



**\*\*CONFIDENTIAL COPY\*\***

# **Business Papers 2025**

MID-WESTERN REGIONAL COUNCIL

ORDINARY MEETING  
**WEDNESDAY 19 FEBRUARY 2025**

*A prosperous and progressive  
community we proudly call home*







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12 February 2025

Dear Councillor,

MEETING NOTICE  
**Ordinary Meeting**  
19 FEBRUARY 2025  
**Public Forum at 5:30pm**  
*Council Meeting commencing at conclusion of Public Forum*

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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, consisting of a large, stylized letter 'B' followed by a horizontal line that tapers 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 at 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 the discussion of an item.

### Item 3: Confirmation of Minutes

#### **3.1 Minutes of Ordinary Meeting held on 11 December 2024**

##### Council Decision:

That the Minutes of the Ordinary Meeting held on 11 December 2024 be taken as read and confirmed.

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The Minutes of the Ordinary Meeting are separately attached.

## Item 4: Matters in Progress

<b>SUBJECT</b>	<b>RESOLUTION NO. &amp; DATE</b>	<b>RESOLUTION</b>	<b>ACTION</b>
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.	<b>To be reported to Council at a future meeting.</b>
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.	<b>To be reported to Council at a future meeting.</b>
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.	<b>Recommended for Completion.</b>

## Item 5: Mayoral Minute

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### 5.1 Mayoral Minute: Wings Wheels and Wine Air Show 2025

#### MAYORAL MINUTE

TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, GOV400113, F0470025, FIN300202

#### RECOMMENDATION

**That:**

- 1. approve in-principle \$3,000 (in kind) support requested for the Wings Wheels and Wine Air Show 2025 event;**
  - 2. place its intention to provide in-kind support for the Wing Wheels and Wine Air Show 2025 event on public exhibition for a period of 28 days;**
  - 3. if no public submissions are received, provide in-kind support for \$3,000 from unrestricted cash; and**
  - 4. receive a further report, if any public submissions are received.**
- 

The proposed Wings Wheels and Wine Air Show is proposed to be held in April 2025 at the Mudgee Airport, with a projected attendance of 6,000 people. \$3,000 of in-kind support has been requested to be used towards airport landing fees.

The event was last held in April 2023 and was delivered by a commercial organisation 'Paul Bennet Airshows'. The 2025 event will again be delivered by Paul Bennett Airshows and therefore it does not meet the eligibility criteria for Events Assistance.

This event has successfully been held before and supported by Council. I propose that Council again support this request for in-kind support and that it be funded from unrestricted cash.



CR DES KENNEDY  
MAYOR  
4 February 2025

*Attachments:* Nil

## 5.2 Mayoral Minute - Mudgee Classic 2025

### MAYORAL MINUTE

TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, GOV400113, FIN300457

### RECOMMENDATION

#### That Council:

1. **approve up to \$7,000 in-kind support requested for the Mudgee Classic 2025 cycling event;**
2. **place its intention to provide support for the Mudgee Classic 2025 event on public exhibition for a period of 28 days;**
3. **if no public submissions received, provide in-kind support of up to \$7,000 from Glen Willow Carnivals budget; and**
4. **receive a further report, if any public submissions are received.**

---

The annual *Mudgee Classic* cycling event is to be held on Saturday, 3 and Sunday, 4 May 2025. It is expected that approximately 2,500 cyclists and their families, partners and supporters will visit the region. All in all, they envisage visitation of 4,000 individuals to the region directly in relation to the event.

Destination NSW will again be supporting this regional event.

Currently, *Mudgee Classic* will incur Council fees in excess of \$7,000 per event which relate to:

- Hire of Glen Willow fields and facilities
- Traffic management costs to ensure the smooth operation around Glen Willow on the Saturday so that local sports can continue with their regular fixture of games
- Usage of the Corporate rooms at Glen Willow in the stadium for their Emergency Control Centre; and
- Waste servicing and removal during and post event.

*Mudgee Classic* are seeking financial support from Council by way of fee relief to assist with the costs associated with staging the event.

I therefore propose that Council support this request for in-kind support and that it be funded from Glen Willow Carnivals budget.



CR DES KENNEDY  
MAYOR  
4 February 2025

*Attachments:* Nil

## Item 6: Notices of Motion or Rescission

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### 6.1 Federal Government Support for Air Service

NOTICE OF MOTION LISTED BY CR PERCY THOMPSON  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, F0470008

#### MOTION

**That Council contact the Federal Government and ask them to help subsidise the Council to be able to get another air service in Mudgee.**

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#### Background

The Federal Government wrote off \$50 million in debt for Rex Airlines so they should be able to assist Council to keep an airline. It is pretty important to have an airline in the area.

#### Officer's comments

Mayor Des Kennedy wrote to Prime Minister, Hon Anthony Albanese MP in December 2024, highlighting Council's concerns and loss of the local air service (operated by Fly Pelican) between Mudgee and Sydney.

Council staff continue to engage with the Commonwealth Government and potential services to attract a passenger air service back to the region.

*Attachments:* 1. Letter to Prime Minister Anthony Albanese - Regional Air Service.



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## Office of the Mayor

MS:GOV400012/F0470008

17 December 2024

**The Hon Anthony Albanese MP**  
Prime Minister  
Parliament House  
CANBERRA ACT 2600

Dear Prime Minister

### **LOSS OF FLYPELICAN AIR SERVICE – SYDNEY - MUDGEE**

I write to you regarding FlyPelican's recent announcement that they will be discontinuing the Sydney – Mudgee service with the last flight being on 20 December, citing declining passenger numbers and an unviable route. This is devastating news to our region. The people of the Mid-Western are left without a crucial transport link that will have a detrimental affect on our ability to attract professional people, in particular doctors, during this critical doctor shortage.

FlyPelican's service had become extremely unreliable for some time. The numerous last-minute cancellations stranding passengers including medical professionals resulted in a decrease in confidence of the service. Our region, like many other regional areas, is consistently facing healthcare challenges and the unreliability of this service has resulted in a loss of medical professionals to fill the gaps left by workforce shortages and therefore patients left unable to access a GP.

The loss of this essential service to our region is nothing short of 'devastating'. We need a dependable air service, without this, we face significant isolation and the potential loss of our current medical workforce as they feel the pressure trying to meet the needs of the community with an already under resourced workforce.

Mr Prime Minister, I congratulate you on the \$80 million your government has committed to bailing out Rex Airlines and ask that you direct some of these funds to support Rex in commencing operations on the Sydney-Mudgee route. We believe Rex would be able to provide the service our community needs given their track record servicing regional Australia.

On behalf of the Mid-Western community, I hope you are able to help us secure an air service for our region; this is an essential service that we just cannot do without.

Thank you for your consideration of this matter. I welcome the opportunity to discuss this matter with you and can be contacted on m. 0407 274 104.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Des Kennedy', is written over a large, light grey, stylized graphic element that resembles a large 'X' or a signature.

CR DES KENNEDY  
MAYOR

## 6.2 Jet Patcher

NOTICE OF MOTION LISTED BY CR PERCY THOMPSON  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113,

### MOTION

**That Council purchase another jet patcher to put bitumen in potholes.**

---

### Background

I recently inspected the Bylong Valley Way and Wollar Road with the Director of Operations. There are many potholes across the region in need of repair and Council has only one 'jet patcher' which isn't enough for the size of this Shire.

### Officer's comments

It is recommended that, prior to further consideration of this matter, a business case be presented to Council for consideration of the capital and on-going maintenance costs for this plant item. The current plant replacement program does not have the budget allocated for this purchase.

As an indication, the current jet patcher that was purchased in 2023 costing \$260,000 and is supported by an additional small truck with a staff member that undertakes traffic control as required including placement of suitable signage.

## 6.3 Public Toilets

NOTICE OF MOTION LISTED BY CR ROD PRYOR  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113,

### MOTION

#### That Council:

1. **notes that the design and provision of public toilets, (including parent's rooms and adult change facilities) is an important social justice issue;**
2. **notes that a current NSW Parliamentary inquiry is looking at the design and provision of public toilets and will conduct public hearings in March and April this year;**
3. **notes that many Councils across the state have public toilet policies or strategies that provide guidance on the design and provision of public toilet facilities;**
4. **request that the General Manager provide a draft policy for consideration of Councillors at the June meeting of Council (unless a report is submitted to Council earlier than that requesting that the policy be delayed for good reason); and**
5. **That the report, in addition to general policy guidance on design and provision, also identify any local facilities in need of construction or renovation including advice on whether the existing toilets in Lawson Park should be replaced with facilities that include a fit for purpose parents' room.**

---

### Background

### Officer's comments

Council undertakes a refurbishment and building maintenance program for all Council owned public toilets. Council assesses the need for additional facilities through community consultation activities and Community Plan Proposal submissions. The new amenities constructed along the Mudgee Riverwalk and Recreation precinct is a good example of this.

The draft Recreation Strategy detailed Councils commitment to develop and implement a public convenience strategy for the local government area. The aim of this strategy would be to guide Council on future provisions, development, and maintenance of public toilets. The framework would provide an opportunity to develop transparent guidelines in-line with community expectations, assist with meeting the needs for additional facilities due to demographic changes and reaffirm levels of services for varying facility categories. The draft Recreation Strategy had prioritised this task in the mid-term timeframe (4 to 7 years) for implementation. The timeline of this



action item can be reassessed by Council when the draft Recreation Strategy is presented to Council for adoption following public exhibition being completed last year.

Planning work has already commenced for the upgrade of the existing amenities at Lawson Park with the aim of the upgrade being completed as part of the 2025/26 operational plan. Previous community consultation has highlighted the need for this facility to be upgraded to include a fit-for-purpose parent change room. As such, the provision of a parent changeroom has been included in the design brief.

## 6.4 Doctors

NOTICE OF MOTION LISTED BY CR ROD PRYOR  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113,

### MOTION

#### That Council:

1. **notes the dire need and unacceptable shortage of doctors in the Gulgong area;**
2. **calls on State and Federal Governments to assist in remedying the situation;**
3. **Endorse in principle Council playing a role, including by way of financial assistance, in an incentive scheme for attracting a doctor to Gulgong; and**
4. **requests that the General Manager provide a report for the March meeting that outlines:-**
  - (i) **what role other local governments are playing in such schemes,**
  - (ii) **what capacity Council has to be involved in such a scheme,**
  - (iii) **whether an amount of \$225,000.00 would be suitable and appropriate to invest in a fund for use for this purpose, and**
  - (iv) **ways in which Council could encourage and facilitate other stakeholders to contribute financially to such a fund.**

---

### Background

#### Officer's comments

Council has been actively working in this space for several months, implementing strategic initiatives to support doctor recruitment and retention in the region.

At the Council Meeting on 20 November 2024, the Acting Director Community presented a report providing an update on ongoing efforts and seeking additional funding to increase the Doctors budget to \$30,000.

The Doctors 4 Mudgee Region committee was officially formed on 28 January 2025. The committee includes representatives from the local health sector, mining industry, and community, with the Acting Director Community also a key member. The committee is currently finalising a funding proposal that will enable benefactors to sponsor doctors through relocation packages and financial incentives, building on the success of a similar initiative in the Mid-Western Region in 2012, and Glencore's Clermont4Doctors initiative. A comparable program is the GP Support Program in Inverell, which offers \$30,000 per doctor. In contrast, the Doctors 4 Mudgee Region program proposes a \$45,000 incentive distributed over three years to encourage long-term retention. This incentive is in addition to the Rural Health Workforce Incentive Scheme, which provides an additional \$20,000 in support.

The Acting Director Community has already engaged with partners from the mining and renewable energy industries, securing interest from several key players willing to make substantial financial contributions. Additionally, the committee is preparing to advertise for a Project Coordinator who will oversee all recruitment and relocation efforts for doctors and their families.

Council is already funding a targeted social media campaign, along with having established a dedicated landing page to receive expressions of interest, which are being directed back to the respective medical practices. Additionally, through Council's efforts, a cardiologist will now visit the region monthly to provide cardiology services. Council continues to advocate for Rural Doctors Network funding to sustain this program.

On 4 December 2024, the committee had a successful meeting with the National Rural Health Commissioner, Professor Jenny May, who acknowledged the region's challenges and committed to advocating at the national level.

