW issued by the Office of Local Government.

The Annual Financial Statements and Audit Reports for the year ended 30 June 2024 also form part of the Annual Report. The Financial Statements are the subject of a separate report within this meeting agenda. These will be attached to the Annual Report when published.

The Annual Report also 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 and
- Statutory Information

Community Plan implications

Theme	Good Government
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 2023/24 and Delivery Program 2022/23 – 2025/26.

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 Local Government (General) Regulation 2021 set outs a number of additional items of information that must be included. The main provision being Section 217.

Financial implications

Not Applicable

Associated Risks

Not Applicable

PETER BROWNE
FINANCIAL OPERATIONS CO-ORDINATOR

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

6 November 2024

Attachments: 1. 2024 Annual Report Business Paper D2 (without appendices). (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 10: Operations

10.1 Landfill Gas Capture System

REPORT BY THE MANAGER WASTE AND ENVIRONMENTAL SERVICES
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, F0570008

RECOMMENDATION

That Council:

1. **receive the report by the Manager Waste and Environmental Services on the Mudgee Waste Facility Landfill Gas System;**
2. **endorse installation of a landfill gas capture system at Mudgee Waste Facility;**
3. **endorse the commencement of a tender process seeking options for a landfill gas capture system;**
 - 3.1 **option 1 full-service model, with the potential for Council to receive some royalties; and**
 - 3.2 **option 2 - being for design and construct only, with council to own, operate and maintain the system; and**
4. **amend the 2024/25 budget to allow for the progression of option 1, by allocating \$100,000 for possible earthworks modifications for access to install the landfill gas capture system to be funded from waste fund cash; and**
5. **require a report be brought back to Council to set out the recommended option for progression, including any whole of life costs as set out in the report should option 2 be the recommended option.**

Executive summary

Landfill gas extraction involves extracting and flaring the landfill gas or in some cases using the landfill gas to generate electricity. The process converts the methane to carbon dioxide reducing the greenhouse effect by 98% and reducing landfill odour.

The EPA's Environmental Guidelines for Solid Waste Landfills second edition (2016) states that landfill gas management practices must be adopted to minimise the emission of untreated gas to the air through sub-surface strata and services.

A landfill gas capture system can be retrofitted to an existing landfill cell. In regional landfills like ours the landfill gas is usually flared; flares are quiet with no visible flame. In cases where the landfill is making enough gas, there is an option for renewable power generation.

Disclosure of Interest

Nil

Detailed report

Landfill Gas is produced when waste in the landfill breaks down anaerobically, approximately 50% of landfill gas is methane. Methane is 28 x worse than carbon dioxide as a greenhouse gas. In addition, methane has an unpleasant odour which needs to be minimised. The residential and industrial subdivisions near the waste facility have increased the need for odour reduction measures.

Councils across the state and country that have modelled their greenhouse gas emissions from their operations via a variety of calculation methods have found that landfill typically accounts for around 60-80% of total emissions. The Australian Carbon Credit Unit (ACCU) Scheme supports projects that avoid the release of greenhouse gas emissions or remove and sequester carbon from the atmosphere. Participants in the program can earn an ACCU for every tonne of carbon dioxide equivalent (tCO₂-e) emissions stored or avoided by a project, these ACCUs are later sold to the private sector or to the Australian Government as a recognised method of offsetting a business's residual greenhouse gas emissions. Through the landfill gas flaring, council will be eligible to receive and sell ACCUs based on the amount of methane that is converted to CO₂, reducing the harsher and long-term warming effect that methane has on our atmosphere (IPCC, 2021).

In addition, a landfill gas capture system will help with our Environment Protection Licence condition compliance particularly the condition "The licensee must not cause or permit the emission of offensive odour beyond the boundary of the premises" and will reduce councils' carbons footprint.

Current estimate of methane emissions released by the landfill cell at the Mudgee Waste Transfer Facility is 23,687 CO₂-e Tonnes as an optimistic estimate using the Australian Governments NGERs calculator. Using known data from 2008 – 2024 and using the average from those years and applying it to the years prior to the site when the cell was opened in 1984. This is of course optimistic, with the quantity of waste deposited into the cell in the last 16 years not a reflection of the 24 years prior, particularly on the back of the population and development expansion of the town, with the mining boom.

Regardless, if we are to take on two scenarios, acknowledging that the 23,687 figure is not pure methane, given the composition of waste in an average cell will break down into various gases typically with 50% Methane, 40% Carbon Dioxide and 10% other gases, it's important to note that ACCUs are only acquired through the destruction of methane into carbon dioxide.

Assuming optimistically that only 40% of the 23,687 (CO₂-e Tonnes) is methane, extracted and not disrupted by well blockages, this is still 9,474 ACCUs, for the first year, which currently sells for \$40/ACCU, providing a first-year income stream of \$378,960.

On a more conservative scenario, 25% of the 23,687 (CO₂-e Tonnes) is successfully extracted and destroyed, providing 5,921 ACCU for year one, providing a forecasted income stream of \$236,840.

This CO₂ -e figure will trend down over time given the efficiency of the drilled wells and the breakdown of decay rate of waste over time, however this could be forecasted to be flattened to a degree by the current futures market for ACCUs offering a higher price of \$47.20/ACCU for delivery in March 2029.

There are two options for the installation, ongoing maintenance and ongoing expansion of and landfill gas capture system at the Mudgee Waste Facility.

Option 1 Full-Service Model

The landfill gas contractor designs, builds, owns, operates and maintains the system. In addition, they will add on to the infrastructure to capture gas out of the new landfill cell as it expands. They register and manage the ACCU's and in some cases the landfill gas contractor will pay Council a percentage of the royalties. The risk regarding the amount of landfill gas produced compared to the capital construction costs is with the contractor.

The upfront costs to Council with this option will be minimal, it is likely we will be responsible for some earthworks to provide access to drill rigs, project management and tendering. It is likely a contract based on this model would be around 12 years.

Option 2 Design and Construct only

Council engages a contractor to design and construct the system, and would need to fund the capital works, ongoing maintenance and expansion of the system from the waste fund. All maintenance and analysis of how the system is working will be at Council's cost. Council will be responsible for trading the ACCU's. Based on indicative costs from other landfill operators the initial construction cost is likely to be around \$1 million, with an annual cost of \$50,000 to expand the infrastructure. With a monthly cost to maintain, monitor and administer the system of \$7,500.

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

Not applicable

Council Policies

No applicable

Legislation

- POEO Act, part 5.4 Division 1 General, 129 Emission of odours from a premises licenced for scheduled activities and Part 3.4 Licence conditions, 64 failure to comply with licence conditions.
- Carbon Credits (Carbon Farming Initiative – Landfill Gas) Methodology Determination 2015 (the method)
- Carbon Credits (Carbon Farming Initiative) Act 2011
- Carbon Credits (Carbon Farming Initiative) Rule 2015

Financial implications

Landfill Gas has not been extracted at Mudgee Waste Facility to date, therefore there is no site specific data to base the expected gas projections off. Estimating the amount of gas a landfill gas capture system will generate is challenging due to several variables. The composition and age of

the waste, moisture content, temperature, and landfill design all significantly impact gas production. Additionally, the efficiency of the gas collection system and operational practices, such as the maintenance and tuning of gas wells, play crucial roles. These factors can vary widely from one landfill to another, making it difficult to predict gas generation accurately. Regular monitoring and adjustments are necessary to optimise gas recovery and account for these uncertainties.

The following cost estimates have been provided for the second scenario where council could own and operate the system. Construction costs would be loan funded over a 10 year period, and would have corresponding interest and repayment costs.

Possible Annual Income Scenarios					
	Estimated total Landfill Gas/ year	Units	ACCU's Generated/ year	Current Unit Rate for ACCU's	Total Estimated Annual income
Optimistic Estimate 40% of Total landfill gas being recovered as methane	23687	CO ₂ -e Tonnes	9475	\$ 40.00	\$ 378,992.00
Conservative Estimate 25% of Total landfill gas being recovered as methane	23687	CO ₂ -e Tonnes	5921	\$ 40.00	\$ 236,870.00

Estimated Annual Operating Costs	
Contractor Management of ACCU's	\$ 15,000.00
Operation and Maintenance of System	\$ 75,000.00
Annual Expansion into new filling areas	\$ 50,000.00
Total Estimated Annual Costs	\$ 140,000.00

Based on the above estimates there may be \$100,000 to \$238,000 per year to pay back capital expenditure/ waste borrowings of approximately \$1 million, should option 2 (Council owned and operated system) be assessed and the preferred option during the tender assessment process

Estimated Capital Construction Costs		
	Units Required	Cost
Flaring unit	1	\$ 380,000.00
Wells manifolds and connecting pipework	30	\$ 450,000.00
Civil Works for Drill Rig Access		\$ 30,000.00
Contingency 20%		\$ 172,000.00
Estimated Capital Construction Costs		\$ 1,032,000.00

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2024/25	-	-	-
Future Years	-	✓	✗

On assessment of the tender options, Council officers will draft a report with the final anticipated whole of life costs for the recommended proposal, based on the assessed outcomes. This report will recommend any additional budget modifications including any future operating costs, loan repayment costs and assess their impact to Council cash balances.

Associated Risks

Installing a gas capture system in Australia, especially under the revised landfill gas methods of the Australian Carbon Credit Units (ACCU) scheme by the Department of Climate Change, Energy, the Environment and Water (DCCEEW), involves several risks and considerations;

- The proposed reforms include changes to baseline proportions and crediting periods, which could affect the financial viability of projects
- ACCU market fluctuations,
- infrastructure degradation,
- capital and operation cost assumptions,
- environmental consequences of inaction,
- historical calculation errors and general modelling and assumption errors,
- The potential for the flare to produce a hydrogen sulphide odour,
- Decreasing yields from the wells over time.

Some of these have been mitigated by looking at 2 different scenarios, whilst others are still remain difficult to determine. However given the future regulatory changes from both the EPA and DCCEEW, delaying the project now would jeopardise the projects future viability due to potential legislative changes.

KYLIE STEWART
MANAGER WASTE AND ENVIRONMENTAL
SERVICES

JULIAN GEDDES
DIRECTOR OPERATIONS

31 July 2024

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

10.2 Acceptance of NSW Safe and Secure Water Program Grant Funding - Water Supply and Sewerage Services Strategic Planning

REPORT BY THE MANAGER WATER AND SEWER
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, GRA600062

RECOMMENDATION

That Council:

1. **receive the report by the Manager Water and Sewer on the Acceptance of NSW Government Grant Funding - Water and Sewer Strategic Planning ;**
2. **increase the 2024/25 water management studies expenditure budget by \$155,000 to be funded from grants, resulting in 50% of water supply strategic planning costs to be funded by NSW Government Safe and Secure Grant funding;**
3. **amend the 2024/25 sewer management studies budget to receive \$95,000 grant funding (with no increase to expenditure), resulting in 50% of the sewerage services strategic planning costs to be funded by the NSW Government Safe and Secure Grant funding; and**
4. **authorise the General Manager to finalise and sign the funding agreements.**

Executive summary

Council has previously applied to NSW Safe and Secure Water Program for funding towards water supply and sewerage strategic planning activities. Over the course of the last two years, the NSW Safe and Secure Water Program (SSWP) has adjusted the grant funding requirements for strategic planning projects, now allowing Council to address relevant strategic planning gaps utilising the SSWP grant funding.

A proposed program has been developed with intent to access the 50% grant funding available to assist in funding water supply and sewerage system strategic planning priorities over the next 12 months. It is advised that strategic planning in accordance with the NSW Government's Regulatory and Assurance Framework (RAF) is a requirement to maintain eligibility for any future Safe and Secure Water Program grant funding.