This coming week, the Acting Director Community has facilitated a site visit for two doctors who have expressed interest in reestablishing the practice in Gulgong. These doctors will meet with the local real estate provider and healthcare staff to inspect the medical facilities and town of Gulgong.

Beyond recruitment, the committee is also focused on doctor retention through a range of initiatives, including: housing support and ongoing financial incentives, sponsorship opportunities, exploration of innovative solutions such as fly-in fly-out models and holoportation, buy-in opportunities for doctors, and mentorship programs and training initiatives for students and international doctors.

All these measures aim to create a sustainable healthcare workforce for the region, ensuring long-term medical support for our community.

## 6.5 By-election

NOTICE OF MOTION LISTED BY CR ROD PRYOR  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113,

### MOTION

#### That Council:

1. **notes that the by-election for the vacancy left by Councillor Sharelle Fellows was successfully conducted in December 2024 and led to the election of Councillor Rod Pryor, who ran second on Ms Fellows group at the general election;**
2. **notes the significant community interest and concern about the financial expense involved in conducting the by-election; and**
3. **requests the General Manager to provide a report to the March Council meeting detailing and itemising the full and complete cost of the by-election to the community, including the cost to Council and the state government and any other parties.**

---

### Background

#### Officer's comments

At the time of producing the business paper, Council has not yet received an invoice for the bulk of the cost of the by-election, which is run on behalf of Council under contract, by the Australian Electoral Commission (AEC). Council staff have made contact with representatives from the AEC to obtain an estimated time-frame for final invoicing, but are still awaiting a reply. The contract with the AEC does define a confidentiality requirement, so Council would also need to obtain approval from AEC before reporting terms to an open Council.

The budget allocated for the by-election was \$250,000, which was endorsed by resolution of Council at the August 2024 Ordinary Council Meeting.

It would be difficult to ascertain the costs to other parties, with Council staff limited with what they could obtain, by the requirement of co-operation by those parties.

## Item 7: Office of the General Manager

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Nil

## Item 8: Development

### 8.1 Modification Application ME0012/2025 - Modification to DA0032/2021 for multi dwelling housing - change wall cladding and roof form - 68 Mortimer Street, Mudgee NSW 2850

REPORT BY THE TOWN PLANNER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, DA0032/2021, GOV400113

#### RECOMMENDATION

##### That Council:

- A. receive the report by the Town Planner on the Modification Application ME0012/2025 - Modification to DA0032/2021 for multi dwelling housing - change wall cladding and roof form - 68 Mortimer Street, Mudgee NSW 2850;
- B. refuse Modification Application ME0012/2025 - Modification to DA0032/2021 for multi dwelling housing - change wall cladding and roof form - 68 Mortimer Street, Mudgee NSW 2850 based on the following statement of reasons:

#### STATEMENT OF REASONS

The determination decision was reached for the following reasons:

1. the proposed modified development does not comply with the aims and objectives of the Mid-Western Regional Local Environmental Plan 2012 and Clause 5.10 Heritage Conservation of the Mid-Western Regional Local Environmental Plan 2012.
2. the public submissions made during the notification period have raised the following key concern which remain unresolved:
  - The original roof-form suits the character of the building better and fits better with the streetscape overall.

#### Executive summary

OWNER/S	MFB Property Pty Ltd
APPLICANT:	MFB Property Pty Ltd
PROPERTY DESCRIPTION	68 Mortimer Street, Mudgee NSW 2850
PROPOSED DEVELOPMENT	Modify DA0032/2021 for multi dwelling housing to change wall cladding and roof form of Units 3 and 4.
ESTIMATED COST OF DEVELOPMENT:	\$900,000
REASON FOR REPORTING TO COUNCIL:	Two councillors called up the application.
PUBLIC SUBMISSIONS:	1

A modification of consent application under Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* was lodged with Council on 3 September 2024. The application proposes to modify the approved plans associated with DA0032/2021, issued on 11 May 2021 for multi dwelling housing. The proposal seeks to change the roof form of Units 2 and 3 from a pitched hipped roof to a skillion roof form and change the external materials associated with the upper floor from weatherboard to Colorbond.

The site is located within the Mudgee Heritage Conservation area on the edge of the Mudgee Central Business District. The proposed skillion roof form will be visible from the street and from adjoining properties. The proposed roof form is not consistent with the surrounding neighbourhood. Further, the proposed roof form does not enhance or contribute to the Heritage Conservation Area whereas the current approved hipped roof form is more in proportion with the proposed development and will contribute to the Heritage Conservation area. Overall, the hipped roof form is a better outcome from a heritage perspective. The proposed changes to the external cladding from weatherboard to Colorbond are acceptable.

The application was notified to adjoining neighbours with one submission received to the application raising concerns in relation to the proposed modification to the roof form and cladding.

The application has been referred to Council for consideration as it exceeds staff's *Delegation of Authority*, in that two Councillors have called up the application in writing.

The applicant does not share the views of Council's technical staff and heritage advisor and is seeking a different outcome by having the matter decided by Councillors.

The proposed modification application is recommended for refusal.

## Disclosure of Interest

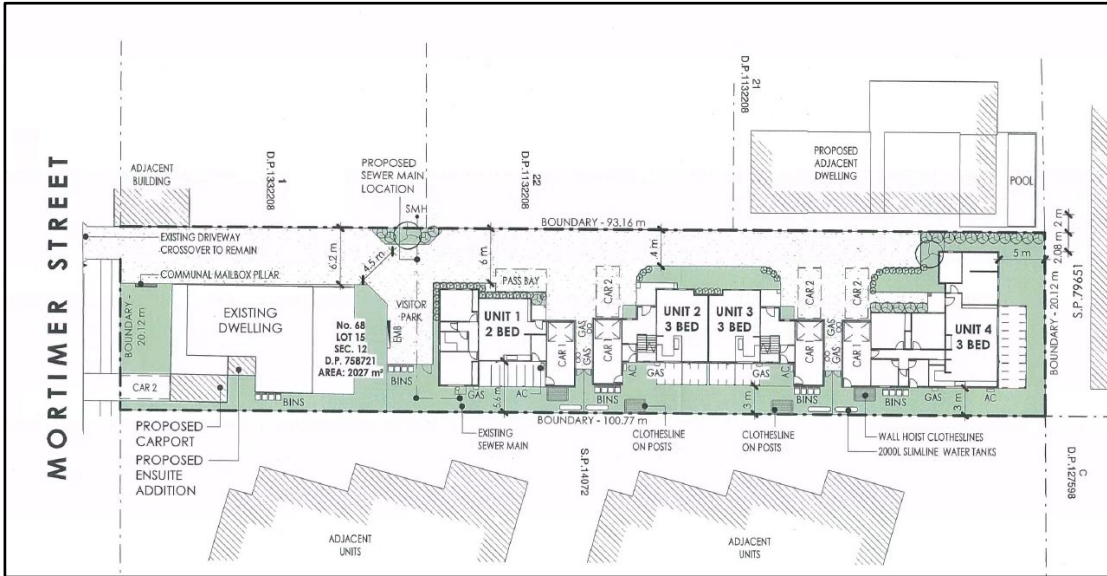
Nil

## Detailed report

### Original Approval

The original development consent was for Multi Dwelling Housing at 68 Mortimer Street, Mudgee and was approved on 11 May 2021. The development approved alterations to the existing dwelling that fronts Mortimer Street and the construction of four new units to the rear of the existing dwelling. Units 1 and 4 are both single storey and Units 2 and 3 are attached double storey dwellings. **Figure 1** shows the current approved layout of the development.

Works in relation to the development have commenced with alterations to the existing dwelling and the construction of Unit 1 completed. Construction of Units 2, 3 and 4 has not commenced.



**Figure 1: Approved Site Plan under DA0032/2021**

### Previous Modification

There have been no previous modifications to this development.

### Proposed Modification

The application to modify the development consent was submitted to Council on 3 September 2024.

The proposed modification seeks to change the roof form of the double storey building identified as Units 2 and 3 from a hipped roof to a flat roof. It is also proposed to change the upper floor cladding from weatherboard to Colorbond. **Figure 2** shows a 3D perspective of the proposed modified development. **Figure 3** shows a 3D perspective of the existing approved development. A full set of the proposed modification plans is available in **Attachment 1**.



**Figure 2 Proposed modification plans – 3D Perspectives of Units 2 & 3**





**Figure 3: Existing approved plans showing 3D Perspectives of Units 2 & 3**

## 1. REQUIREMENTS OF REGULATIONS AND POLICIES

### Section 4.55 Modification Legislation

#### Minimal Environmental Impact

The Modification Application is made pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979. Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 pertains to modifications to a Development Consent that are of minimal environmental impact. It is considered that the proposed modification is of 'minimal environmental impact' compared to the originally approved proposal, given the overall development footprint will not be altered.

#### Substantially the Same Development

The modification is considered to result in substantially the same development as that for which consent was originally granted. The modification proposes to change the roof form and external finishes of Units 2 and 3, no other changes to the multi-dwelling development are proposed.

#### Consultation

No consultation with the relevant Minister, public authority or approval body with regard to the proposed modification is required.

#### Notification and Submissions

This modification was notified in accordance with Council's Community Participation Plan 2019. The advertising period commenced on 28 October 2024 and ended on 12 November 2024. One submission has been received in response to notification of the modification.

The issues raised in the submission are summarised below, a copy of the submission is available in **Attachment 2**.

- Roof line – the original design suits the character of building better and fits better with the streetscape overall. The roofline copies 72A Mortimer. The originally approved roofscape would differentiate the building as opposed to copying it.

- Cladding – the cladding copies 72A Mortimer street rather than differentiate. Further no information has been provided in relation to the colouring of the cladding to ensure it is differentiated from 72A Mortimer.

Officer comment: As will be discussed later within this report, it is agreed that the originally approved hipped roof form is more appropriate to the heritage conservation area with the skillion roof form not supported by Council officers, or Council's heritage advisor.

As also discussed later within this report, the change to the cladding could be supported, however it is noted that proposed colour finishes were not provided. Should the application be approved, a condition of consent would be required - that this information is provided and approved by Council's Heritage Adviser prior to the issue of a Construction Certificate.

## 2. MATTERS FOR CONSIDERATION

The consent authority is required to consider the relevant matters outlined in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

As the proposed modification does not seek any major changes to the approved multi-dwelling development, the majority of matters for consideration under Section 4.15 do not require re-consideration. Those matters requiring re-consideration are summarised as follows:

### a) The provisions of any environment planning instruments.

#### 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 will impact on the proposal's compliance with the following development standards contained in MWRLEP 2012:

#### **Clause 1.2 Aims of the Plan**

The relevant aim of the Plan set out under Section (2) of this Clause is as follows:

- (b) **to encourage the proper management, development and conservation of resources within Mid-Western Regional by protecting, enhancing and conserving—**
- (i) *land of significance to agricultural production, and*
  - (ii) *soil, water, minerals and other natural resources, and*
  - (iii) *native plants and animals, and*
  - (iv) **places and buildings of heritage significance,** and
  - (v) *scenic values,*

The application is considered to be inconsistent with the aims of the plan which seeks to protect, enhance and conserve places and buildings of heritage significance (2(b)(iv)). The proposed modification seeks to change the roof form of the double storey units which will adversely affect the heritage conservation area and further fails to enhance the heritage significance – distinct from the hipped roof already approved. This is further discussed under Clause 5.10 Heritage Conservation, below.

#### **Clause 5.10 Heritage Conservation**

The site is located within the Mudgee Heritage Conservation Area with several Heritage Items located in the vicinity of the site.

The key objectives of clause 5.10 of the LEP 2012 is:

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

Under clause 5.10(4), Council must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the area concerned.

The development application was not supported by a Statement of Heritage Impact. The application form identified that the modification was required for the following reasons:

- *Wall cladding – from timber to colorbond wall cladding. Change due to safety aspects and ongoing maintenance.*
- *Roof – amended to skillion – change due to safety aspect and ongoing maintenance.*

*Note: Newly constructed house at 72 Mortimer Street has a skillion roof and colorbond wall cladding.*

The modification application was referred to Council's Heritage Advisor who has reviewed the submitted information and undertaken a site inspection. Concerns were raised by Council's Heritage Advisor in relation to the change in roof form and subsequently an on-site meeting was undertaken with Council's Heritage Adviser, Council officers and the applicant in attendance. The applicant has confirmed that they will pursue the proposed modification to the skillion roof form despite the heritage concerns raised.