It is recommended that Council accepts the grant funding and authorises the General Manager to sign the funding agreement and amend Council's budget for 2024/25 and 2025/26.

Disclosure of Interest

Nil

Detailed report

Council as a local water utility is responsible for delivery of safe, secure and affordable water supply and sewerage services to our urban communities, protecting public health and the environment as well as supporting economic development and liveability.

The NSW Department of Climate Change, Energy, Environment and Water (DCCEEW) has over the course of the last three years of reform, amended regulation, assurance and oversight roles to produce a new Regulatory and Assurance Framework with the intent of empowering and enabling local government water utilities to address risks and strategic challenges efficiently and effectively based on our own plans and management systems.

Over this period, Council staff have been engaged in prioritised strategic planning projects including Mudgee and Gulgong water supply security assessments, Water Treatment process assessments, Mudgee water supply headworks upgrades assessments, Planning of future sewerage servicing for Rylstone and Kandos, Dam Safety Management System Drinking Water Quality Management System improvements, hydraulic modelling of water supply and sewerage systems, incident and emergency response planning.

Following the release of the Department of Climate Change, Energy, Environment and Water (DCCEEW) Regulatory and Assurance Framework, a gaps analysis has been undertaken to identify the key tasks which are prioritised to be addressed over the next twelve months for Council to develop its Strategic Planning for Water Supply & Sewerage in accordance with the Regulatory and Assurance framework (RAF). After the following key tasks are addressed, Council would be in a position to seek assurance of DCCEEW that the RAF has been met by Council's strategic planning for water supply and sewerage services. DCCEEW have advised that such assurance is required for future grant funding eligibility under the Safe and Secure Water Program.

The prioritised task list includes:

1. Review and update the Levels of Service (LoS) framework for Council's Water & Sewerage businesses including analysis of current situation
2. Undertake strategic analysis of water & sewerage networks capacity and capability to meet current and future demands
3. Assess water security for Rylstone, Kandos, Charbon and Clandulla
4. Undertake water supply & sewerage system risk assessment – includes development of contingency & emergency response plans
5. Financial planning to assess annual revenue requirements, developer contributions, pricing
6. Update Development Servicing Plans
7. Develop water supply and sewerage services resourcing plan
8. Update Asset Management Plans including improvements in monitoring, maintenance and renewal scheduling.
9. Develop Water Supply Services and Sewerage Services Strategic Plans (Customer facing summary documentation)

It is proposed to undertake the above prioritised tasks facilitated by a consultant project manager.

The estimated total project cost to deliver the above prioritised planning tasks is \$500,000 over the 2024/25 and 2025/26 financial years. The available expenditure budget currently assigned (2024/25 and 2025/26, uncommitted) in Council's operational budget for water supply and sewerage strategic planning is \$457,000. The following adjustments will be required to proceed with the above-described strategic planning work.

Receive approximately \$155K grant income to the water operational budget 2024/25. Increase the 2024/25 water operational expenditure budget by the value of the grant received.

Receive approximately \$95K grant income to the sewer operational budget 2024/25. No further increase in 2024/25 sewer expenditure budget required.

Community Plan implications

Theme	Protecting Our Natural Environment
Goal	Provide total water cycle management
Strategy	Provide a water and sewer network that balances asset conditions with available resources and community needs

Strategic implications

Council Strategies

The proposed program of strategic planning projects will review, update and support current strategic planning with intention to consider and commence alignment of water supply and sewerage service strategic planning processes with Council's Integrated Planning and Reporting processes.

Council Policies

Work completed as part of this strategic planning project will inform Council Policies including Development Control Plans, Urban Release Strategies, Asset Management Plans for Water Supply and Sewerage, Development Servicing Plans. An outcome of the project will be to summarise the strategic planning undertaken via multiple tasks, projects and consultancy engagements into customer facing documents for Council's consideration in provision of ongoing strategic planning information to our community.

Legislation

Council is responsible for undertaking long-term strategic urban water supply and sewerage services planning, setting service levels and investment priorities and associated revenue requirements, pricing, and the implementation of planning outcomes. Strategic Planning includes the consideration of the local water utility's service risks and emerging acute risks.

In a rapidly changing regulatory environment, if Council chooses to not proceed with the prioritisation of the above-mentioned strategic planning tasks over the next 12 months, Council's risk of regulatory non-compliance increases.

Financial implications

The program of tasks allows Council to engage individual specialist consultants via a project manager to efficiently address current strategic planning gaps and improve internal strategic planning processes. An expenditure budget has been assigned to strategic planning progression in the 2024/25 operational plan and by accepting the grant funding on offer, substantial improvements in efficiency of the planning process can be gained.

The proposed project will require an increase to the water and sewer operational income and expenditure budgets as follows:

- Receive approximately \$155K grant income to the water operational budget 2024/25. Increase the 2024/25 water operational expenditure budget by the value of the grant received.
- Receive approximately \$95K grant income to the sewer operational budget 2024/25. No further increase in 2024/25 sewer expenditure budget required.

It is noted that the final grant contribution amount will not be finalised until the funding deed is prepared, and that the grant funding amounts included in this report are estimates. Should a different amount be finally approved, a budget variation will be recommended through the quarterly budget review.

Associated Risks

The Safe and Secure Water Program grant funding for strategic planning ceases in December 2025. To fully access the 50% funding on offer, it is proposed to engage a consultant project manager to drive the project without risk of being delayed by operational demands.

CLAIRE CAM
MANAGER WATER AND SEWER

JULIAN GEDDES
DIRECTOR OPERATIONS

6 November 2024

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

10.3 Mudgee Waste Facility New Cell Progress Report

REPORT BY THE MANAGER WASTE AND ENVIRONMENTAL SERVICES
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, F0570008

RECOMMENDATION

That Council receive and note the report by the Manager Waste and Environmental Services on the new landfill cell construction.

Executive summary

The current landfill cell is nearing capacity, this cell has been in use since 1984. In 2021/22 strategic staged filling plans, engineering design plans and construction quality plans for the next cell were completed. Work on this cell is nearing completion, with the major construction works under contract 2022/92 now being complete. The attached report summarises work completed to date.

Disclosure of Interest

Nil

Detailed report

Work under contract 2022/92 has been completed, providing a new cell with capacity for the Mid-Western Regional Councils waste for the next 8 to 10 years. Minor works yet to be completed include litter fencing and all weather surfacing of the access ramp. As Mudgee Waste Facility is an Environment Protection Authority (EPA) licenced facility approval for both construction of the cell and then to place waste in the cell has to be granted by the EPA. They require a quality assurance engineer to certify all works have been carried out as per the approved design. The quality assurance report has been submitted and we are awaiting approval to commence filling in the new cell.

Community Plan implications

Theme	Protecting Our Natural Environment
Goal	Live in a clean and environmentally sustainable way
Strategy	Educate, promote and support the community in implementing waste minimisation strategies

Strategic implications

Council Strategies

Community Plan
Operational Plan

Council Policies

Not applicable

Legislation

Protection of the Environment Operations (POEO) Act
Protection of the Environment Operations (Waste) Regulation

Financial implications

All design and construction work for this project has been funded out of waste fund and waste fund borrowings. The landfill staging work allows for greater accuracy in long term modelling in the waste fund. The following table summarises expenditure since 2021/22 for the new cell.

Construction	\$ 6,500,000.00
Design (Engineering and Quality Assurance)	\$ 140,000.00
Quality Control	\$ 70,000.00
Project Management	\$ 183,000.00
Total Cell 2A and Staging Work	\$ 6,893,000.00

Associated Risks

Operations at the Mudgee Waste Facility and filling of this new cell must be carried out in accordance with our environmental protection licence. Adequate resources are a necessary to ensure compliance with licence conditions. Rapid increases in population or construction will increase the quantity of waste received and the decrease the cell life estimate. The quantities of waste received are monitored through our weighbridge system allowing us to understand filling rates and make adjustments to long term plans as required.

KYLIE STEWART
MANAGER WASTE AND ENVIRONMENTAL SERVICES

JULIAN GEDDES
DIRECTOR OPERATIONS

6 November 2024

Attachments: 1. Mudgee Waste Facility New Landfill Cell Progress Report.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



MUDGEE WASTE FACILITY - NEW LANDFILL CELL PROGRESS REPORT

6 NOVEMBER 2024

MID-WESTERN REGIONAL COUNCIL
MID-WESTERN REGIONAL COUNCIL
WASTE & RECYCLING



WASTE & RECYCLING | MUDGEE WASTE FACILITY - NEW LANDFILL CELL PROGRESS REPORT

THIS DOCUMENT HAS BEEN PREPARED BY KYLIE STEWART MANAGER WASTE AND ENVIRONMENT, FOR MID-WESTERN REGIONAL COUNCIL.

ANY QUESTIONS IN RELATION TO THE CONTENT OF THIS DOCUMENT SHOULD BE DIRECTED TO:
KYLIE.STEWART@MIDWESTERN.NSW.GOV.AU OR (02) 6378 2850

DATE OF PUBLICATION: 6 NOVEMBER 2024

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Project update

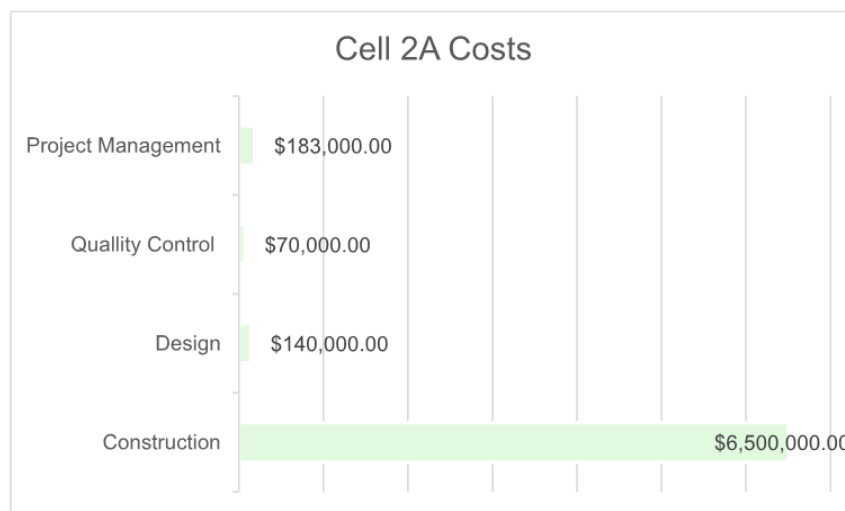
As of 11th October 2024, works under contract 2022/92 Construction of landfill cell 2A have been completed.

The work under this contract involved excavation of 96,000 cubic metres of fill, crushing of 8000 cubic metres of select fill that was placed and compacted over the surface of the cell to provide a suitable surface for the engineered liner materials. Installation of leachate barrier system consisting of 3 different liner materials to prevent leachate contamination of groundwater and installation of a leachate collection system and pump station.

Design work on cell 2A commenced in 2021/22 financial year with some preconstruction works on site stormwater drainage occurring in 2022/23. Construction work under this contract commenced in June 2023 took 16 months to complete.

It is projected that this cell will provide 8 to 10 years of life. The site has a staged construction and filling plan with additional cells to be constructed in the future giving the site another 35 to 40 years of life.

Project Expenditure



Achievement and Highlights

- Excavation of 96,000 cubic metres of fill.
- Installation of 92,000 square metres of liner materials.
- Crushing and placement of 8,000 cubic metres of select fill.
- Quality assurance work including
 - Destructive and non-destructive quality testing of geosynthetic materials.
 - Independent material testing
 - Electrical leak detection survey.
 - Moisture and Compaction testing of fill material.
- Installation of an automated leachate pumping station.
- Completion of a construction quality assurance report for submission to the EPA for approval prior to allowing us to place waste in the cell.