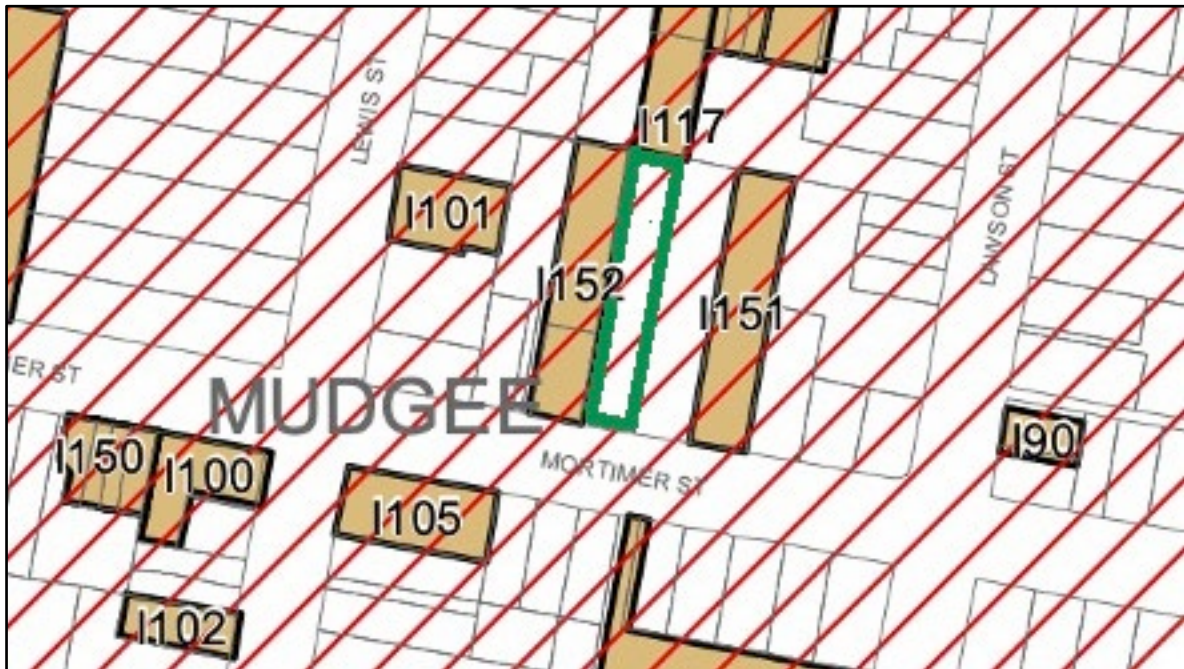
The following formal advice was issued by Council's Heritage Adviser:

### **BACKGROUND**

*The application is for variations to an approved proposal for the addition of a carport to a Victorian cottage near the street boundary and a multi-unit development at the rear. This comprises a single storey unit, a pair of attached two-storey units, and another single-storey unit, all with weatherboard and rendered walls and hipped roofs.*

### **HERITAGE STATUS**

*The Victorian cottage, close to the front boundary of the very deep site, is not individually listed but the site lies within the Mudgee Conservation Area. It abuts the sites of two listed items, a residential building at 70 Mortimer Street and a house at 27 Market Street. There are other listed items in the vicinity.*



**Part of the MWLEP heritage map with the subject site outlined in green**

### **HERITAGE ISSUE**

*The development, and in particular the upper floor and roof of the two-storey portion, will be visible from the public domain and a publicly accessible common driveway. The listed items are on the periphery of the visual catchment of the proposed development*

*The key issue therefore is the impact the revised scheme would have on the heritage significance of the Mudgee Conservation Area. That significance may be summed up as follows:*

*The streetscapes of the residential precincts of the HCA have historical and aesthetic significance, demonstrating the nature and pattern of Mudgee's middle class suburban development from the late nineteenth to the mid-twentieth centuries.*

### **APPROVED DEVELOPMENT**

*The new development at the rear provides for one and two-storey dwellings with weatherboard walls and hipped corrugated steel roofs. The original application was not accompanied by a professionally written Statement of Heritage Impact, but the designer's Statement of Environmental Effects stated, the proposal provides medium density development that is sympathetic and compatible with the existing character. I concur with that brief comment. The scheme is successful. It is well composed, using timeless materials, traditional forms and proportions, and contemporary simple detailing, without any inappropriate replication.*



***Two-storey component, as approved***

### **PROPOSED AMENDMENT**

*The proposed amendment provides for a change in the wall cladding from weatherboard to corrugated Colorbond, and skillion roofs with prominent eaves on all sides to the two-storey section. The application is not accompanied by a Statement of Environmental Effects, but the applicant is understood to have cited safety and maintenance issues, and examples of other skillion-roofed developments.*



***Two storey component as proposed, with single storey dwellings on each side***

### **HERITAGE ADVISER'S COMMENT**

#### **Cladding**

*The proposed change to the wall cladding is consistent with the broad design approach outlined above and will not have an adverse heritage impact. An alternative, using quality 16 mm fibre cement planks such as Scyon Linea, would also have been acceptable.*

#### **Roof form**

*However, the proposed change to the roof form will have an adverse impact on the streetscape and on the heritage significance of the Conservation Area.*

*Most of the contributory houses residential part of the Conservation Area have hipped or gable roofs. Certainly all of the two-storey houses do. The townscape in the surrounding area is punctuated by two-storey hipped and gabled roofs at various distances. (Many traditional buildings have skillion roofs, though with traditional houses they are usually lower scale rear lean-to attachments, or small freestanding ancillary buildings. They do not have any eaves.)*

*The proposed skillion roofs will be visible from the public domain from several viewpoints, as well as to residents and visitors to the development. They are uncharacteristic and ugly.*

*The elevations have become ill proportioned. The harmonious composition will become discordant.*

*One of the skillion-roofed developments cited by the applicant is also visible from the driveway of the subject site, but it is single-storeyed. The other is in a small back street. A different treatment may have been preferable in specific instances such as these. But in any case, unfortunate precedents cannot be a basis for approvals; otherwise the significance of the Conservation Area will be gradually eroded.*

*The applicant is understood to have mentioned concerns with safety and maintenance. But presumably the approved scheme is consistent with the Safety in Design controls. Clearly the proposed scheme will be cheaper to build and maintain. The change to the cladding, which is supported, would eliminate any concern with maintenance.*

Assessing staff have the same views as Council's appointed heritage advisor which have also been communicated to the application. The skillion roof of the double storey dwellings will be visible from the street and adjoining dwellings and will not enhance or conserve the Mudgee heritage conservation area. The existing approved hipped roof is considered to be more appropriate to the heritage conservation area. Accordingly, the objectives of Clause 5.10 to conserve the heritage conservation area including views and settings is not achieved. No suitable justification has been provided, other than comments centred around skillion roofs of other buildings nearby.

#### State Environmental Planning Policies (SEPP's)

The proposed modification does not alter the proposal's compliance with the relevant SEPP's considered as part of the original Development Application. No new considerations were required to be addressed as a result of the proposed modification.

#### Draft Environmental Planning Instruments

Not applicable

#### **b) The provisions of any development control plan or Council policy.**

##### Mid-Western Regional Development Control Plan 2013 (DCP)

An assessment has been made of the relevant chapters and sections of the DCP. The proposed modification does not alter the proposal's compliance with all the relevant requirements of the DCP.

##### Council Policies

There are no Council policies applicable to the proposed modified development.

##### Contributions

The proposed modification will not alter the previous calculation of contributions.

#### **c) The provisions of any Planning Agreement**

Not applicable

#### **d) The Regulations**

Not applicable

#### **e) The likely impacts of development**

*Context and Setting* – As noted within this report, the proposed modification is not considered appropriate to the surrounding context and setting with the site located in the Mudgee Heritage Conservation Area and Heritage Items located in the vicinity of the site.

*Access, Transport and Traffic* – No impact.

*Public Development* – No impact - the development will not impact the public domain in terms of recreation opportunities, the amount, location, design, use and management of public spaces, or pedestrian linkages between public spaces.

*Utilities* – No impact

*Heritage* – As discussed under clause 5.10 Heritage Conservation assessment of the LEP, the proposed change to roof form will adversely impact the conservation area and is not considered acceptable.

*Other Land Resources* – No impact expected

*Water* – No impact expected

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

*Air and Microclimate* – No impact expected

*Flora and fauna* – No impact

*Waste* – No impact expected

*Energy* – No significant impact expected

*Noise and Vibration* – No impact

*Natural Hazards* - The development site is not identified as bushfire prone or flood prone and there is no known subsidence, slip or mass movement issues.

*Technological Hazards* – No impact

*Social and Economic Impact in the Locality* - Generally positive.

*Construction* - To comply with the BCA where relevant.

**f) The suitability of the site for the development**

Whilst the site is still considered suitable for multi dwelling housing as approved under the original consent, the proposed change to the roof form of Units 2 and 3 to a skillion roof is not considered to be appropriate to the Mudgee Heritage Conservation Area.

**g) Any submissions received**

The issues raised in the submission has been discussed in a previous section of this report and have not been able to be adequately addressed, as discussed throughout this report.

**h) The public interest**

It is considered to be in the public interest to conserve and enhance the Mudgee Heritage Conservation Area. It is considered that the proposed modification will adversely impact the Heritage Conservation Area and is therefore not supported.

### 3. CONSULTATIONS

#### (a) Health and Building

Council's Health & Building Surveyor has not raised any concerns with the amended proposal.

#### (b) Heritage Advisor

As noted within this report, Council's Heritage Advisor has objected to the proposal and as outlined under the Clause 5.10 assessment of the LEP, does not support the modification to the roof form. No conditions have therefore been recommended.

### Community Plan implications

Theme	Looking After Our Community
Goal	Vibrant towns and villages
Strategy	Respect and enhance the historic character of our region and heritage value of our towns

### Strategic implications

#### Council Strategies

Nil

#### Council Policies

Mid-Western Regional Development Control Plan 2013

#### Legislation

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2021

Mid-Western Regional Local Environmental Plan 2012

### Financial implications

Nil

### Associated Risks

As a result of the recommendation of refusal, the applicant may seek a further review of this decision or appeal through the Land & Environment Court.

SARAH HOPKINS  
TOWN PLANNER

LINDSAY DUNSTAN  
MANAGER PLANNING

ALINA AZAR  
DIRECTOR DEVELOPMENT

6 January 2025

*Attachments:* 1. Proposed modification plans.  
2. Copy of Submission.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



**PROPOSED MULTI-DWELLING HOUSING  
 FOR  
 MFB PROPERTY LIMITED  
 68 MORTIMER STREET MUDGEES NSW**



**GENERAL NOTES:**

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

All dimensions are in millimeters unless otherwise stated.

Use figured dimensions only. Do not scale from plans.

Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

All works shall comply with the National Construction Code (NCC) current Australian Standards, building regulations and statutory approvals. Notify this office of any discrepancies.

These plans should be read in conjunction with project specification and all consultant drawings including but not limited to Structural Engineer and Surveyor.

Soil Classification - refer to Engineers report and soil tests.

**SPECIFICATIONS:**

**WIND CLASSIFICATION - BY ENGINEER**

**PLUMBING**

All plumbing to AS 3500 and must be carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local Authority.

Gutters and Downpipes to be designed and installed in accordance with NCC/BCA Part 3.3.3.

**ELECTRICAL**

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

**DRAUGHT SEALING**

Provide a seal/draught excluder to the bottom edge of all external doors

**SPECIFICATIONS:**

**TERMITE PROTECTION**

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC/BCA 3.1.4. Provide a durable notice in the meter box indicating type of barrier and required inspections.

**SMOKE DETECTORS**

Smoke detectors shall be installed as noted on the plans and in accordance with AS 3786 and NCC/BCA Vol. 2 Part 3.7.5. They must be hard wired to the electrical supply.

**GLAZING**

Provide glazing to AS 1288 and NCC/BCA Part 3.6

**LIFT OFF HINGES (LOH)**

Provide lift off hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC/BCA Vol 2 3.8.3.3

**BASIX NOTES:**

**THE FOLLOWING APPLIES TO ALL UNITS IN THE DEVELOPMENT**

**STORMWATER**

All roof water from each unit must be collected in a 2000L rainwater tank for each unit and plumbed to:

- a) at least one outdoor tap in the development
  - b) all toilets in the development
- And be installed in accordance with AS3500.