Work still to be completed

- Litter fencing on the western and northern side of the new cell.
- Providing an all-weather surface on the access ramp suitable for all delivery vehicles.
- Approval from the EPA to place waste in the new cell.

Photos



Bulk earthworks



Select fill layer



Placement of geosynthetic clay liner and HDPE liner



Aggregate drainage layer leachate drainage system



Installation of leachate pump station

WASTE & RECYCLING | MUDGEE WASTE FACILITY - NEW LANDFILL CELL PROGRESS REPORT



Placing of select fill



Hydro-mulching batter



Completed cell

10.4 Gallery Cafe Proposal

REPORT BY THE DIRECTOR OPERATIONS
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, WAS400041

RECOMMENDATION

That Council:

1. receive the report by the Director Operations on the Gallery Cafe Proposal;
2. support the opening of the Art Gallery Café utilising Council's Australian Disability Enterprise; and
3. amend the 2024/2025 Budget, funded from unrestricted cash, to:
 - 3.1 allocate \$20,000 for start-up costs;
 - 3.2 reduce rental income by \$7,800; and
 - 3.3 allocate the operating revenue and expenditure, as written in the financial implications section of this report.

Executive summary

The café located in Council's gallery building previously leased to a private operator and has recently closed. Now that the café space is vacant there is an opportunity to consider how this space will be leased. It is considered there is a great opportunity for Council's Australian Disability Enterprise (ADE) to run a café from this facility, building on the existing employment opportunities provided through that service.

Disclosure of Interest

Nil

Detailed report

Council owns the café space in the art gallery building that has been leased by a private business until recently. The café space is now vacant and it is highly desirable for a café to operate out of this space to provide a café service to the gallery and visitor information centre.

Council runs an Australian Disability Enterprise that provides employment and training for people with a disability. There is now an opportunity to expand the service offering by running the café at the art gallery.

The coffee shop will be a social enterprise aimed at providing employment and training opportunities for individuals living with disabilities under the National Disability Insurance Scheme (NDIS). This initiative will not only create a welcoming, accessible community hub but will also contribute to the empowerment and inclusion of NDIS participants in the workforce.

The coffee shop will serve high-quality coffee, beverages, and light meals, offering a comfortable atmosphere for customers while functioning as a supportive work environment where individuals with disabilities can develop and refine skills.

The Mission Statement for this proposal is:

To foster an inclusive, supportive, and accessible community space where NDIS participants can gain valuable employment skills, experience, and confidence while contributing to a thriving coffee shop business. We aim to promote social inclusion, independence, and personal growth for individuals living with disabilities.

Staffing – Council is currently recruiting for a casual support worker and pending that recruitment being successful a roster can be developed utilising existing staff and an additional part-time support worker. This position may become full time depending on the on-going success of the café. The part time worker will cover the weekdays shifts with the weekend shifts being covered by our current support workers. Staffing will consist of:

NDIS Participants – Trained in customer service, food preparation and coffee making;

Supervisors – Experienced support workers who can oversee day to day operations and provide guidance to NDIS staff

Trainers – Professionals in hospitality and disability support to provide tailored training programs.

Council has supported workers who are interested in training and working in the coffee shop who could commence in the role when the coffee shop opens. Council also has existing support staff with café experience.

It is hoped that with a successful recruitment and training of new staff the café may open before Christmas. This is to be confirmed.

Council will undertake branding and marketing in house.

Opening Hours – The intent initially is to open the café seven days to ensure adequate coverage when the tourist information centre and gallery is open. This maybe refined to a Wed-Sun roster depending on initial staffing and rostering abilities. The final opening will need to be determined over the next 4-6 weeks.

Community Plan implications

Theme	Building a Strong Local Economy
Goal	A range of rewarding and fulfilling career opportunities to attract and retain residents
Strategy	Support projects that create new jobs in the region and help to build a diverse and multi-skilled workforce

Strategic implications

Council Strategies

The opportunity to run a café through the ADE strongly aligns with Councils aims and objectives through the ADE service namely:

- Employment – Providing job opportunities for NDIS participants
- Training – on-going training programs focusing on skills such as customer service, food preparation and handling, coffee making etc.
- Community Integration – Creating a welcoming environment for both NDIS participants and customers to promote community cohesion
- Sustainability – To operate as a financially viable business with a focus on social impact and community engagement.

Councils ADE operated under suite of disability service standards and NDIS requirements that this proposal aligns to.

Council Policies

N/A

Legislation

Council operates the ADE under the NDIS. The NDIS has Practice Standards and Quality Indicators the ADE must meet and is externally audited for compliance. It is considered the proposed operation of a coffee shop through ADE meets the requirements of the NDIS standards.

Financial implications

The intent is for the café to run as a profitable enterprise to the point where it at least covers the costs of operations. The café will operate under the principles of competitive neutrality to ensure no detrimental impact on other local coffee shops. This means the café will charge competitive market prices for food and coffee. Supported workers will be employed under the current employment arrangements of Council with the Support staff being funded through the NDIS scheme as is currently the case.

A business case has been prepared that demonstrates a small profit can be made from the café operations however, there may a few months of operation to build the business to ensure sales meet the target to cover costs.

Council will need to invest some start-up funds to set the café up and the recommendation is \$20,000. This will cover initial stock, some equipment (bench top oven, sandwich press, pie warmer etc) and training and permits required to open.

The café comes with some equipment. The coffee machine and grinder will be leased to keep initial setup costs reasonable and comes with regular servicing.

An operating budget will need to be allocated in order to run the café, the below budget lines are recommended for the 2024/25 Budget, in order to test the start-up proposal for this café:

1. Sales revenue	(\$ 60,000);
2. NDIS funding	(\$105,000);
3. Employee costs	\$138,000;
4. COGS	\$ 25,000;
5. Equipment Hire	\$ 2,000;
6. Oncosts	<u>\$ 1,000</u>
Profit/Loss	0

The budget will also be adjusted to account for the current rent of \$7,800 per annum that will no longer be received as it will be forgone under the new arrangements.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2024/25	✘	✔	-
Future Years	-	✔	-

Associated Risks

This proposal comes with the following risks:

Risk - Lack of profitability due to low sales and high staff overheads.

Control – Good quality food and service and unique ADE business with good marketing. The costs associated with staff overheads are mostly funded through NDIS support workers however, it is not the intent to run the café at a loss for an extended period. If the café proves to be unsuccessful a further report would be presented to Council with options that may include closure.

Risk – Recruitment Difficulties.

Control – Establish strong partnerships with NDIS providers and local disability support groups to ensure a steady stream of potential employees and customers.

JULIAN GEDDES
DIRECTOR OPERATIONS

6 November 2024

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 11: Community

11.1 Policy Review - Interactions Between Councillors and Staff

REPORT BY THE GOVERNANCE CO-ORDINATOR
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, GOV400047

RECOMMENDATION

That Council:

1. **receive the report by the Governance Co-ordinator on the Policy Review - Interactions Between Councillors and Staff; and**
 2. **place the Interactions Between Councillors and Staff policy on exhibition for 28 days and if no submissions are received, adopt the policy.**
-

Executive summary

The Interactions Between Councillors and Staff policy provides a framework for Councillors when exercising their civic functions by specifically addressing their ability to interact with and receive advice from specific staff in line with the Code of Conduct.

Disclosure of Interest

Nil

Detailed report

The Interactions Between Councillors and Staff policy facilitates a positive working relationship between Councillors as the communities elected representatives and staff who are employed to administer the operations of Council. This policy provides direction on interactions between Councillors and staff to assist both parties in carrying out their day to day duties professionally, ethically and respectfully.

This policy applies to all interactions between Councillors and staff whether face to face, online, by phone or in writing and applies whenever interactions between Councillors and staff occur whether inside or outside of work hours and at both Council and non-Council venues and events.

Changes

The policy has also been reviewed and updated to include recommendations from the Office of Local Government that had not been previously considered. These changes provide more clarity on the expectations for both Councillors and Staff.

Key Changes to take note of include:

- Referencing that authorised staff contacts can only discuss matters that relate to their area of responsibility
- Allowing for the General Manager to amend the authorised contact list at any time
- More specific guidance around Councillor access to information. Councillors must be specific around the information they are requesting and reinforces confidentiality and privacy aspects surrounding certain Council information.

- Providing for the General Manager to refuse Councillor access to information where the information is not necessary for the Councillors civic functions, a conflict of interest has been declared, gathering the information would result in an unreasonable diversion of staff time and resources or other legislative reasons
- The requirement for reasonable notice to respond to be given of any questions asked of Councillor or staff at a Council meeting as well as staff obligations to answer questions asked via the General Manager at a Council meeting
- Access to approved Councillor facilities within Council buildings must be during normal business hours
- Reinforcement that Councillors cannot direct staff and personal matters must be dealt with in public areas of Council offices only
- Reinforcement for Council staff that they should not provide advice to Councils unless approved by the General Manager and must record all advice given

Community Plan implications

Theme	Good Government
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

Code of Conduct

Councillor Expenses and Facilities Policy

Legislation

Local Government Act 1993

Government Information (Public Access) Act 2009

Financial implications

Not Applicable

Associated Risks

This policy mitigates the risks involved with improper relationships between Councillors and staff. It removes any ambiguity around what is acceptable and prevents Council operations from being impacted as well as removing any perceived conflict of interest that may exist due to Councillors being involved in operational matters.

ASHLEIGH MARSHALL
GOVERNANCE CO-ORDINATOR

RACHEL GILL
ACTING DIRECTOR COMMUNITY

9 October 2024

Attachments: 1. Draft Policy - Interaction Between Councillors and Staff Policy.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



POLICY

Interactions between Councillors and Staff

A prosperous and progressive community.

ADOPTED	REFERENCE	1.2
COUNCIL MEETING MIN NO 20/22	REVIEW DATE	FEBRUARY 2026TBC
DATE: 2.FEBRUARY.2022	FILE NUMBER	GOV400047

1. Policy Objectives

1.1 The objectives of this Policy are to:

- Provide a policy on the interaction of Councillors and staff as per sections 6.2(e), 7.3 and 7.4 of the Code of Conduct. Facilitate a positive working relationship between Councillors and staff to work together appropriately and effectively to support each other in their respective roles
- Ensure Councillors have access to all documents reasonably necessary for them to exercise their role as a member of the governing body of Council. Ensure Councillors have adequate access to information and receive advice in an orderly, courteous and appropriate manner from nominated staff to assist them in the performance of their civic duties
- Enhancing the reputation of Council by Ensure that councillors receive accurate and timely advice from nominated staff to help them in the performance of their civic responsibilities. Maintaining transparent decision making and good governance
- Provide a protocol for the provision of regular updates to all Councillors of strategic meetings attended by the Mayor and or the General Manager that influence councils strategic objectives (Community Plan / Operating Plan / Resourcing Plan)
- Provide direction on Councillors' rights of access to Council buildings/facilities
- Provide clear and consistent direction for Councillor interaction with staff through which breaches of the policy will be managed in accordance with Code of Conduct

2. Background Legislative requirements

- *The Local Government Act 1993 provides for distinctly different roles for Councillors (Section 232) and staff (Section s335) to play in Council. Whilst there needs to be interaction between Councillors and staff members, particularly in relation to the provision of information to Councillors to enable them to perform their civic duties, Parts 6 and 7 of the Code of Conduct detail specific requirements to ensure that such interactions occur in an appropriate and transparent manner.*
- *Government Information (Public Access) Act 2009*

Related policies and plans

- Code of Conduct
- Councillor Expenses and Facilities Policy

a:

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POLICY: INTERACTIONS BETWEEN COUNCILLORS AND STAFF | V. 1.2 [ERROR! REFERENCE SOURCE NOT FOUND.](#), 2 FEBRUARY 2022

- b. Provisions that specify how Councillors access information and interact with staff should actively support Councillors in their role. At the same time Councillors must actively avoid creating any perceptions of wrongdoing when exercising their rights as elected representatives, particularly the appearance of trying to influence staff improperly.