**HEATING**

1 phase air conditioning system with minimum of 6 stars (cold zone new rating) to be installed in living areas. No active heating in the bedrooms

**COOLING**

1 phase air conditioning system with minimum of 6 stars (cold zone new rating) to be installed in living areas. No active cooling in the bedrooms

**GLAZING**

All windows and glazed doors to generally be aluminium with single clear glazing (U-value: 6.70, SHGC: 0.7 +/- 5%).

**VENTILATION**

Bathroom - install an exhaust fan in the ceiling, duct through roof or facade and operated manually in each unit  
 Kitchen - install a rangehood over cooktop, duct through roof or facade and operated manually in each unit  
 Laundry - natural ventilation in each unit

**HOT WATER**

Gas instantaneous with a minimum of 5 stars to be installed in each unit

**LIGHTING**

The primary type of artificial lighting is LED (dedicated) in at least 2/3 bedrooms, at least 1 living/dining rooms, kitchen, all bathrooms, laundry and all hallways.

**COOKING**

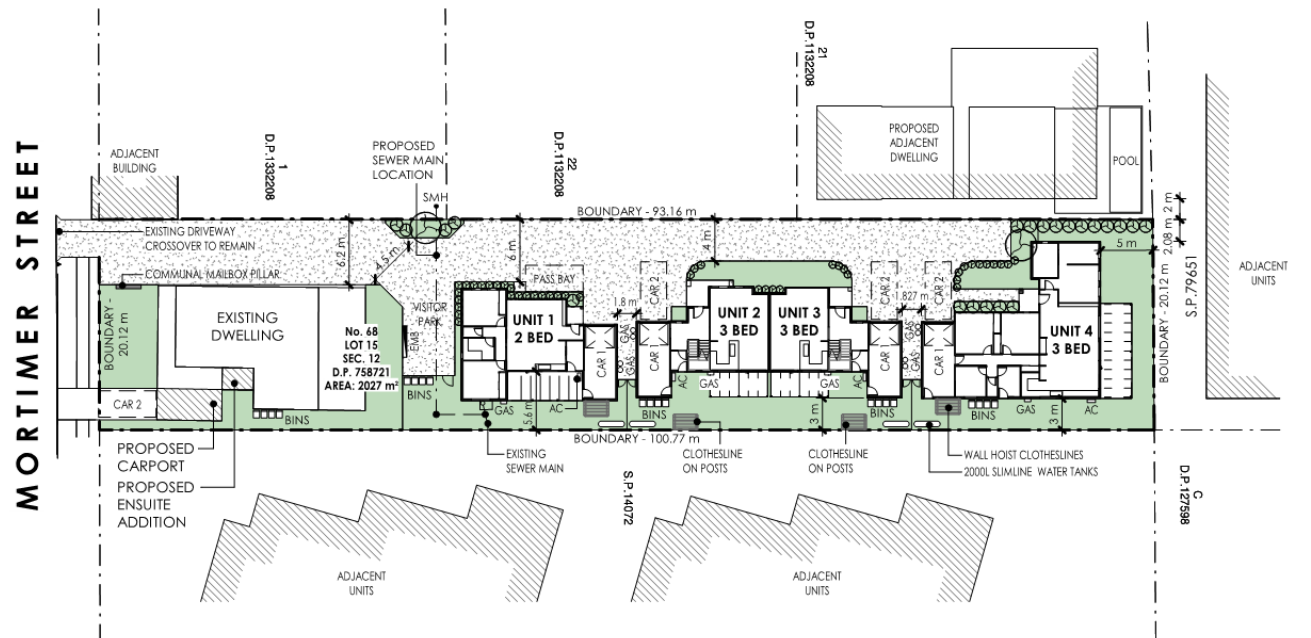
All units to have a gas cooktop and electric oven

**A&A BATHING**

All showerheads minimum rating of 3 star (>4.5 but <= 6.0L/min)  
 Toilets to have a minimum rating of 5 Star  
 Kitchen taps to have a minimum rating of 4 star  
 and Bath taps to have a minimum rating of 4 stars

**GENERALLY**

The information found in these notes are by no means the extent of information relating to compliance with BASIX commitments. These notes must be read in conjunction with the full set of plans and elevations outlined on sheet no's 4B55TO-01 to 4B55TO-18, Issue 8 (18 sheets) and with the BASIX Certificate pertaining to this property - Certificate No. 1125175M



1 SITE PLAN  
 SCALE 1 : 400



- Notes**
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EMB Communal electrical meter board.  
 (Sub boards to each garage)

D	ADD DIMENSIONS	28.01.24
C	UNIT 1 POS CHANGE	21.09.20
B	DA ISSUE	06.08.20
A	PRELIMINARY	09.06.20
Issue	Description	Date

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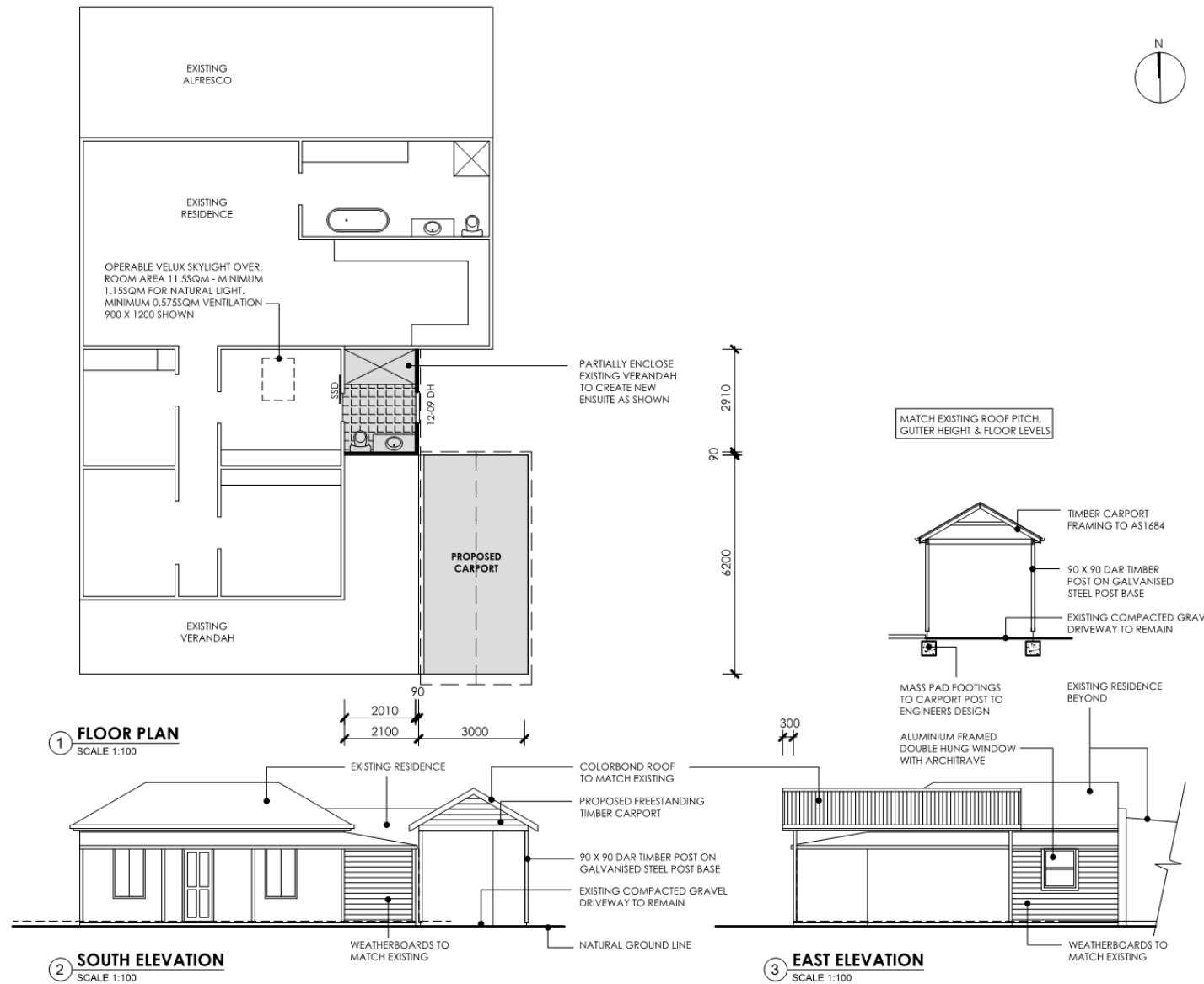
Project: 68 Mortimer Street  
 Mudgee NSW 2850

Title: SITE PLAN

Scale at A3: 1 : 400

Date: JUNE 2020 Drawn: RG/CD

Drawing No.: 485STO-01 Issue: D



**Notes**

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**Legend:**

15-21	WINDOW DIMENSIONS - HEIGHT X WIDTH
AFFL	ABOVE FINISHED FLOOR LEVEL
BR	BROOM CUPBOARD
CLN	CLOTHES LINE
CONC	CONCRETE TROWEL FINISH
CPT	CARPET
CSD	CAVITY SLIDING DOOR
CFT	CERAMIC FLOOR TILES
DH	DOUBLE HUNG WINDOW
DP	DOWN PIPE
DR	DRYER SPACE
DW	DISHWASHER SPACE
F	FIXED GLASS WINDOW
FWG	FLOOR WASTE GULLY
HALF	HALF GLAZED DOOR
HP	HOT PLATES
IHS	HOT WATER SYSTEM
LOH	LIFT OFF HINGES
LI	LAUNDRY TUB
LV	LOUVRE WINDOW
MB	METER BOX
MOD	MODWOOD DECKING
MW	MICROWAVE SPACE
OHC	OVERHEAD CUPBOARDS
OV	OVEN
PL	LVT PLANK FLOORING
PLD	PANEL LIFT GARAGE DOOR
PT	PAINTED INTERNAL FINISH
RD	ROLLER DOOR
REF	REFRIGERATOR
RH	RETRACTABLE RANGHOOD
RW	RETAINING WALL
SSD	SURFACE SLIDING DOOR
SK	SMOKE DETECTOR
SK	SINK
SL	SIDE-LITE
SW	SLIDING WINDOW
TD	TIMBER DECKING
TF	POLISHED TIMBER FLOOR
WM	WASHING MACHINE SPACE

B	DA ISSUE	04.08.20
A	PRELIMINARY	09.06.20
Issue	Description	Date

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Project  
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Title  
 EXISTING DWELLING

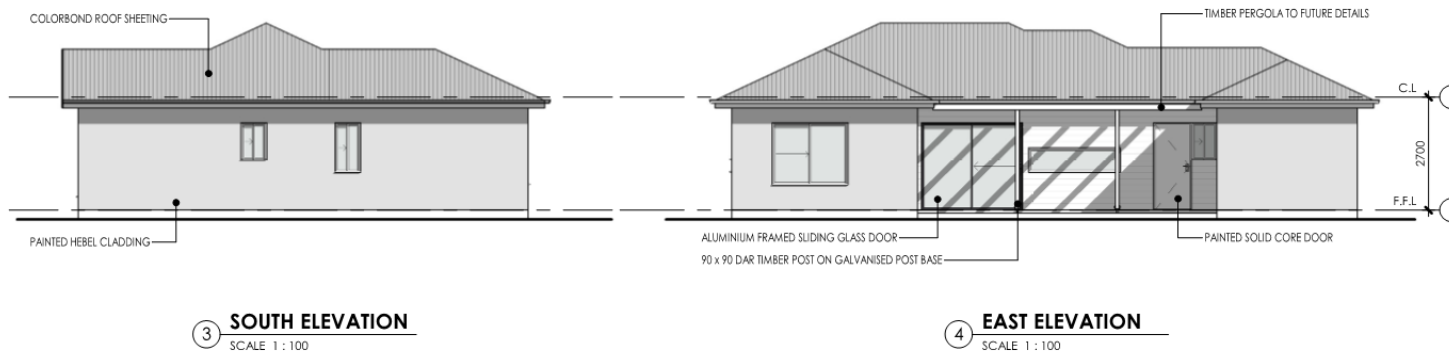
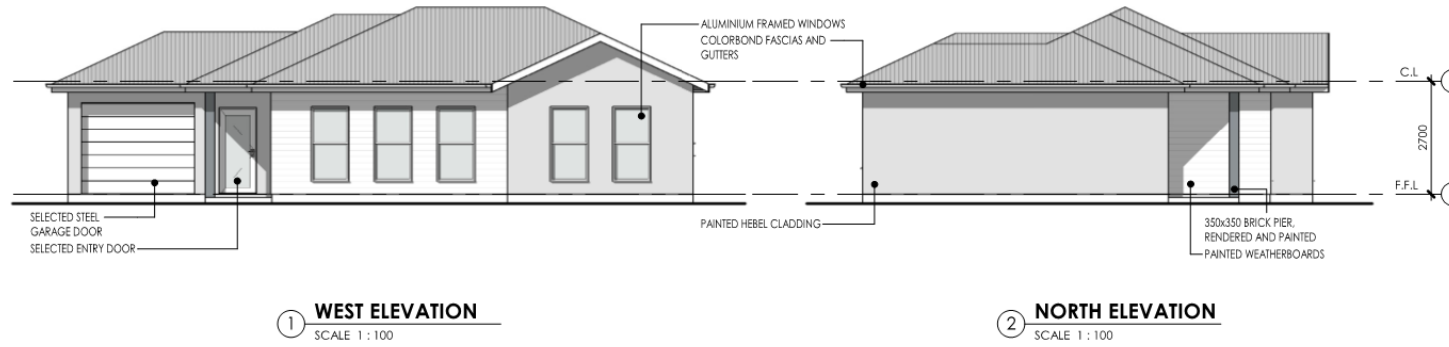
Scale at A3  
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Date  
 JUNE 2020