3. Applicability

- a. This Policy applies to all Council officials.

- b. This Policy applies to interaction between Councillors and staff in-person, by telephone, internet, email, writing or any other form of communication.

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4. Policy Guidelines

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4.1 Authorised Contact Officers for Councillors

Staff members provide important services to Councillors to support them in the performance of their civic duties. Contact between Councillors and staff will be managed to ensure that Councillors are able to access the most appropriate staff.

- 4.1.1 Councillors are only authorised to contact staff directly [about matters that relate to the staff member's area of responsibility](#) as identified on the *List of Authorised Contact Officers for Councillors* which is held and maintained by the General Manager. [The General Manager may amend this list at any time and will promptly advise Councillors of any changes.](#)
- 4.1.2 Should a Councillor contact a staff member who is not the appropriate person, the staff member is expected to refer the Councillor to the appropriate staff member or to the *List of Authorised Contact Officers for Councillors*.
- 4.1.3 If a Councillor is not sure who the appropriate [cContact Officer](#) is, they should contact [the any of the Directors or the](#) General Manager's Office who will attend to the matter or advise the [m name](#) of the appropriate [cContact Officer](#).
- 4.1.4 ~~Councillors may receive constituent representations on routine matters where~~Where a staff member not on the *List of Authorised Contact Officer for Councillors* is the [cContact Officer](#) for a particular matter eg. a letter written to a constituent may have the staff member's name as the contact. ~~In these circumstances,~~Councillors should [still](#) contact the appropriate [oOfficer](#) on the *List of Authorised Contact Officer for Councillors*. ~~to enable the Officer to attend to the enquiry.~~
- [A Councillor or staff member must not take advantage of their position to improperly influence other Councillors or members of staff in the performance of their role for the purpose of securing a private benefit for themselves or another person.](#)

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4.2 Councillor Access to [Council Records Information](#)

[Councillors have a right to request access to information provided it is relevant to the exercise of their civic duties. This right does not extend to matters about which a Councillor is merely curious](#)

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- 4.2.1 Councillors must be provided with full and timely information sufficient to enable them to carry out their civic office functions, in accordance with the provisions of the *Local Government Act 1993* and the Code of Conduct.
- 4.2.6 ~~The information~~[Information](#) provided to a particular Councillor in the performance of their civic duties shall also be made available to [all other](#)other Councillors, ~~upon request or where considered appropriate by the Council Officer,~~ [where considered appropriate by the General Manager.](#)
- 4.2.4 ~~Councillors requesting access to files and records shall~~[to information should make a request to the General Manager or nominated staff on the List of Authorised Contact Officer for Councillors. Councillors must, to the best of their knowledge, be specific about what information they are requesting. Where a Councillors request is unclear, the General Manager or authorised staff member is entitled to ask the Councillor to clarify their request and the reason for seeking access to the information.](#)

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POLICY: INTERACTIONS BETWEEN COUNCILLORS AND STAFF | V. 1.2 [ERROR! REFERENCE SOURCE NOT FOUND.](#), 2 FEBRUARY 2022

- [Where information cannot be provided in a timely manner, the Councillor will be advised, and the information will be provided as soon as practicable.](#)
 - [Councillors are required to treat all information provided by staff appropriately and will observe any confidentiality and privacy requirements. Staff will inform Councillors of any confidentiality requirements for information they provide. If a Councillor is unsure of the confidentiality or privacy requirements of information, they should contact the General Managers office or the staff member authorised to manage the request.](#)
 - [For technical or sensitive matters, Councillors should put their requests for information or advice in writing.](#)
- 4.2.2 ~~———— Councillors are entitled to access all Council files, records or other information identified as Open Access under the *Government Information (Public Access) Act 2009* (GIPA) as identified in Council's Access to Information Guidelines or that information relating to a matter currently before the Council.~~
- [4.2.3 ~~———— If Councillors have a private \(as opposed to civic\) interest in a document, they are afforded the same rights as members of the public and are required to make an application under the *Government Information \(Public Access\) Act 2009* \(GIPA Act\) for information that they are requesting in a personal capacity as opposed to a civic capacity. Councillors will not be provided preferential treatment as a private citizen and will be required to pay any associated costs.~~](#)
 - [This policy does not preclude a Councillor from making a request for access to information through a Notice of Motion at a Council Meeting.](#)

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[The General Manager may refuse access to information requested by a Councillor and must advise the Councillor in writing of their reasons for refusing access to the requested information. Access to information may be refused where:](#)

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- [The information is not necessary for the performance of the Councillors civic functions.](#)
- [The Councillor has previously declared a conflict of interest in the matter and have been removed from decision making.](#)
- [The General Manager is prevented by law from disclosing the information.](#)

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~~4.2.4 Councillors requesting access to files and records shall make a request to the General Manager or nominated staff on the List of Authorised Contact Officer for Councillors.~~

4.2.5 ~~———— For technical or sensitive matters Councillors should put their requests for information or advice in writing. The request should be drafted carefully and should detail the information, or the nature of the information, being sought.~~

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~~———— Responding to the request for information would result in an unreasonable diversion of staff time and resources. Where a Councillors request for information is refused on these grounds, 4.2.5.1 The General Manager may require a Councillor to submit a Notice of Motion under Council's Code of Meeting Practice. The MMayor and General Manager will liaise to determine if it is believed that significant resources will be required to respond to a request for information and if [seso](#), the General Manager should advise the Councillor and provide details of the estimates of time and/or costs that are likely to be incurred in providing the information. An indication should also be given of what other matters will not be able to be attended to as a~~

POLICY: [ERROR! REFERENCE SOURCE NOT FOUND.INTERACTION BETWEEN COUNCILLORS AND STAFF.](#) | [ERROR! REFERENCE SOURCE NOT FOUND.V-1.2-](#), [ERROR! REFERENCE SOURCE NOT FOUND,2 FEBRUARY 2024.](#)

result of compiling the requested information. [In such circumstances, the General Manager may require a Councillor to submit a Notice of Motion under Council's Code of Meeting Practice.](#)

4.2.6 — [The information provided to a particular Councillor in the performance of their civic duties shall also be made available to other Councillors, upon request or where considered appropriate by the Council Officer.](#)

4.2.7 — [Requests for information by Councillors will be responded to expediently. Any recommendation to refuse access should be referred to the General Manager.](#)

4.2.8 — [A Councillor who has been refused access to a Council document is entitled to lodge a request under the GIPA Act and has rights of review applicable under that Act.](#)

■

4.2.9 — [This policy does not preclude a Councillor from making a request for access to information through a Notice of Motion at a Council Meeting.](#)

4.2.10 [Councillors who have a personal interest, as distinct from a civic interest, in a document of the Council have the same rights as a member of the public. No Councillor will be provided preferential treatment in the provision of any service when that Councillor is acting outside their elected role and in the capacity of a private citizen.](#)

4.3 — Councillor and Staff Interaction at Meetings

■ [4.3.1 — Questions to staff from Councillors at Council meetings must be through the General Manager will be in accordance with the provisions of Council's Code of Meeting Practice.](#)

■ [A Council staff member must oblige to answer a question put to them through the General Manager at the direction of the General Manager in accordance with Council's Code of Meeting Practice.](#)

■ [Councillors and staff are entitled to be given reasonable notice of any questions and where notice is not given, may take it on notice and report the response to the next Council meeting in accordance with Council's Code of Meeting Practice.](#)

■ [4.3.2 — Councillors may give a direction to the General Manager by way of a Council resolution.](#)

4.4 Councillor and Staff Interaction Outside of Meetings

4.4.1 The office of the General Manager will develop and manage protocols for the regular reporting to all Councillors on the strategic meetings attended by the Mayor and or the General Manager

[4.4.2 Enquiries](#)[4.4.2 Enquiries](#) to staff on matters generally not available to the public should be directed to the General Manager or to those on the List of Authorised Contact Officer for Councillors. Similar procedures shall apply where a Councillor has lodged an application, for example a development application, with the Council.

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POLICY: INTERACTIONS BETWEEN COUNCILLORS AND STAFF | V. 1.2 [ERROR! REFERENCE SOURCE NOT FOUND.](#), 2 FEBRUARY 2022

4.4.3 Councillors shall not approach staff, other than those nominated on the List of Authorised Contact Officers for Councillors, for advice.

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4.4.4 Notwithstanding these specific provisions, it is recognised and expected that the Mayor has a day-to-day need to discuss a range of matters with Council staff. In these circumstances the Mayor will enquire as to the availability of staff concerned to enable appropriate discussion or enquiry.

4.5—Councillor Access to Council [Offices](#)[Facilities](#)

4.5.1—As elected members of Council, Councillors are entitled to have access to the Council Chamber, the Committee Room and public areas of the Council's buildings during normal business hours. All other areas are deemed staff-only areas. Booking are required for the use of meeting rooms and [ca-Bookings can](#) be made with the General Manager's Office.

4.5.3—Councillors have after-hours access to the Council Chambers and Committee Room whenever a Council or Committee meeting is scheduled.

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4.6—Inappropriate Councillor/Staff Interaction

4.6.1—All Councillors and staff are to interact in accordance with the provisions of the Code of Conduct.

4.6.2—~~Clause 6.7 of the Council's Code of Conduct prohibits a number of types of interactions between staff and Councillors.~~

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~~Staff are not accountable to Councillors individually and do not take direction from them. It states that Councillors and staff must not engage in the following inappropriate interactions:~~

Councillors must ensure that:

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■ ~~They must not direct staff except by giving appropriate direction to the General Manager by way of a Council or committee resolution, or by the Mayor exercising their functions under s226 of the Local Government Act 1993.~~

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■ ~~Councillors and administrators approaching staff and staff organisations to discuss individual or operational staff matters other than broader workforce policy issues. They must not in any public or private forum, direct or influence, or attempt to influence a member of staff in the exercise of their functions.~~

■ ~~Councillors and Administrators who Where they have lodged a development application with council, discussing the matter with council staff must occur in staff only areas of the Council, public areas of Council offices only~~

■

■ ~~They are not being overbearing or threatening to Council staff and must not make personal attacks on Council staff in a public forum.~~

■ ~~They must not direct or pressure Council staff in the performance of their work, or recommendations they should make.~~

POLICY: ~~ERROR! REFERENCE SOURCE NOT FOUND.~~INTERACTION BETWEEN COUNCILLORS AND STAFF. | ~~ERROR! REFERENCE SOURCE NOT FOUND.~~V-1.2-, ~~ERROR! REFERENCE SOURCE NOT FOUND.~~2 FEBRUARY 2024.

~~■ Councillors~~They should not attending on-site meetings with lawyers and/or consultants engaged by Council associated with current or proposed legal proceedings unless permitted to do so by Council's General Manager or, in the case of the Mayor or administrator, exercising their power under Section 226 of the *Local Government Act*.

a. **Council staff must ensure that:**

b. ~~■ Council staff~~They must not approaching Councillors and Administrators to discuss individual or operational staff matters other than broader workforce policy issues.

~~■ They should not provide advice to Councillors unless it has been approved by the General Manager.~~

~~■ When providing ad hoc advice to Councillors and administrators it must be recorded or documented as if the advice was provided to a member of the community.~~

e. ~~■ Council staff refusing~~They must not refuse to give information that is available to other Councillors to a particular Councillor.