Drawn  
 RG

Drawing No.  
 485STO-02

Issue  
 B



**Notes**

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Issue	Description	Date
C	UNIT 1 POS CHANGE	21.09.20
B	DA ISSUE	06.08.20
A	PRELIMINARY	09.06.20

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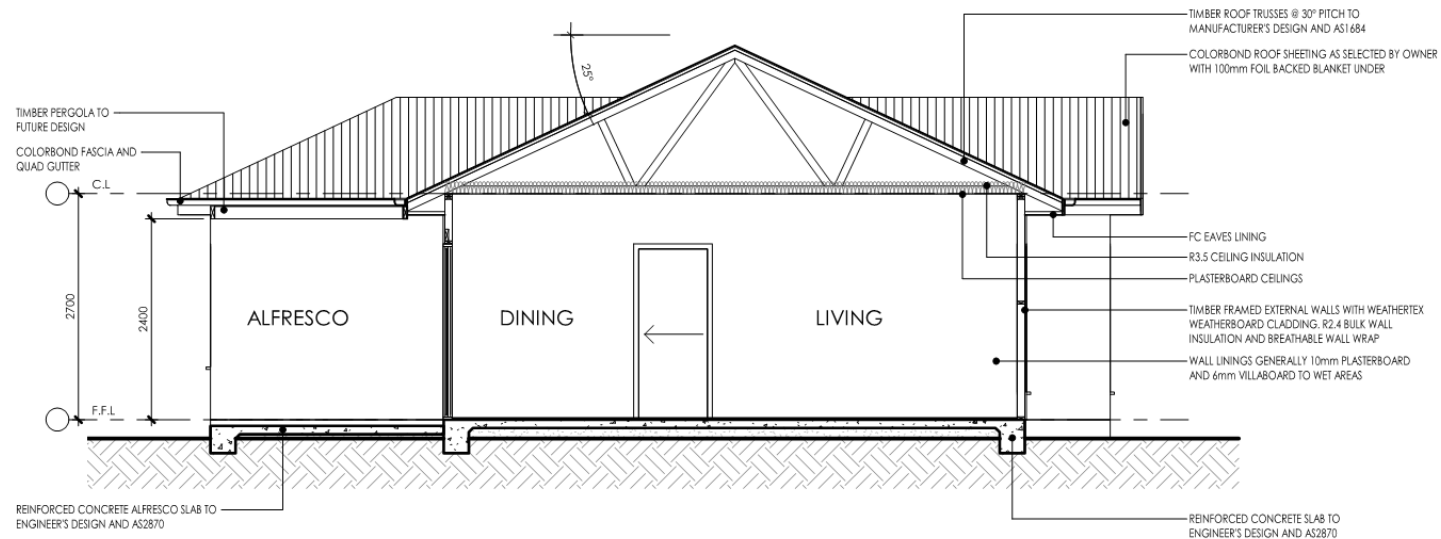
Project: 68 Mortimer Street  
 Mudgee NSW 2850

Title: UNIT 1 - ELEVATIONS

Scale at A3: 1:100

Date: JUNE 2020 Drawn: RG/CD

Drawing No.: 485STO-04 Issue: C



1 SECTION 1  
 SCALE 1 : 50

- Notes**
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C	UNIT 1 POS CHANGE	21.09.20
B	DA ISSUE	06.08.20
A	PRELIMINARY	09.06.20
Issue	Description	Date

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Project: 68 Mortimer Street  
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Title: UNIT 1 - SECTIONS

Scale at A3: 1 : 50

Date: JUNE 2020 Drawn: RG/CD

Drawing No.: 485STO-05 Issue: C



- Notes**
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Issue	Description	Date
C	UNIT 1 POS CHANGE	21.09.20
B	DA ISSUE	06.08.20
A	PRELIMINARY	09.06.20

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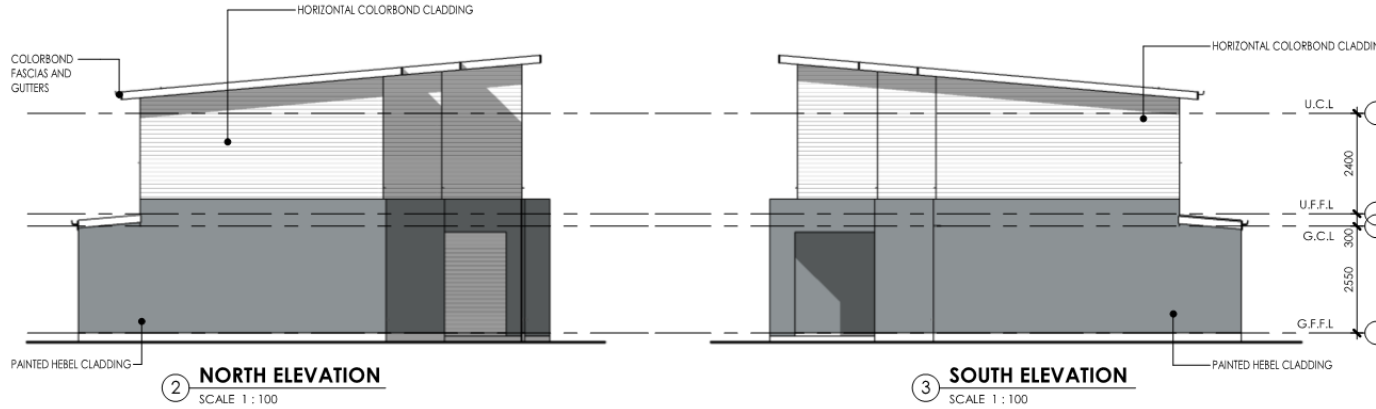
Project: 68 Mortimer Street  
 Mudgee NSW 2850

Title: UNIT 1 - PERSPECTIVES

Scale at A3: NA

Date: JUNE 2020 Drawn: RG/CD

Drawing No.: 485STO-06 Issue: C



- Notes**
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Issue	Description	Date
C	ROOF CHANGE	21.08.24
B	DA ISSUE	06.08.20
A	PRELIMINARY	09.06.20

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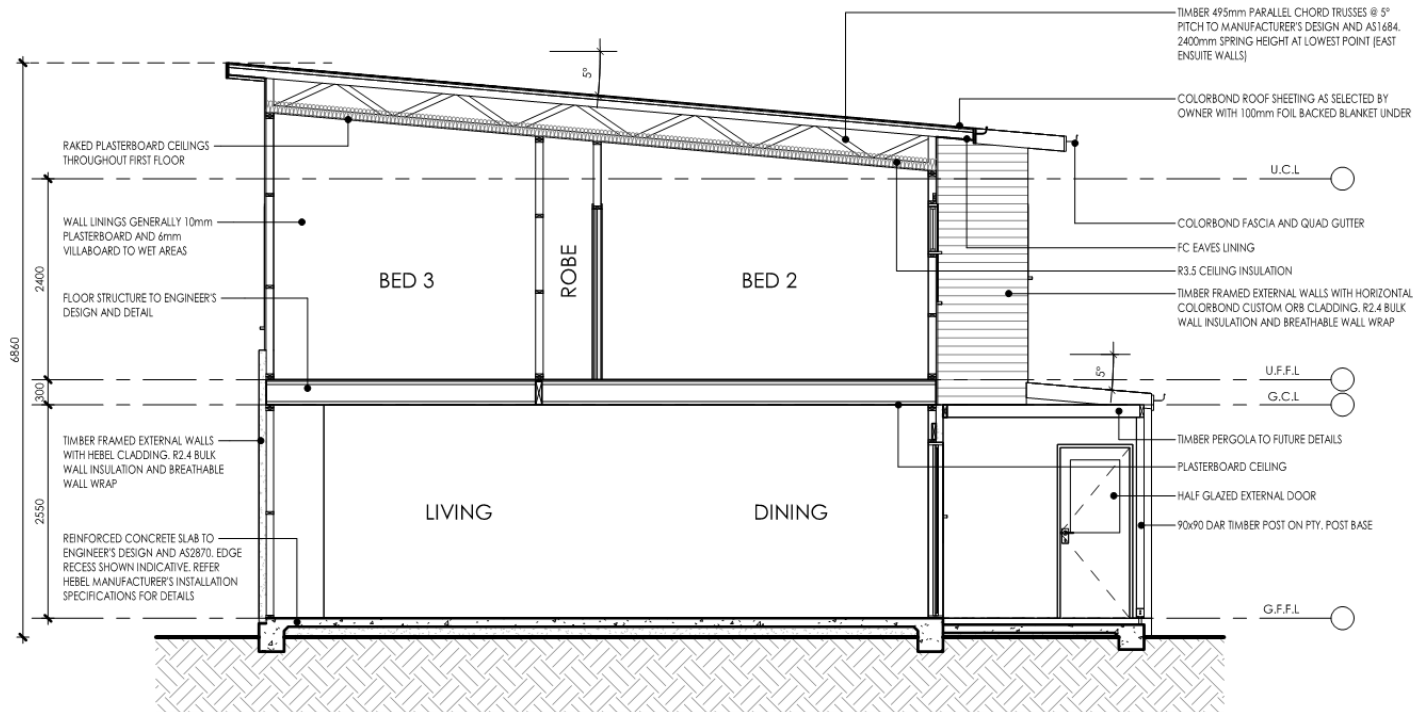
Project: 68 Mortimer Street  
 Mudgee NSW 2850

Title: UNIT 2&3 - ELEVATIONS

Scale at A3: 1 : 100

Date: JUNE 2020 Drawn: RG/CD

Drawing No.: 485STO-09 Issue: C



2 SECTION 2  
 SCALE 1 : 50

- Notes**
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Issue	Description	Date
C	ROOF CHANGE	21.08.24
B	DA ISSUE	06.08.20
A	PRELIMINARY	09.06.20

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Project: 68 Mortimer Street  
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Title: UNIT 2&3 - SECTION

Scale at A3: 1 : 50

Date: JUNE 2020 Drawn: RG/CD

Drawing No.: 485STO-10 Issue: C





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Issue	Description	Date
C	ROOF CHANGE	21.08.24
B	DA ISSUE	06.08.20
A	PRELIMINARY	09.06.20

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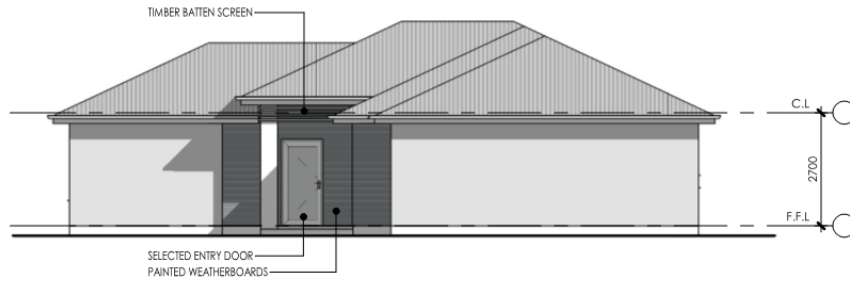
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Scale at A3: NA

Date: JUNE 2020

Drawing No.: 485STO-11

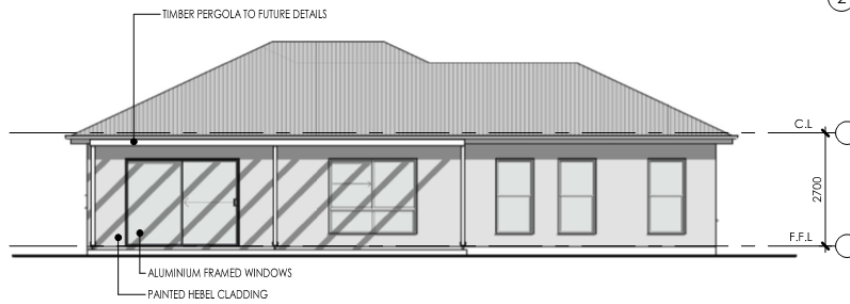
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 Issue: C



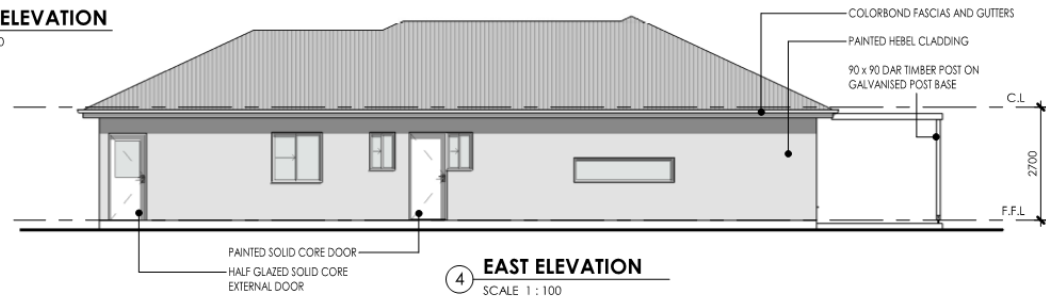
1 **SOUTH ELEVATION**  
 SCALE 1 : 100



2 **WEST ELEVATION**  
 SCALE 1 : 100



3 **NORTH ELEVATION**  
 SCALE 1 : 100



4 **EAST ELEVATION**  
 SCALE 1 : 100

**Notes**

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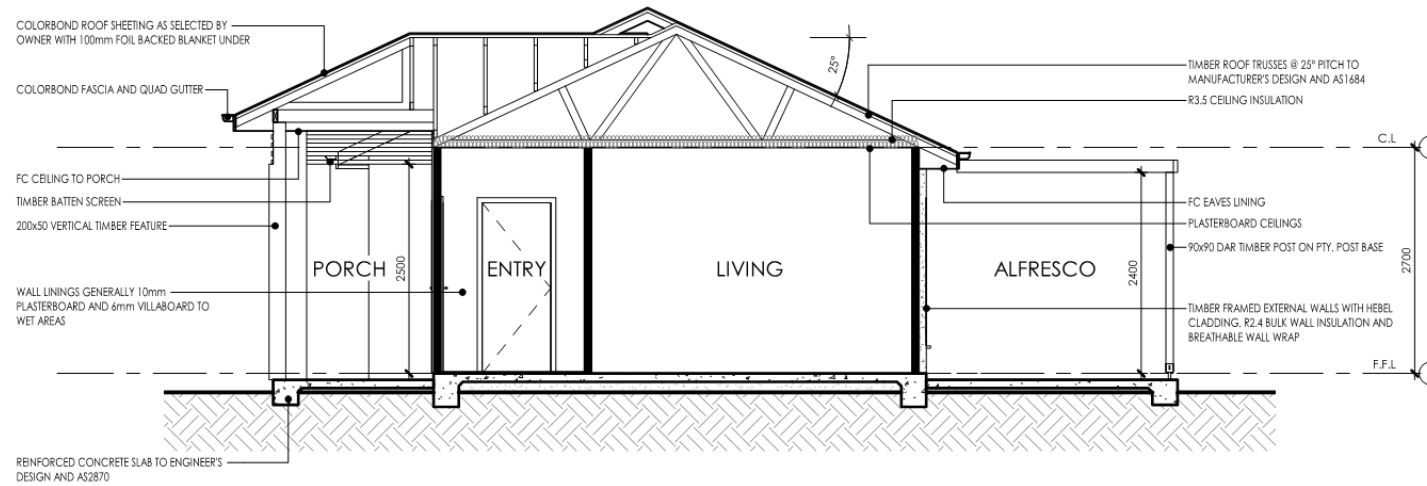
Issue	Description	Date
B	DA ISSUE	06.08.20
A	PRELIMINARY	09.06.20

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Project:	68 Mortimer Street Mudgee NSW 2850
Title:	UNIT 4 - ELEVATIONS
Scale at A3:	1 : 100
Date:	JUNE 2020
Drawn:	RG/CD
Drawing No.:	485STO-13
Issue:	B



**SECTION 3**  
 SCALE 1 : 50

- Notes**
1. Builder to confirm all dimensions before commencing any works.
  2. If discrepancies occur on plans, designer is to be contacted.
  3. All dimensions are in millimeters unless otherwise stated.
  4. Use figured dimensions only. Do not scale from plans.
  5. Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

Issue	Description	Date
B	DA ISSUE	06.08.20
A	PRELIMINARY	09.06.20

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Client: MFB Property Ltd

Project: 68 Mortimer Street  
 Mudgee NSW 2850

Title: UNIT 4 - SECTIONS

Scale at A3: 1 : 50

Date: JUNE 2020

Drawn: RG/CD  
 Issue: B

Drawing No.: 485STO-14



**Notes**

1. Builder to confirm all dimensions before commencing any works.
2. If discrepancies occur on plans, designer is to be contacted.
3. All dimensions are in millimeters unless otherwise stated.
4. Use figured dimensions only. Do not scale from plans.
5. Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

Issue	Description	Date
B	DA ISSUE	06.08.20
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**SUNRAI** designs  
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Client: MFB Property Ltd

Project: 68 Mortimer Street  
 Mudgee NSW 2850

Title: UNIT 4 - PERSPECTIVES

Scale at A3: NA

Date: JUNE 2020

Drawing No.: 485STO-15

Drawn: RG/CD  
 Issue: B



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**Date:** 7 November 2024 at 14:10:34 AEDT

**Subject:** DA0032/2021

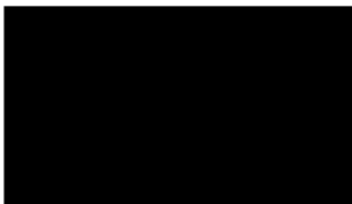
Good afternoon. I refer to your letter dated 28th October concerning modifications to the above DA. Both the roof line and cladding have been modified from the original DA.

Our comments relate both these changes.

Firstly re the roof line. Our view is, as this is relating to the two story section of the overall development, that the original design suits the character of the building better and fits better with the street scape over all. Further the change “copies” the look of the building at 72A. The original roofscape would differentiate the building as opposed to copying.

Secondly the change to cladding again copies the cladding at 72A Mortimer rather that differentiate. This could be further compromised depending on colours chosen. Our preference is that the colours do not replicate our property, but as yet we have no information indication the colouring of the cladding.

Best Regards



## 8.2 Development Application DA0073/2025 - Carport - 77 Mayne Street, Gulgong NSW 2852

REPORT BY THE TOWN PLANNER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, DA0073/2025

### RECOMMENDATION

That Council:

- A. receive the report by the Town Planner on the Development Application DA0073/2025 - Carport - 77 Mayne Street, Gulgong NSW 2852;
- B. That Development Application DA0073/2025 - Carport - 77 Mayne Street, Gulgong NSW 2852 be approved subject to the following conditions and statement of reasons:

### PART A - DEFERRED COMMENCEMENT:

This is a deferred commencement condition in accordance with Section 4.16(3) of the *Environmental Planning and Assessment Act 1979* and this consent shall not operate until the following matters have been completed, to the satisfaction of Council.

- a) A Building Information Certificate for all unauthorised building work carried out on the premises that is the subject of this development consent, issued by Council in accordance with Division 6.7 of the *Environmental Planning and Assessment Act 1979*.

Evidence that will sufficiently enable Council to be satisfied as to the compliance with the above matters must be submitted to Council within twenty four (24) months of the date of determination.

If sufficient evidence of the satisfaction of the above matters is not received by Council within this time-frame, the consent will lapse pursuant to Section 4.53(6) of the *Environmental Planning and Assessment Act 1979*.

If sufficient evidence of the satisfaction of the above matters is received by Council within the above nominated time-frame, Council will notify the applicant/developer in writing of the date the development consent becomes operative. This consent will become operative subject to the following conditions of consent.

*Note – the development consent will lapse 5 years after it becomes operative, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979.*

*Note – Please contact Council's Building Surveyors prior to lodging an application for a Building Information Certificate to determine what information will be required to support an application for a Building Information Certificate.*

*Reason – Some works approved under this development consent were carried out without a prior Construction Certificate in a case where a prior Construction Certificate was required to be obtained.*

**PART B: CONDITIONS OF CONSENT**

**GENERAL CONDITIONS**

		<b>Condition</b>				
<b>1.</b>	<b>Approved Plans and Supporting Documentation</b>					
	Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.					
	<b>Title / Name:</b>	<b>Drawing No</b>	<b>Revision / Issue:</b>	<b>Date:</b>	<b>Prepared by:</b>	
	<b>Cover Sheet / Location Plan</b>	<b>01</b>	<b>-</b>	<b>-</b>	<b>Preferred Design &amp; Drafting</b>	
	<b>Site Plan, Roof Plan</b>	<b>02</b>	<b>A</b>	<b>2.10.24</b>	<b>Preferred Design &amp; Drafting</b>	
	<b>Floor Plan</b>	<b>03</b>	<b>A</b>	<b>2.10.24</b>	<b>Preferred Design &amp; Drafting</b>	
	<b>Elevations</b>	<b>04</b>	<b>A</b>	<b>2.10.24</b>	<b>Preferred Design &amp; Drafting</b>	
	<b>Elevations</b>	<b>05</b>	<b>A</b>	<b>2.10.24</b>	<b>Preferred Design &amp; Drafting</b>	
	<b>Statement of Heritage Impact</b>	<b>-</b>	<b>Final</b>	<b>22 September 2024</b>	<b>Barbar Hickson Heritage Adviser</b>	
	In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.					
Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.						
<b>2.</b>	<b>No ponding of stormwater</b>					
	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.					
	Condition Reason: To ensure surface water does not become a nuisance.					
<b>3.</b>	<b>Use of carport restricted</b>					
	The carport must not be adapted nor used for habitable, commercial or industrial purposes without prior approval of Council.					
	Condition Reason: To ensure the use of the building is consistent with the approval					
<b>4.</b>	<b>Commencement of works</b>					
	This consent does not permit commencement of any site works. Works are					

	<p>not to commence until such time as a Construction Certificate has been obtained and the appointment of a Principal Certifier.</p> <p>Condition Reason: To ensure any works are carried out lawfully.</p>
5.	<p><b>Compliance with the Building Code of Australia</b></p> <p>All building work must be carried out in accordance with the <i>Building Code of Australia</i>.</p> <p>Condition Reason: Prescribed condition pursuant to section 4.17(11) of the Environmental Planning and Assessment Act 1979.</p>
6.	<p><b>Erection of signs</b></p> <p>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</p> <p>2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—</p> <p>a. showing the name, address and telephone number of the principal certifier for the work, and</p> <p>b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and</p> <p>c. stating that unauthorised entry to the work site is prohibited.</p> <p>3. The sign must be—</p> <p>a. maintained while the building work, subdivision work or demolition work is being carried out, and</p> <p>b. removed when the work has been completed.</p> <p>4. This section does not apply in relation to—</p> <p>a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or</p> <p>b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p> <p>Condition Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
7.	<p><b>Notification of Home Building Act 1989 Requirements</b></p> <p>1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</p> <p>2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following—</p> <p>a. for work that requires a principal contractor to be appointed—</p> <p>i. the name and licence number of the principal contractor, and</p> <p>ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,</p> <p>b. for work to be carried out by an owner-builder—</p> <p>i. the name of the owner-builder, and</p> <p>ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.</p> <p>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</p>