~~d. ■ Councillors and Administrators who have lodged a development application with council, discussing the matter with council staff in staff only areas of the Council.~~

e. ~~Councillors and Administrators being overbearing or threatening to Council staff.~~

f. ~~Councillors and Administrators making personal attacks on Council staff in public forum.~~

g. ~~Councillors and Administrators directing or pressuring Council staff in the performance of their work, or recommendations they should make.~~

h. ~~Council staff providing ad hoc advice to Councillors and administrators without recording or documenting the interaction as they would if the advice was provided to a member of the community.~~

i. ~~■ Council staff~~They must not meeting meet with applicants or objectors alone AND or outside office hours to discuss applications and proposals.

~~j. ■ Councillors attending on-site meetings with lawyers and/or consultants engaged by Council associated with current or proposed legal proceedings unless permitted to do so by Council's General Manager or, in the case of the Mayor or administrator, exercising their power under Section 226 of the Act.~~

4.7 Breaches of this Policy

4.7.1 A breach of this pPolicy will be taken to be a breach of the Code of Conduct and any complaints alleging a breach of this pPolicy must be made in accordance with Part 4 of the Procedures for the Administration of the Model Code of Conduct.

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11.2 Kildallon Education Centre - Mudgee Arts Council 2023/2024 Annual Report

REPORT BY THE ACTING DIRECTOR COMMUNITY
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400103, P1122711

RECOMMENDATION

That Council:

1. **receive the report by the Acting Director Community on the Kildallon Education Centre - Mudgee Arts Council 2023/2024 Annual Report; and**
2. **note the Kildallon Education Annual Report provided by Mudgee Arts Council.**

Executive summary

This report provides the 2023/2024 Annual Report from the Mudgee Arts Council for their use of the Kildallon Education Centre (70 Court Street, Mudgee). This information has been requested by Council through the Memorandum of Understanding (MOU) with Mudgee Arts Council for the use and operation of Kildallon.

Disclosure of Interest

Nil

Detailed report

In accordance with the MOU, the Mudgee Arts Council reports to Council annually on the activities at Kildallon Education Centre for the financial year. This annual report includes information about partner organisations that make use of the facility, visitor numbers, hire income, maintenance, and future planning.

Kildallon represents a successful partnership between Council and the community to deliver an education precinct that is being well utilised. This is enhanced by the Country University Centre (CUC) that opened earlier this year.

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 Plan

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

By having an agreement with the Mudgee Arts Council Inc. to assist in the operation of the 70 Court Street facility, Council is able to keep ongoing maintenance and operational costs to a minimum, as per the current operational plan.

Associated Risks

70 Court Street is a substantial asset with a great deal of potential. Is it vital that Council retains a level of oversight over the site to ensure that it can be well used by the community and develops further as an important education and cultural resource for the community. The MOU in place with Mudgee Arts Council allows Council to retain an overall strategic consideration for the site.

RACHEL GILL
ACTING DIRECTOR COMMUNITY

10 October 2024

Attachments: 1. Kildallon Education Centre 2023-24 Annual report - Mudgee Arts Council.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Kildallon Education Centre report to Mid-Western Regional Council 2023-24

In accordance with the MOU held with Council, Mudgee Arts Council (MAC) presents this report of the activities at Kildallon Education Centre in the period of the 2023-24 financial year.

Partner Organisations

Mudgee District U3A, Mudgee Performing Arts Society, Mudgee Concert Band, Cudgegong Camera Club and Mudgee Readers' Festival are the partner organisations making use of the facility. Each is a financial member of Mudgee Arts Council and contributes to the management of the site through quarterly meetings and delegated responsibilities. Each group has benefited from having access to Kildallon.

Estimated visitor numbers July 2023 to June 2024

Mudgee District U3A: Current membership stands at 217. Whilst the full membership does not attend at any one time, most members attend classes at Kildallon at least once a week. Monthly attendance is estimated at 700.

Mudgee Community Band: Currently the band has 25 members averaging 17 people per week and more than 600 people over the last 12 months.

Mudgee Performing Arts Society: Current membership is 30. Meetings and rehearsals are held at Kildallon with rehearsals for the production of Sweet Charity, taking place both in the evenings and on weekends. Cudgegong Youth Theatre also operates at Kildallon with 25 students enrolled.

Cudgegong Camera Club: Current membership is 32 with 15-20 members attending monthly meetings, giving a total of 150-200 people attending Kildallon over the year.

Mudgee Readers' Festival: While MRF does not meet at Kildallon, it does hold events there including the screening of 'Live and Local' (sessions from the Sydney Writers' Festival). Over four days in May a total of 172 people attended the 21 sessions offered.

Hirers: Currently there are six music tutors operating at Kildallon and approximately 200 students per week are involved in learning a variety of instruments or participate in musical activities. A String Ensemble, with 10 people attending, also rehearses at Kildallon.

During term two, a Speech Pathologist hired rooms to conduct training sessions for the parents of children with autism. This brought about a dozen people to the facility per week.

Kildallon Expo

This event was designed to showcase activities that happen at Kildallon Education Centre. It was originally planned to take place on the front lawn and to coincide with the official opening of the Country Universities Centre (CUC) in March 2024. Circumstances combined to thwart those plans. Firstly, the CUC was opened in the afternoon, mid-week which meant that the Kildallon partners, could not participate.

Still hoping to capitalize on interest in the new facility, it was hoped to hold the event the following weekend, however, that was Easter, so the Expo was delayed.

On 6th April, despite inclement weather which forced the event to be held at the rear of the main building under the covered area, supplemented by numerous gazebos, Kildallon Expo went ahead. All partner organisations participated providing music and drama items, poetry readings, demonstrations of Tai Chi and Line Dancing, displays of craft work plus a cake stall and BBQ. The CUC was also open for inspection on the day. In all, about 200 people attended and the Expo did provide the opportunity to show what happens at Kildallon Education Centre.

Small Farm Field Days

Further promotion of Kildallon occurred when KEC was invited to have a stand in the Training and Skills hub at the Small Farm Field Days in July. All partner organisations and hirers provided materials for the display which attracted attention to the facility.

Maintenance

MAC is grateful for the ongoing efforts of Ben Edmonds and MWRC to improve and maintain the facility. The old building does require a lot of TLC and Ben does his best to attend to issues and remain within budget.

Great attention has been paid to the street view of Kildallon with the painting of the exterior of the main building, the attractive landscaping, and the smart white picket fence, however, behind the main building the grounds have been neglected. Mudgee Arts Council has upheld its part of the MOU by keeping the lawns mowed, but the once a term clean-up of the grounds by Council has not occurred. Ben is aware of this and is seeking to remedy the situation.

The covered area at the rear of the building was re-roofed, which was greatly appreciated on the day of Kildallon Expo, and painting of the exterior of the other buildings is planned.

MAC engages the services of *Absolute Cleaning* to clean the communal areas in A Block on a weekly basis during school terms.

Future Planning

Outdoor access to bathroom facilities remains a priority and in the long-term MAC would like the rear entrance to the main building redeveloped.

The poor weather on the day of Kildallon Expo also highlighted the need for a performance space at Kildallon, another long-term project.

Mudgee Arts Council looks forward to a continued partnership with Mid-Western Regional Council in the further development of Kildallon Education Centre.

Heather Rushton
Mudgee Arts Council President.

11.3 Mudgee Valley Park Expansion Project Progress Update

REPORT BY THE ACTING DIRECTOR COMMUNITY

TO 20 NOVEMBER 2024 ORDINARY MEETING

GOV400105, FIN300365, COR400446

RECOMMENDATION

That Council receive and note the report by the Acting Director Community on the Mudgee Valley Park Expansion Project Progress Update.

Executive summary

The attached report provides an update on the progress of the Mudgee Valley Park Expansion Project Stage 3.

Disclosure of Interest

Nil

Detailed report

At the Council meeting in April 2023, it was resolved to proceed with Stage 3 of the Mudgee Valley Park Expansion. This stage provides an additional 15 cabins and associated infrastructure at a cost of around \$7 million. This budget has been allocated across the 2023/24 and 2024/25 budgets.

As part of Stage 3, the first 7 cabins have been installed. The two bedroom cabins are currently being installed. All the single bedroom cabins are furnished. Site drainage has been installed. Infrastructure is continuing to progress, and all two-bedroom cabins will be installed over the next 6 months.

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

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

Budget is already in place for this project.

Associated Risks

Regular reporting to Council provides an opportunity to communicate and manage any ongoing or unexpected risks that emerge with this project.

RACHEL GILL
ACTING DIRECTOR COMMUNITY

4 November 2024

Attachments: 1. Mudgee Valley Park Expansion Project Stage 3 Progress Report November 2024.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



MUDGE VALLEY
PARK EXPANSION
PROJECT – STAGE 3
PROGRESS REPORT

4 NOVEMBER 2024

COMMUNITY



COMMUNITY | MUDGEES VALLEY PARK EXPANSION PROJECT – STAGE 3 PROGRESS REPORT

THIS DOCUMENT HAS BEEN PREPARED BY RACHEL GILL, ACTING DIRECTOR COMMUNITY FOR MID-WESTERN REGIONAL COUNCIL.

ANY QUESTIONS IN RELATION TO THE CONTENT OF THIS DOCUMENT SHOULD BE DIRECTED TO:
RACHEL.GILL@MIDWESTERN.NSW.GOV.AU OR (02) 6378 2850

DATE OF PUBLICATION: 4 NOVEMBER 2024

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COMMUNITY | MUDGEE VALLEY PARK EXPANSION PROJECT – STAGE 3 PROGRESS REPORT

Stage 3 Progress Report

As of 4 November 2024, the stage 3 project progress for the Mudgee Valley Park Expansion Project is 58%.

STAGE 3 PROJECT PROGRESS



PROJECT EXPENDITURE



PROJECT EXPENDITURE COMMITTED



Scope

At the meeting held on April 19, 2023, Council endorsed the further expansion of the Mudgee Valley Park. This investment opportunity for further expansion includes the approved development of 15 new cabins (7 x 1-bedroom cabins, 3 x 2-bedroom cabins, 2 x 2 DDA bedroom cabins, 3 x 4-bedroom cabins, not including any infill cabins that can be installed when sites become available) to deliver key worker housing in the short term (3-5 years) and in the long-term increase tourism beds available to meet these growing demands.

Achievements and Highlights

- The first 7 cabins have been installed.
- The two Bedroom cabins are currently being installed.
- All the single bedroom cabins are furnished.
- Site Drainage has been installed.
- 3 infill cabins are in progress with Procurement.

Next 6 Months

- All cabins will be installed.
- Infrastructure is continuing to progress.

COMMUNITY | MUDGEE VALLEY PARK EXPANSION PROJECT – STAGE 3 PROGRESS REPORT

Photos



COMMUNITY | MUDGEE VALLEY PARK EXPANSION PROJECT – STAGE 3 PROGRESS REPORT



11.4 Mudgee Centre of Excellence Training Camp Progress Update

REPORT BY THE ACTING DIRECTOR COMMUNITY
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, FIN300368

RECOMMENDATION

That Council receive and note the report by the Acting Director Community on the Mudgee Centre of Excellence Training Camp Progress Update.

Executive summary

This report provides an update to Council on the progress of the Mudgee Centre of Excellence Training Camp facility. The Construction Certificate was issued on 15 April 2024, allowing construction of the major parts of the project to commence.

Disclosure of Interest

Nil

Detailed report

The attachment to this report provides a quarterly update on the progress of the Mudgee Centre of Excellence Training Camp project.

The building construction phase has commenced with works on stormwater installation almost complete, the sewer main complete, and building construction underway. Building construction will continue with the aim of reaching lock up stage within the next 3 months. Over \$8.3 million has already been spent on the project to date. Current commitments total \$15.6 million.

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

This project is budgeted and no additional funds are requested from Council with this report.

Associated Risks

Regular reporting to Council provides an opportunity to communicate and manage any ongoing or unexpected risks that emerge with this project.