	<p><b>4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</b></p> <p><b>Condition Reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</b></p>
8.	<p><b>Occupation Certificate</b></p> <p>Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifier appointed for the erection of the building</p> <p><b>Condition Reason: To comply with the Environmental Planning and Assessment Act</b></p>
9.	<p><b>Shoring and adequacy of adjoining property</b></p> <p>1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.</p> <p>2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person’s own expense—</p> <p>a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and</p> <p>b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.</p> <p>3. This section does not apply if—</p> <p>a. the person having the benefit of the development consent owns the adjoining land, or</p> <p>b. the owner of the adjoining land gives written consent to the condition not applying.</p> <p><b>Condition Reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</b></p>

**BUILDING WORK  
 BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

	<b>Condition</b>
10.	<p><b>Provision Of Detailed Stormwater Plans for Construction Certificate Application</b></p> <p>Before the issue of a construction certificate, detailed plans must be prepared by a suitably qualified person and provided to the Certifier that are consistent with the plans and documentation approved under this consent.</p> <p>Detailed plans must also show the following:</p> <p>1. Drainage design must ensure that no stormwater runoff is permitted to discharge over adjoining properties.</p> <p>Consideration should be given to the inclusion of a grated drainage channel. This should be located at the entrance of the carport, to reduce stormwater overflow down the hill at the back of the lot, to within carport during heavy weather events.</p> <p><b>Condition Reason: To ensure that detailed construction certificate plans are consistent with the approved plans and supporting documentation</b></p>

11.	<b>Section 138 approval - works within road reserve</b>
	Application shall be made to Council under Section 138 of the Roads Act 1993 for completed driveway crossover works within the road reserve.  The application shall contain details demonstrating compliance with: a) Council's Access to Properties Policy; and b) Australian Standard AS/NZS 2890.1:2004 Parking Facilities – Off-street parking facilities.  The Section 138 application shall be considered and approved by Council prior to the release of the Construction Certificate for the development.
	Condition Reason: To ensure appropriate approvals are obtained.
12.	<b>Finished Surface Levels - Residential</b>
	All finished surface levels shall be shown on the plans submitted for the Construction Certificate. Where it is proposed to import fill, the material shall be certified as free of hazardous materials and contamination by a suitably 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. The finished surface levels shown on the plan are to demonstrate compliance with the following:  a) Any retaining walls are to be located a minimum of 0.3m from the boundary; b) The depth of any fill must not exceed 0.6m; c) No cut or fill is to occur within water, stormwater or sewer easements; d) Cut shall not exceed a depth of 1.0m; and e) The finished floor level is to be no higher than 1.0m above natural ground level.
	Condition Reason: To ensure subdivision works are designed in accordance with the relevant Australian Standard and Council's DCP and sufficient details are shown on the plans.

**BEFORE BUILDING WORK COMMENCES**

	<b>Condition</b>
13.	<b>Runoff and Erosion Controls</b>
	Runoff and erosion controls shall be installed prior to clearing and incorporate:-  a) diversion of uncontaminated up-site 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.
	Condition Reason: To protect the amenity of neighbouring properties.
14.	<b>Relocation of services</b>
	The developer shall be responsible for all costs incurred in the necessary relocation of any services affected by the required construction works. Council and other service authorities should be contacted for specific

	<b>requirements prior to commencement of any works.</b>
	<b>Condition Reason: To ensure any damage to public infrastructure is rectified</b>
<b>15.</b>	<b>Sediment erosion controls</b>
	<b>Sediment erosion controls shall be installed within the development site, to the satisfaction of the Certifier (i.e. Council or the Principal Certifier), prior to the commencement of works.</b>
	<b>Condition Reason: To ensure no substance other than rainwater enters the stormwater system and waterways</b>

**DURING BUILDING WORKS**

	<b>Condition</b>
<b>16.</b>	<b>Full Cost of The Developer</b>
	<b>All works are to be constructed at the full cost of the developer, in a manner consistent with Aus-Spec #1 and Council's standard drawings.</b>
	<b>Condition Reason: To ensure all works are constructed in accordance with Council's standards and at no cost to Council.</b>
<b>17.</b>	<b>Stormwater – Compliance with Appendices B and D of DCP.</b>
	<b>Stormwater drainage is to comply with the Mid-Western Regional Council Development Control Plan 2013 and the standards referenced in Appendix B and D.</b>
	<b>Condition Reason: To ensure all lots are drained in accordance with Council's requirements.</b>
<b>18.</b>	<b>Aboriginal Material Found During Construction</b>
	<b>In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment and Heritage (OEH) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the OEH.</b>
	<b>Condition Reason: To ensure the protection of objects of potential significance during works</b>
<b>19.</b>	<b>Filling Within Easements</b>
	<b>Fill material shall not raise the existing surface level within the dedicated easement/s.</b>
	<b>Condition Reason: To prevent filling over easements</b>
<b>20.</b>	<b>Hours of Work</b>
	<b>Site work must only be carried out between the following times – 7am to 5pm Monday to Saturday</b>
	<b>No site work is permitted on Sundays or Public Holidays.</b>
	<b>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</b>
	<b>Condition Reason: To protect the amenity of the surrounding area.</b>
<b>21.</b>	<b>Management of Development Site</b>

	<p>The development site is to be managed for the entirety of work in the following manner:</p> <p>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;</p> <p>b) Appropriate dust control measures;</p> <p>c) Construction equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained;</p> <p>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.</p>
	<p>Condition Reason: To protect the amenity of the environment and neighbourhood during construction</p>
22.	<p><b>Mandatory Inspections</b></p> <p>All mandatory inspections required by the Environmental Planning and Assessment Act 1979 and any other inspections deemed necessary by the Principal Certifier shall be carried out during the relevant stage of construction.</p>
	<p>Condition Reason: To ensure the building work is consistent with approvals, endorsed plans, specifications and relevant documentation.</p>
23.	<p><b>Procedure For Critical Stage Inspections</b></p> <p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p>
	<p>Condition Reason: To require approval to proceed with building work following each critical stage inspection.</p>

**BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

	Condition
24.	<p><b>Finish of Surface Around Site</b></p> <p>Prior to use of the development and/or issue of an Occupation Certificate, the excavated and/or filled areas of the site are to be stabilised and drained, to prevent scouring onto adjacent private or public property. The finished ground around the perimeter of the building is to be graded to prevent ponding of water, and to ensure the free flow of water away from the building and adjoining properties.</p>
	<p>Condition Reason: To ensure runoff does not impact on the building or adjoining properties.</p>
25.	<p><b>Stormwater to the Street</b></p> <p>Prior to use of the development and/or issue of an Occupation Certificate, all roof water shall be conducted to the street gutter by means of a sealed pipeline having a minimum diameter of 90mm.</p> <p>Please note this can be achieved by connecting to existing stormwater lines.</p>
	<p>Condition Reason: To ensure runoff does not impact on the building or adjoining properties.</p>
26.	<p><b>Completion Of Car Parking and Driveway</b></p> <p>Prior to commencement of use of the development and/or issue of an</p>

	<b>Occupation Certificate, all approved car parking and associated driveway works are to be completed.</b>
	<b>Condition Reason: To ensure compliance with the requirements of the consent.</b>

**OCCUPATION AND ONGOING USE**

	<b>Condition</b>
<b>27.</b>	<b>Driveways To Be Maintained</b>
	<b>All access crossings and driveways are to be maintained for the life of the development.</b>
	<b>Condition Reason: To ensure the safe and efficient operation of the development.</b>

**STATEMENT OF REASONS**

1. The proposed development complies with the requirements of the applicable environmental planning instruments and Mid-Western Regional Development Control Plan 2013.
2. The proposed development is considered satisfactory in terms of the matters identified in Section 4.15 of the Environmental Planning and Assessment Act 1979.
3. The proposed development satisfactorily addresses the issues raised in objections received in response to public notification of the development, as follows:
  - i) The proposed development will not have an adverse impact on the heritage character of the Heritage Item or the Gulgong Heritage Conservation Area.
  - ii) Vehicle access into and out of the site will be safe. Suitable conditions have been included to ensure that appropriate approvals for access are in place.
  - iii) Suitable conditions have been included to ensure the adequate management of stormwater.
  - iv) Traffic impacts to the development are acceptable.
  - v) The development will not result in any unreasonable overshadowing or amenity impacts to adjoining properties.

Executive summary

OWNER/S	Amber Blundell
APPLICANT:	Amber Blundell
PROPERTY DESCRIPTION	77 Mayne Street, Gulgong NSW 2852 Lot 2 DP625944
PROPOSED DEVELOPMENT	Carport
ESTIMATED COST OF DEVELOPMENT:	\$17,828
REASON FOR REPORTING TO COUNCIL:	Application called up in writing by two Councillors
PUBLIC SUBMISSIONS:	2

Council is in receipt of Development Application DA0073/2025 that seeks approval for a Carport, located at 77 Mayne Street GULGONG NSW 2852, Lot 2 DP 625944, received by Council on 10 October 2024.

The site is identified as a Heritage Item and is located within the Gulgong Heritage Conservation area and contains an existing stone dwelling. The proposed carport will be 6.8m by 9.0m in size with external cladding of “Wallaby” Colorbond and include space for two cars and an enclosed storage area. The carport will be located toward the rear of the site with vehicular access from Robinson Street at the rear. Works associated with the carport have commenced including the

driveway and the slab and footings. Accordingly, a *deferred commencement* condition is recommended to obtain a Building Information Certificate (BIC) for the building works already undertaken.

The application was notified in accordance with the Mid-Western Regional Community Participation Plan 2019, for a period of 14 days – as the site contains a Heritage Item. Two submissions were received in relation to the proposal. The concerns raised relate to the impact of the development on the heritage significance of the site and area, as well as safety impacts, resulting from the rear access, stormwater impacts and impacts to the amenity of adjoining properties (such as overshadowing).

The application was accompanied by a Statement of Heritage Impact and has been reviewed by Council's appointed Heritage Adviser who raised no objections to the proposal. The application was also referred to Council's Development Engineers who have recommended approval of the application subject to the inclusion of conditions in relation to stormwater management of the site. No issues were raised regarding the safety of the access or increase in traffic.

The proposed development has been assessed in accordance with Council's DCP and the LEP and is considered generally consistent with Council's planning controls.

The application has been referred to Council for consideration as it exceeds staff's *Delegation of Authority*, in that two Councillors have called up the application in writing.

The application is recommended for Approval.

## Disclosure of Interest

Nil

## Detailed report

### Subject Site

The subject site, known as 77 Mayne Street, Gulgong is 1676m<sup>2</sup> in size and located on the southwest side of Mayne Street at the intersection of Nandoura Street. Robinson Street adjoins the site to the rear. The site is rectangular in shape and contains an existing stone dwelling and outbuildings to the rear. The site is within the Gulgong Heritage Conservation Area and is identified as Heritage Item I274. Figure 1 shows a street view image of the site and Figure 2 provides an aerial image.



**Figure 1: Subject site (Source: Google Streetview dated May 2024)**



**Figure 2: Aerial image**

### Development details

The application proposes the following:

- The construction of detached carport including storage area.
- The carport and storage area will be 6.8m by 9.0m with a total floor area of 61.2m<sup>2</sup> and a height of 3.99m to the apex.
- The carport will be constructed of Colorbond steel with a finish of “Wallaby”

Figures 3 and 4 below show the front elevation of the development and site plan. A full set of the proposed plans is available in **Attachment 1**.

It should be noted that works in relation to the carport and access have already commenced including earthworks and the slab and footings of the carport completed. Accordingly, a building information certificate will be required for building works already undertaken.