RACHEL GILL
ACTING DIRECTOR COMMUNITY

29 October 2024

Attachments: 1. Mudgee Centre of Excellence Training Camp Progress Report October 2024.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



MUDGEE CENTRE OF
EXCELLENCE
TRAINING CAMP
PROGRESS REPORT

29 OCTOBER 2024

MID-WESTERN REGIONAL COUNCIL
COMMUNITY



COMMUNITY | MUDGEES CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT

THIS DOCUMENT HAS BEEN PREPARED BY RACHEL GILL, ACTING DIRECTOR COMMUNITY FOR MID-WESTERN REGIONAL COUNCIL.

ANY QUESTIONS IN RELATION TO THE CONTENT OF THIS DOCUMENT SHOULD BE DIRECTED TO:
RACHEL.GILL@MIDWESTERN.NSW.GOV.AU OR (02) 6378 2850

DATE OF PUBLICATION: 29 OCTOBER 2024

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Mudgee Centre of Excellence Training Camp Progress Report

As of 29 October 2024, the project progress for the Mudgee Centre of Excellence Training Camp is 40%.

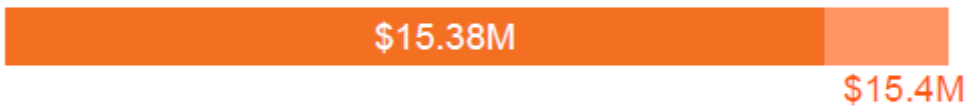
OVERALL PROJECT PROGRESS



PROJECT EXPENDITURE



PROJECT EXPENDITURE COMMITTED



Scope

The Mudgee Centre of Excellence training camp project is a major project being delivered to provide an accommodation facility to compliment the Glen Willow Regional Sporting Complex. The training camp is being designed to cater for elite sporting teams as well as schools and junior sports teams and other groups that can make use of the area and the sporting facilities at Glen Willow.

Achievements and Highlights

- Building A – 98% of gyprock installed
- Installation of cabinetry in building C
- Building C - paint undercoat commenced
- Building B – 90% of gyprock installed
- Stormwater installation 85% complete

Next 3 Months

- Building B & C – tiling, flooring & fit out of bathrooms
- Building B & C – completion of painting
- Building A – installation of gym flooring & equipment
- Building A – installation of kitchen
- External – landscaping, fencing, concreting of footpaths & asphaltting of carpark area

COMMUNITY | MUDGEES CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT

Photos

Building A



COMMUNITY | MUDGEE CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT



Building B



COMMUNITY | MUDGEES CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT



Building C



COMMUNITY | MUDGEES CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT



11.5 Library Services Quarterly Report - July to Sept 2024

REPORT BY THE ACTING MANAGER LIBRARY SERVICES

TO 20 NOVEMBER 2024 ORDINARY MEETING

GOV400105, F0620020

RECOMMENDATION

That Council receive and note the Library Services Quarterly Report - July to Sept 2024 by the Acting Manager Library Services.

Executive summary

This report seeks to inform Council of the activities undertaken by the Mid-Western Regional Council Library Service between July to September 2024 (inclusive), under four key strategic priorities: Our Spaces, Our Collections, Our Programs and Activities, and Our People.

Disclosure of Interest

Nil

Detailed report

OUR SPACES

- Mudgee Library branch commenced its revised opening hours from 1 July. Feedback from the community has been positive on the whole, and staff are noticing an increase in visitation on Saturday afternoons. It is hoped that more events aimed at adults will be run on Thursday evenings in the future, once staffing numbers are at a level that increases capacity.
- The Library was successful in obtaining a Moolarben Coal Community Support Program 2024 grant to purchase hearing loop equipment to improve accessibility to programs and events for those who are hard of hearing.

OUR COLLECTIONS

- To promote the range of resources available to the public via the Library's various lending collections one of the part-time Library Assistants has created visually appealing and engaging displays at the Mudgee Library. Ways to include other branches in this project are being investigated. The themes of the displays for the July to September period were: Mudgee Readers' Festival authors; BAD Sydney Crime Writers Festival; Banned Books (to promote Banned Books Week, a timely topic in light of recent book challenges, and a way to promote the human rights related to the freedom to read); and Spring. Feedback and engagement from the public about the displays has been positive.

OUR PROGRAMS AND ACTIVITIES

- The Library successfully launched the new *1000 Books Before School* early literacy program on Wednesday 24 July. 73 children and adults attended the launch, enjoying a fun party atmosphere. From launch day to 30 September, 127 children have signed up to this important literacy initiative.
- Library staff attended the Putta Bucca Wetlands Family Fun Day event on 20 July with the Mobile Library Van. This was a positive avenue for outreach, with 65 members of the public

interacting with staff. Several people joined the Library on the day, and some were also able to borrow items. The Library would welcome the opportunity to continue to partner with Council's Environment team on future projects and events.

- The Acting Library Manager attended an engaging outreach session at the Mudgee Hospital in August. This provided an opportunity to interact with 20 seniors from the community and inform them of the resources available at the Library. Several of the attendees signed up to the Library during the session.
- The Library conducted 20 school holiday activities across the region during July for Children aged 3-12 years old. 96 children engaged with the sessions which related to an 'Olympic' theme.
- Another successful Mudgee Readers' Festival was held across the weekend of 16-18 August. The Library hosted a number of the talks over the weekend, and was the venue for author signings – providing an engaging and stimulating space to celebrate a range of literary themes. The Library looks forward to continuing its good working relationship with the Festival in future years.

OUR PEOPLE

- Recruitment for a rebranded full-time position of Senior Library Officer [SLO] was conducted during August, with the successful applicant being an internal hire. The hiring of this position has greatly assisted with lessening impacts to service delivery at the Library, while the Manager Library Services is seconded to the role of Acting Director Community, and the Acting Library Manager was on leave during September. Recruitment for the now vacant full-time Library Assistant position (to be rebranded Library Officer) will commence in October.
- The Mobile Library Officer [MLO] returned from extended leave in September. The casual and permanent staff who covered the service delivery during the MLO's absence did a commendable job of maintaining service levels.
- The Acting Library Manager has continued to attend the Coordinator Capability Training sessions provided by Council, and the Senior Library Officer has and will continue to attend relevant sessions to that position. These sessions provide valuable insight into Council's operating procedures and processes.
- The Senior Library Officer attended the NSW Ombudsman Managing Unreasonable Conduct by a Complainant Workshop in September. This workshop promoted ways to assist in identifying when a complainant becomes unreasonable, how to manage and prevent this behaviour, as well as resolution strategies.

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 line with the 2022/23 – 2025/26 Delivery Program, and Library Strategic Plan.

Council Policies

Collection Development Policy

Legislation

Not Applicable

Financial implications

Not Applicable

Associated Risks

Not Applicable

SAM SHEPPEARD-BOROS
ACTING MANAGER LIBRARY SERVICES

RACHEL GILL
ACTING DIRECTOR COMMUNITY

14 October 2024

Attachments: 1. Library Services Quarterly Statistics - Jul-Sep24.


APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



Library Services

Quarterly Statistics – July/August/September 2024



We handle enquiries for the
25,760
 residents who call our region home



Collections | Print and Online

 Total Loans 26,657 22,251 ¹	 eResource Access 10,640 6,451 ¹	 New Items Added 44,339 15,322 ¹
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Requests for Items

 Purchase Requests 118 132 ¹	 Total Inter-Library Loan Requests 66 54 ¹
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Outreach | Mobile Library

 Visits 258 391 ¹	 Loans 677 1271 ¹
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Programs and Activities

 Book Group Attendance 86 61 ¹	 Total Events 150 136 ¹	 Total Attendees 1,969 1,727 ¹
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People | Across All Branches

 Visits 22,399 20,758 ¹	 Members 13,530 50.1% of residents 12,750 ¹
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Spaces | Bookings

 Meeting Room 51 34 ¹	 Event Zone 52 38 ¹
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Internet Access

 PC Usage 2,297 1,936 ¹	 Wifi 7,520 connected hours 6,383 ¹
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Online Engagement

 App Launches 1,557 1,221 ¹	 Facebook Page Reach 8,028 10,784 ¹	 Website Views 10,849 9,419 ¹	 Catalogue Views 12,002 4,199 ¹
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¹ 2023 quarterly comparison

11.6 Council Meeting Schedule for 2025

REPORT BY THE GOVERNANCE CO-ORDINATOR
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, GOV400105, GOV400113

RECOMMENDATION

That Council:

1. receive the report by the Governance Co-ordinator on the Council Meeting Schedule for 2025; and
2. confirm the dates for the 2025 Council Meetings as follows:
 - Wednesday 19 February
 - Wednesday 19 March
 - Wednesday 16 April
 - Wednesday 21 May
 - Wednesday 28 May – Extraordinary Council Meeting
 - Wednesday 18 June
 - Wednesday 16 July
 - Wednesday 20 August
 - Wednesday 17 September
 - Wednesday 15 October
 - Wednesday 19 November
 - Wednesday 10 December

Executive summary

This report sets the dates for the Council meetings to be held in 2025.

Disclosure of Interest

Nil

Detailed report

Council meetings are held each month (with the exception of January). Meetings are generally held on the third Wednesday of each month, commencing at 5.30pm with a Public Forum session.

An additional Council meeting is required in May to enable an uninterrupted implementation of the Delivery Program and Operational Plan (DPOP).

It is noted that the December Council meeting is scheduled be held on the second Wednesday of the month (10 December) to ensure that it is not held too closely to the Christmas break.

Proposed Council Meeting Schedule for 2025

- Wednesday 19 February
- Wednesday 19 March

- Wednesday 16 April
- Wednesday 21 May
- **Wednesday 28 May (Extraordinary Meeting)**
- Wednesday 18 June
- Wednesday 16 July
- Wednesday 20 August
- Wednesday 17 September
- Wednesday 15 October
- Wednesday 19 November
- **Wednesday 10 December (2nd Wednesday)**

The proposed schedule meets the requirements of the Code of Meeting Practice.

Community Plan implications

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

Strategic implications

Council Strategies

Community Plan

Council Policies

Code of Meeting Practice

Legislation

Local Government Act 1993

Financial implications

Not applicable

Associated Risks

Not applicable

ASHLEIGH MARSHALL
GOVERNANCE CO-ORDINATOR

RACHEL GILL
ACTING DIRECTOR COMMUNITY

25 October 2024

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

11.7 Doctors for Mudgee Region

REPORT BY THE ACTING DIRECTOR COMMUNITY
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, REC800016

RECOMMENDATION

That Council:

1. **receive the report by the Acting Director Community on the Doctors for Mudgee Region; and**
2. **amend the 2024/25 budget to increase the Doctor Attraction budget by \$24,007, to be funded from unrestricted cash.**

Executive summary

The Doctors for Mudgee Region group are seeking funding from key stakeholders to support strategic initiatives focused on addressing the critical shortage of General Practitioners (GPs) in the Mid-Western region. This funding represents a vital investment in a targeted recruitment campaign designed to improve the health and wellbeing of the community by attracting more GPs to the region. Council funding will be utilised exclusively for advertising and will be managed by Council staff.

Disclosure of Interest

Nil

Detailed report

The Mid-Western region faces a critical shortage of GPs, with the current doctor-to-resident ratio at 1:1954. This challenge is expected to worsen with an anticipated 20% population increase driven by workers relocating for renewable energy projects, adding further strain to healthcare resources. The situation is compounded by the expected retirement of several local GPs within the next one to three years.

A similar crisis in 2012 prompted the formation of the now defunct Mudgee4Doctors program (supported at the time by Xstrata (now Glencore)), recruiting ten doctors, six of whom remain practicing in the region today. This program's approach of offering financial incentives and relocation support proved effective in meeting urgent needs. Building on this success, the new campaign below proposes immediate and long-term solutions to secure ongoing GP services.

The newly formed Doctors for Mudgee Region group, composed of local healthcare providers, professionals, and concerned community members, are currently working alongside key local stakeholders including Glencore, Peabody, Yancoal, Bowdens Silver, and other renewable energy companies, to offer attractive relocation packages with the hope of enticing GPs to the region. The group are also proposing to employ a dedicated program coordinator to assist with recruitment and relocation efforts.

Proposal

To support this crucial initiative, it is proposed that Council increase its current Doctor Attraction budget from \$5,993 to \$30,000 in order to be able to strengthen its contribution to these efforts when required.

Allocation of pooled funds

At this point in time, Council has offered to financially support medical practices with funding job advertisements from the existing Doctor Attraction budget of \$5,993. Additional funds proposed will not necessarily be used towards the activities that are currently happening below, but instead will be allocated at our discretion.

Funds from contributors may be utilised as follows:

- **Job Advertisements** – Council has designed a dedicated landing page on the Choose Mudgee Region website for the purpose of having a central location for GP position enquiries. Council will manage all enquiries and funnel prospective candidates to all medical practices in the region, who will then be responsible for responding to doctors and keeping Council updated on how these recruitments progress.
- **Targeted media campaign** – The Doctors for Mudgee Region group are currently working with WOW Moment Productions to produce and distribute a promotional video aimed at GPs to showcase the benefits of moving to the Mid-Western region.
- **Program coordinator** – Employment of a coordinator to oversee all aspects of recruitment and relocation.
- **Relocation incentives** – Provision of attractive relocation packages, distributed over a four-year period to improve doctor retention.

Beyond recruitment, the group also aims to enhance retention with strategies such as housing support, ongoing financial and sponsorship incentives, investigation into innovative solutions such as ‘fly-in fly-out’ and holoportation, buy-in opportunities, and mentorship and training of students and international doctors.

Measuring success

Success will include an increase in GPs, improved appointment availability, reduced wait times, the reopening of practice books to new patients, and an overall boost to community health and wellbeing.

Council’s role

It is essential for Council to contribute and collaborate alongside key community stakeholders. This program directly aligns with Goal 1 of Council’s community plan to work with key partners and the community to lobby for effective health services in our region, and support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles. By championing this initiative, Council reaffirms its dedication and commitment to the health and wellbeing of the community.

Community Plan implications

Theme	Looking After Our Community
Goal	A safe and healthy community
Strategy	Work with key partners and the community to lobby for effective health services in our region

Strategic implications

Council Strategies

Community Plan

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

This report seeks a budget increase of \$24,007 to increase the Doctors budget to \$30,000.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2024/25	X	-	-
Future Years	-	-	-

Associated Risks

There is a reputational risk to Council if we are perceived as failing to fulfill our commitments in supporting health and wellbeing initiatives within the community.

RACHEL GILL
ACTING DIRECTOR COMMUNITY

28 October 2024

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

11.8 Determination of Councillor Fees and Categorisation of Council

REPORT BY THE GOVERNANCE CO-ORDINATOR
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, A0110038

RECOMMENDATION

That Council:

1. **receive the report by the Governance Co-ordinator on the Determination of Councillor Fees and Categorisation of Council;**
2. **take note of the categorisation of Councils and the category of which Mid-Western Regional Council falls under; and**
3. **determine whether a submission be made to the Local Government Remuneration Tribunal**

Executive summary

Under s241 of the *Local Government Act (LGA)*, The Local Government Remuneration Tribunal (The Tribunal) must determine by 1 May the minimum and maximum amount of fees to be paid during the following financial year to Councillors and Mayors in accordance with the categories determined under s240 of the LGA.

The Tribunal is currently inviting submissions as part of the review.

Disclosure of Interest

Nil

Detailed report

The Tribunal determines the categories that each Council is classified as based on a number of criteria such as the size of the area, population and distribution of the population, the nature and the extent of the development of areas among other things. The Tribunal is required to review the categories every three years. They are next due for review in 2026, however, this year the Tribunal are willing to examine any Council's that warrant a recategorization due to meeting a category's criteria. Categories for Non-Metropolitan Councils are as follows:

- Major Regional City
- Major Strategic Area
- Regional Strategic Area
- Regional Centre
- Regional Rural
- Rural Large
- Rural

Mid-Western Regional Council is currently categorised as Regional Rural. Councils categorised as Regional Rural will typically have a minimum residential population of 20,000 but may include the non-resident working population. Other features of a Regional Rural Council may include:

- A large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- Health services, tertiary education services and regional airports which service a regional community
- A broad range of industries including agricultural, educational, health, professional, government and retail services
- Large visitor numbers to established tourism ventures and events.

Councils in the Regional Rural category provide a degree of regional servicing below that of a Regional Centre. The category criteria is attached to this report.

In 2023, The Tribunal determined a 3% per annum increase in the minimum and maximum fees and a 3.75% increase in 2024, be applied with their determination taking effect from 1 July each year.

The Tribunal is currently inviting submission as part of the review, and it is expected that submissions are endorsed by Council. Submissions must be submitted by 20 December 2024.

Community Plan implications

Theme	Good Government
Goal	Strong civic leadership
Strategy	Provide strong representation for the community at Regional, State and Federal levels

Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Local Government Act 1993

Financial implications

A change in category could result in a change to the Councillor and Mayoral fees paid.

Associated Risks

Not Applicable

ASHLEIGH MARSHALL
GOVERNANCE CO-ORDINATOR

RACHEL GILL
ACTING DIRECTOR COMMUNITY

30 October 2024

Attachments: 1. Council Categorisations - Extract from Local Government Remuneration Tribunal Annual Determination.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Appendices

Appendix 1 Criteria that apply to categories

Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

Metropolitan Major

Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.

Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$300M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than \$150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region

- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 300,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$100M per annum
- the highest rates of population growth in regional NSW
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

Rural Large

Councils categorised as Rural Large will have a residential population greater than 10,000, and a councillor to resident ratio of at least 1 to 1200.

Other features may include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

Rural

Councils categorised as Rural will typically have a residential population less than 10,000.

County Councils - Water

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

County Councils - Other

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the Biosecurity Act 2015.

11.9 Council Advisory Committee - Flood Risk Management Committee, and External Committee - Joint Regional Planning Panel

REPORT BY THE ACTING DIRECTOR COMMUNITY
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400087, A0110015

RECOMMENDATION

That Council:

1. **receive the report by the Acting Director Community on the Council Advisory Committee - Flood Risk Management Committee, and External Committee - Joint Regional Planning Panel;**
2. **endorse the re-establishment of the Flood Risk Management Council Advisory Committee;**
3. **confirm the Councillor representatives to the Flood Risk Management Council Advisory Committee; and**
4. **re-appoint a Councillor representative to the Joint Regional Planning Panel.**

Executive summary

Council can if it so determines set up advisory committees which will be established pursuant to Section 355 of the *Local Government Act 1993* and then appoint/elect Councillors to these Committees. As well as appoint Councillor representatives to external committees.

The purpose of this report is to recommend re-establishing the Flood Risk Management Council Advisory Committee and confirm the required Councillor representatives to the Committee. As well as appointing a Councillor representative to the Joint Regional Planning Panel.

Disclosure of Interest

Nil

Detailed report

Section 355 of the *Local Government Act 1993* provides that Council's functions may be exercised by a Council Committee. Also, a Council may seek advice from others (be they individuals or groups/committees) to assist it in carrying out its functions. Council previously re-established several "355 Committees" to assist in carrying out its functions at the Council meeting on 16th October 2024.

Council also needs to determine whether to continue with the Flood Risk Management Committee and having representation. This report recommends re-establishing the Flood Risk Management Committee and to confirm the required Councillor representatives for this committee (previously Councillor Palmer and Councillor Stoddart).

The representatives (Councillor Shelley and Councillor Palmer) for the external committee - Joint Regional Planning Panel were appointed at the Council meeting on 16th October 2024; however, it

has since been determined that as Councillor Palmer is a real estate agent, he is ineligible to be a Council representative for this committee due to a conflict of duties under section 2.13 of the Environmental Planning & Assessment Act 1979. Therefore, Council will need to confirm another Councillor representative for this committee.

Representatives on this committee are required to have expertise in one or more of the following areas: planning, architecture, heritage, the environment, urban design, land economics, traffic and transport, law, engineering, or tourism. Probity checks should also be arranged to include at a minimum: a) public register of real estate agents check, b) bankruptcy record check, and c) National Police check (ACIC).

Community Plan implications

Theme	Good Government
Goal	Good communications and engagement
Strategy	Encourage community access and participation in Council decision making

Strategic implications

Council Strategies

Community Plan

Council Policies

Not Applicable

Legislation

Local Government Act 1993

Environmental Planning & Assessment Act 1979

Financial implications

The attendance by Councillors at these external committees and other organisations may incur a travel cost to Council, provision for which is included in the budget.

Associated Risks

Not applicable

RACHEL GILL

ACTING DIRECTOR COMMUNITY

31 October 2024

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM

GENERAL MANAGER

11.10 MRT Quarterly Report - July to September 2024

REPORT BY THE ACTING DIRECTOR COMMUNITY
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, F0770077

RECOMMENDATION

That Council receive the report by the Acting Director Community on the MRT Quarterly Report - July to September 2024.

Executive summary

As per the funding and performance agreement entered into in July 2022 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 first quarter of the 24/25 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	Good Government
Goal	An effective and efficient organisation
Strategy	Pursue efficiencies and ongoing business improvement

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 three years ending on 30 June 2025. 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.

RACHEL GILL
ACTING DIRECTOR COMMUNITY

13 November 2024

Attachments: 1. MRT Quarterly MWRC Operational Report_Q1_FY25. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Item 12: Reports from Committees

12.1 Local Traffic Committee Meeting Minutes - October 2024

REPORT BY THE ADMINISTRATION ASSISTANT - INFRASTRUCTURE PLANNING
TO 20 NOVEMBER 2024 ORDINARY MEETING
GOV400105, A0100009

RECOMMENDATION

That Council receive the report by the Administration Assistant - Infrastructure Planning on the Local Traffic Committee Meeting Minutes - October 2024.

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, 18 October 2024. One event report was considered:

- *Mudgee Christmas Carols to be held 21st December 2024*

No traffic reports were considered.

General Business items included:

- Several actions were discussed however there were no Local Traffic Committee action required.

Full discussion notes are included in the attached report.

Community Plan implications

Theme	Connecting Our Region
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Goal	High quality road network that is safe and efficient
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Strategy	Provide traffic management solutions that promote safer local roads and minimise traffic congestion
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Strategic implications

Council Strategies

Not Applicable

Council Policies

Not Applicable

Legislation

Not Applicable

Financial implications

Not Applicable

Associated Risks

Not Applicable

JACQUALYN PERRING
ADMINISTRATION ASSISTANT -
INFRASTRUCTURE PLANNING

JULIAN GEDDES
DIRECTOR OPERATIONS

31 October 2024

Attachments: 1. MINUTES - Local Traffic Committee - 18.10.2024.

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER

Mid-Western Regional Council

Date: 18 October 2024

Minutes of the Local Traffic Committee

Held at the Operations Meeting Room, 54 Depot Road Mudgee
on 18 October 2024.

Present	Don Cottee (MWRC), Peter Wormald, Simon Fogerty (NSW Police), Thomas Worley (TfNSW) Samantha Cecchini (MWRC) Phillip Cooper (Ogdens Coaches)
Apologies	Julian Geddes (MWRC), Cr Alex Karavas, Mark Fehon (NSW Police), Garry McGovern (NSW Police), Nathan Murphy (TfNSW),
Secretary	Jackie Perring (MWRC)

The LTC meeting commenced at 9:33am.

ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the traditional owners of the lands on which we meet, the Wiradjuri people and pay our respects to elders, past, present and emerging.

MINUTES OF PREVIOUS MEETING

RECOMMENDATION

That the Minutes of the previous Local Traffic Committee held on 20 September 2024 be taken as read and confirmed.



MATTERS IN PROGRESS – OCTOBER 2024			
SUBJECT	RES NO. & DATE	CLOSE	ACTION
CAERLON BUS PICK UP	FEB2021-1		<p>15/3 STILL IN PROGRESS, EXPECTATIONS ARE THAT THIS IS A 2 YEAR PROCESS. ADDITIONAL ROAD TO BE ADDED BY COUNCIL.</p> <p>19/4 THE HONE CREEK DRIVE EXTENSION TO FAIRYDALE LANE WILL NOT BE COMPLETED UNTIL 2026. IN THE MEANTIME A TEMPORARY BUS TURN AROUND WITHIN CAERLEON ESTATE WILL BE PROVIDED BY THE DEVELOPER WITH THE CONSTRUCTION OF FUTURE STAGES OF THE SUBDIVISION.</p> <p>13/6/2024 – Don has visited site and has met with Ogdens. To be discussed in General Business 21/6/2024 – Don & Sammy to speak to Ogdens & Dept of Transport as to what can be done. Tentative barrier may be erected. Stage 14 of Caerleon will include a roundabout at entrance to estate</p> <p>10/7/2024 – TfNSW email changing speed zone to 50km past Hone Creek entrance to Caerleon Estate.</p> <p>18/10/2024 – Signage installation to be undertaken by MWRC. Should be installed in next month or two.</p>
MEARES ST SPEEDING			<p>Various complaints re speeding on Meares St and entrance exit to Hospital car park. Samantha Cecchini would like to propose that we do a road study at multiple locations (including Robertson Rd due to other complaints) to identify any speeding trends</p> <p>21/6/2024 – Road study being undertaken Meares & Robertson Rds. Results will be brought to next meeting.</p> <p>9/8/2024 – Road study results in General Business for LTC meeting 16/8/2024.</p> <p>19/8/2024 – Concept design to be drawn and supplied to next meeting</p>



PAST EVENT DEBRIEF

EVENT	
2024 – Flavours of Mudgee	No issues from NSW Police
2024 Rainbow Day	No issues from NSW Police VRA mentioned drivers not being responsible. No issues with the students.



CALENDAR OF EVENTS

2024		
MONTH	DATE	COMMENTS
FEBRUARY		
MARCH		
APRIL		
ANZAC DAY	25 TH APRIL 2024	Approved by Police April 2024
MAY		
MUDGEES CLASSIC	4-5 TH MAY 2024	Complete
Windeyer Endurance Ride	11-12/5/2024	Approved via email. Consent issued
JUNE		
Henry Lawson Heritage Festival 2024	8/6/2024	Acceptance by LTC emailed 19/4/2024.– MWRC Min118/24 giving approval emailed 21/5/2024
Windeyer Endurance Ride	21-23/6/2024	Approved via email. Consent issued 12/6/2024
JULY		
Mudgee Small Farm Field Days” Friday and Saturday,	12-13/7/2024	Acceptance by LTC emailed 19/4/2024.– MWRC Min118/24 giving approval emailed 21/5/2024
AUGUST		
MUDGEES BIKE RIDE “MARY’S MAYHEM”	10-11/8/2024	TENTATIVE Acceptance by LTC emailed 27/6/2024. Acceptance by LTC emailed 10/7/2024 Min 176/24 giving Councils approval emailed 24/7/2024
Mudgee running festival event	18/8/2024	Acceptance by LTC emailed 19/4/2024.– MWRC Min118/24 giving approval emailed 21/5/2024
SEPT		
Windeyer Endurance Ride	21-22/9/2024	Approved via email 10/9/2024 Consent issued 11/9/2024
2024 Flavours of Mudgee street	28/9/2024	Acceptance by LTC emailed



festival		27/6/2024. Going to July Council meeting. Min 176/24 giving Councils approval emailed 24/7/2024
2024 Mudgee High School Year 12 Rainbow Day	26/9/2024	Acceptance by LTC emailed 19/8/2024
OCTOBER		
Mudgee Tri Club club race day 2024/2025 season	27/10/2024	Acceptance by LTC emailed 30/8/2024
Alpine Classic	26-27/10/2024	Approval not required
NOVEMBER		
Rylstone Street Feast	2/11/2024	Acceptance by LTC emailed 24/9/2024. Going to October Council meeting
DECEMBER		
Mudgee Tri Club club race day 2024/2025 season	1/12/2024	Acceptance by LTC emailed 30/8/2024
Mudgee Cup	6/12/2024	
Mudgee Tri Club club race day 2024/2025 season	15/12/2024	Acceptance by LTC emailed 30/8/2024
Mudgee Show Carols	21/12/2024	Acceptance by LTC emailed 18/10/2024. Going to November Council meeting
2025		
MONTH	DATE	COMMENTS
JANUARY		
Mudgee Tri Club club race day 2024/2025 season	19/1/2025	Acceptance by LTC emailed 30/8/2024
FEBRUARY		
Mudgee Tri Club club race day 2024/2025 season	16/2/2025	Acceptance by LTC emailed 30/8/2024
MARCH		
Mudgee Tri Club club race day 2024/2025 season	16/3/2025	Acceptance by LTC emailed 30/8/2024
APRIL		
Mudgee Tri Club club race day 2024/2025 season	6/4/2025	Acceptance by LTC emailed 30/8/2024

Red = Unapproved
 Green = Approved



24/022 Nil
GENERAL BUSINESS

WORKS REQUEST SI0035/2025

Request - We desperately need signage of Elderly crossing signs due to the way 'P' platers and Ute/car drivers speed around the corner to drive up to Flirtation Hill daily. It is a '50' zone but drivers do not heed to this speed at all. These drivers that regularly drive up there are getting worse and someone is going to get hit. We have the Wenonah Lodge on the corner and frontage for there is Mayne Street. Community Care is on Wenonah Street in which we regularly have Elderly Community Clients visit our office Monday to Friday and park either in our car park or Wenonah Street and these Hoons nearly hit them when they are either driving or walking here. I really don't want anyone hurt before something is done. Can this please be considered Urgently.



Roads Dept have advised R9-213 might be a solution along with Police presence.



Sizes –
A 450mm x 675mm
B 600mm x 900mm

18/10/2024 – Not enough pedestrians to warrant High pedestrian activity signage. NSW Police are not aware of any major issues in this location. MWRC to install Traffic Count devices to see if there is a major problem of speeding in this location and when the worst times are. Possible edgelines to be installed but will wait for traffic count results first. Action - Samantha Checchini to arrange for traffic count measures to be put into place. Jackie Perring to update customer.



WORKS REQUEST SI0037/2025

Request - Signage needs to be moved to stop parking in the Lane Way when a car parks legally there a truck cannot get past. JP Confirmed that this was Lyons Lane.





18/10/2024 – A letter is to be written in the first instance to the complex businesses asking their employees and customers to not park in the laneway as they are blocking other traffic. Action – Jackie Perring and Don Cottee. Jackie Perring to update customer.

WORKS REQUEST SI0039/2025

Request - Northern region - can a flashing 50km zone speed sign be placed at Homer street. numerous cars and trucks use this road and speed.



18/10/2024 –MWRC to install Traffic Count devices to see if there is a major problem of speeding in this location and when the worst times are. NSW Police to monitor. Email to be sent to TfNSW (Thomas) re 50kmh signage. Action - Samantha Checchini to arrange for traffic count measures to be put into place. Jackie Perring to email Thomas re signs. Thomas Worley to arrange 50kmh speed signs on Homer St. Jackie Perring to update customer.



EXTRA GENERAL BUSINESS NOT ON AGENDA

BUS ZONE OUTSIDE MUDGEES SOUTH PRE-SCHOOL

Phil Cooper from Ogdens Coaches was in attendance and was able to answer questions and provide more insight into request for Bus Zone in Church St outside Mudgee South Pre-School. After discussion it was decided that a Bus Zone be put into place between existing Pick up Drop off Zone . Signage to be checked to determine times of drop off, pick up zone and work instruction to be raised for bus zone to be added between these times. Action – Jackie Perring to check signage, Don Cottey to raise works request for new signage and road markings.



24/023 MUDGEES CHRISTMAS CAROLS

RECOMMENDATION

That the Local Traffic Committee accept the event 2024 Mudgee Carols to be held 21st December 2024 be classified as a Class 2 Event under the “Guide to Traffic and Transport Management” for Special Events Version 3.5 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 3.4 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. Traffic Guidance Schemes are prepared in accordance with TRANSPORT FOR NSW Traffic Control at Worksites Manual.
- H. The qualification of the person creating the Traffic Guidance Scheme must be a holder of the Prepare a Work Zone Traffic Management Plan or superseded Select and Modify Certificate or the Design and Audit Certificate which has not expired.
- 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 list Council, TRANSPORT FOR NSW and NSW Police as Interested Parties.
- K. The event convener is to consult with all affected businesses and residents adjacent to the proposed closure, in writing, indicating the period during which their accesses will be affected.
- L. Maintain a four-metre wide emergency vehicle lane.
- M. Advertise the proposed event in local newspapers with relevant information at least two weeks prior to the date.
- N. The organiser is to debrief with Council and Police with all traffic control documentation and controls tabled for review.

MOTION:

That the above recommendation be accepted and approved.

The above recommendation was endorsed at the LTC meeting 18/10/2024. Action – Jackie Perring to contact organisers and advise that extra funding is to be requested as part of their Community Grant to cover Traffic Control provided by MWRC. (Yes/No include this bit?)



CLOSURE

There being no further business the meeting concluded at 10.50am.

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 *GROUNDINGS FOR CLOSING PART OF MEETING TO BE SPECIFIED*

- (1) The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting.
- (2) The grounds must specify the following:
 - (a) the relevant provision of section 10A(2)
 - (b) the matter that is to be discussed during the closed part of the meeting,
 - (c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

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DISCLOSURE AND MISUSE OF INFORMATION

- (1) A person must not disclose any information obtained in connection with the administration or execution of this Act unless that disclosure is made:
 - (a) with the consent of the person from whom the information was obtained, or
 - (b) in connection with the administration or execution of this Act, or
 - (c) for the purposes of any legal proceedings arising out of this Act or of any report of any such proceedings, or
 - (d) in accordance with a requirement imposed under the Ombudsman Act 1974 or the Freedom of Information Act 1989, or
 - (e) with other lawful excuse.
- (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.
- (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 Acquisition of Land for Access to Gulgong Waste Transfer Station

The reason for dealing with this report confidentially is that it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business in accordance with Section 10A(2)(c) of the Local Government Act, 1993.

Discussion of this matter in an open meeting would be, on balance, contrary to the public interest as it involves discussion of other potential claimants, not yet notified for compensation under section 39 of the Land Acquisition (Just Terms Compensation) Act 1991.

14.2 Purchase of Property

The reason for dealing with this report confidentially is that it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business in accordance with Section 10A(2)(c) of the Local Government Act, 1993.

Discussion of this matter in an open meeting would be, on balance, contrary to the public interest as it involves discussion of a commercially private transaction.

14.3 Mudgee Hangar Lease Proposal

The reason for dealing with this report confidentially is that it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business in accordance with Section 10A(2)(c) of the Local Government Act, 1993.

Discussion of this matter in an open meeting would be, on balance, contrary to the public interest as it involves discussion of confidential commercial valuations and market analysis in regards to future rental negotiations.

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.

CONFIDENTIAL
SESSION