Figure 3: Proposed Front Elevation

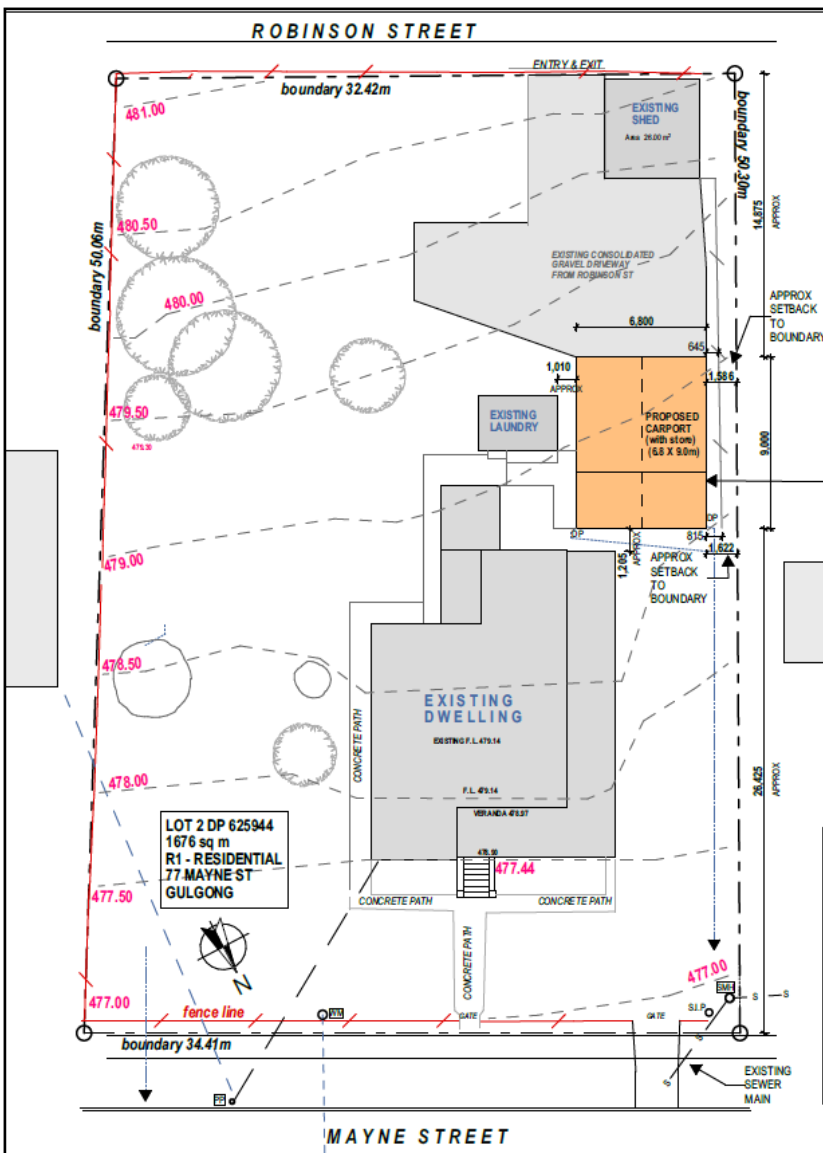


Figure 4: Proposed Site Plan



## LEGISLATIVE REQUIREMENTS

### Environmental Planning and Assessment Act 1979

#### Designated Development

The development proposal is not considered to be Designated Development, in accordance with Schedule 3 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regs).

#### Integrated Development

The development proposal is not considered to be Integrated Development, in accordance with section 4.46 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

## ASSESSMENT

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

### 4.15(1)(a) Requirements of Regulations and Policies

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

#### STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

The proposed development will not require removal of vegetation or koala habitat under this Policy. Therefore, no further consideration of this SEPP is considered necessary.

#### STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

The proposed development does not involve Advertising or Signage nor is impacted by any other requirements of this Policy. Therefore, no further consideration of this SEPP is considered necessary.

#### STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

The proposed development is not State or Regionally Significant Development nor is impacted by any other requirements of this Policy. Therefore, no further consideration of this SEPP is considered necessary.

#### STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Pursuant to section 4.6 of the Policy, a site inspection and a search of council's records did not reveal any potentially contaminating activities upon the site. Accordingly, no further consideration is necessary.

#### STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE)

Pursuant to section 2.48, the development will not have impact on underground electricity power lines, distribution pole or tower. There are no electrical easements that constrain the subject site and therefore no further consideration of this SEPP is considered necessary.

#### MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012 (MWRLEP 2012)

The following clauses of Mid-Western Regional Local Environmental Plan 2012 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

#### Clause 1.2 Aims of Plan

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

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### Clause 1.4 Definitions

The proposal is for a **carport ancillary to the existing dwelling** and is defined in accordance with the MWRLEP 2012 as follows:

***dwelling house means a building containing only one dwelling.***

---

### Clause 2.2 Zoning of Land to Which Plan Applies

The land is zoned R1 General Residential and is therefore subject to the Plan.

---

### Clause 2.3 Zone objectives and Land Use table

The land is zoned R1 General Residential pursuant to MWRLEP 2012. The proposal, being a carport ancillary to an existing dwelling house is permissible with consent in the zone and complies with the relevant objectives.

The objectives of the zone and how the proposal satisfies the objectives is addressed below:

#### R1 General Residential

1. *To provide for the housing needs of the community.*

**Comment** The proposed carport does not conflict with, and is not contrary to, the objective requiring the provision of housing that meets the needs of the community.

2. *To provide for a variety of housing types and densities.*

**Comment** The proposed carport does not conflict with, and is not contrary to, the objective requiring a variety of housing types and densities within the R1 zone.

3. *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

**Comment** The proposal is not expected to hinder other possible permissible land uses within the immediate area.

---

### Clause 4.3 Height of buildings

The subject site is mapped for a maximum height limit of 5.5 metres above existing ground level. The development is proposed at a height of 3.99 metres and therefore complies.

---

### Clause 5.4 Controls relating to miscellaneous permissible uses

The proposal does not include any of the listed uses contained under this clause.

---

### Clause 5.10 Heritage Conservation

The site is identified under Schedule 5 of the MWRLEP 2012 as Heritage Item I274 "Loyola" House and located within the Gulgong Heritage Conservation Area with several Heritage Items located in the vicinity of the site.

The key objectives of clause 5.10 of the MWRLEP 2012 is:

- (a) *to conserve the environmental heritage of Mid-Western Regional,*

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

Under clause 5.10(4), Council must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the area concerned.

The development application was supported by a Statement of Heritage Impact which along with the supporting documents of the application was referred to Council's appointed heritage adviser.

Council's Heritage Adviser raised no objections to the proposal, providing the following formal advice:

*"The stone house on this site is listed in Schedule 5 of the LEP and lies within the Gulgong conservation area. The proposal is to construct a partly enclosed freestanding carport and store with a gable roof, set back and away from the rear south-eastern corner of the house. It is proposed to have a steel portal frame, and walls and roof clad with corrugated Colorbond in "Wallaby."*

*The application is accompanied by a professionally written Statement of Heritage Impact. The site is large, and like other parts of the conservation area, has something of the character of a homestead complex with the house dominant but several utilitarian outbuildings, including an early corrugated iron shed on the rear boundary.*

*It is reasonable for present-day occupants of house of this size, on a lot of this size, to have covered parking for two vehicles.*

*The proposed building is an understated contemporary version of a traditional shed or garage. Being lower than the house and set away from it, it will not be readily noticed from the street, while from the back lane it will be another element in the complex. From here, the mass is reduced by having two open sides. The colour is recessive, similar to that of weathered galvanised iron, though slightly warmer and better related to the warm tones of the house.*

*The proposed building is subordinate and sympathetic to the significance of the item and the HCA. There is no objection to the proposal."*

Assessing staff have the same views as Council's appointed heritage advisor and it is considered that the proposal is consistent with objectives of this clause and will not adversely affect the heritage item or the Gulgong Heritage Conservation Area.

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### **Clause 6.1 Salinity**

The proposal only involves minimal earthworks and is not expected to significantly affect the process of salinisation.

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### **Clause 6.3 Earthworks**

The proposal involves only minor earthworks to prepare the site for the development. The works are not expected to generate any significant impacts as listed in Clause 6.3(3). Conditions of consent have been included to ensure any earthworks related activities are carried out appropriately and minimise impacts upon neighbouring properties.

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**Clause 6.4 Groundwater vulnerability**

The site is not identified as groundwater vulnerable.

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**Clause 6.5 Terrestrial biodiversity**

The proposal is not located in any area identified as 'Moderate or High Biodiversity Sensitivity'.

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**Clause 6.7 Active street frontages**

Not applicable. The site is not located within the area mapped as 'Active street frontage'.

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**Clause 6.8 Airspace operations – Mudgee Airport**

The proposal will not penetrate the relevant height limits for safe operation of the Mudgee Airport.

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**Clause 6.9 Essential Services**

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

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**Clause 6.10 Visually sensitive land near Mudgee**

The land is not located within the area identified within the visually sensitive land map.

**4.15(1)(a) Requirements of Regulations and Policies**

*(ii) Draft environmental planning instruments (EPI)*

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

*(iii) Any development control plans*

**MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013 (DCP)**

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.

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**Part 3.1 Residential Development in Urban Areas (Single Dwellings and Dual-Occupancies)**

**DEVELOPMENT CONTROL REQUIREMENT**

**COMMENT / COMPLIES**

**Building Setback from the street**

Zones R1, R2 and R3 where lot size is greater than 901m<sup>2</sup> and less than 1999m<sup>2</sup>:

6.5m and 7.5m to the garage

Complies - the carport will be located behind the existing dwelling with a front setback of 26.425m.

**Building Side/Rear setback**

DEVELOPMENT CONTROL REQUIREMENT	COMMENT / COMPLIES
Zones R1, R2 and R3 where Lot size is greater than the 901m <sup>2</sup> and less than 1,999m <sup>2</sup> : 900mm	Complies as follows: North-West = 1.586m Rear (Robinson Street) = 14.875m
<b>Building Secondary Frontage for corner lots setback</b>	
Zones R1, R2 and R3 where Lot size is greater than 901m <sup>2</sup> and less than 1,999m <sup>2</sup> : 2m	Complies - as per above a setback of 14.875m from Robinson Street is proposed.
<b>Building Height</b>	
Deem to satisfy is a single storey building with a FFL of less than 1 metre above Natural Ground Level	Complies
<b>Site Coverage</b>	
Deem to satisfy is 35% site coverage.	Complies
<b>Solar Access</b>	
Deem to satisfy Living areas and private open space areas are to be located with a northerly aspect (i.e. on the north or eastern side of the building).	Not applicable - the carport will not impact on existing solar access to living areas and private open space.
<b>Privacy</b>	
Deem to satisfy Dwellings must be single storey and have a finished floor level less than 1,000 mm above the natural ground level.	Not applicable
<b>Parking</b>	
Deem to Satisfy Two (2) spaces per dwelling	Complies
<b>Landscaping</b>	
a) Landscaping must enhance the quality of the built environment.	Not applicable
b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winter winds	Not applicable
c) Plants with low maintenance and water requirements	Not applicable

DEVELOPMENT CONTROL REQUIREMENT	COMMENT / COMPLIES
should be selected.	
<b>Open Space</b>	
Deem to satisfy Private open space to be on the northern or eastern side of dwelling with direct access to living areas. Area to be 80m <sup>2</sup> with a minimum dimension of 5 metres.	Complies – carport will not encroach unreasonably into existing private open space area at the rear of the existing dwelling.
<b>Corner lots</b>	
a) Development must address both street frontages	Not applicable
b) Utility windows are not permitted on either elevation with frontage to the street unless they are integrated into architectural features of the development.	Not applicable
<b>Fencing</b>	
Deem to Satisfy 1.8 metre high fence to all boundaries including private open space areas. All fencing forward of building line cannot be 'Colorbond' (All Residential zones excluding R5 zone).	Not applicable – no new fencing proposed.
<b>Infrastructure</b>	
a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within front setback.	Not applicable
b) Surface infrastructure must not be visible from the street.	Not applicable
c) Garbage storage locations must be included in landscape plan and show how they will be screened.	Not applicable
<b>Garages, Outbuildings</b>	
Outbuildings must not negatively affect the amenity of the streetscape or adjoining properties	Complies – the outbuilding will be single storey and will be set back from street frontages and adjoining properties in accordance with Council's setback requirements. The carport will not result in any significant overshadowing to adjoining properties.
Urban areas where 1001-2000m <sup>2</sup> : 100m <sup>2</sup> maximum shed size	Complies – outbuilding will be 61.2sqm
Max building height of 4.5m from natural ground level to the	Complies – outbuilding will have a

<b>DEVELOPMENT CONTROL REQUIREMENT</b>	<b>COMMENT / COMPLIES</b>
ridge applies in urban areas where the lot is under 2000m <sup>2</sup>	max height of 3.99m
<b>Development near Ridgelines</b>	
a) A ridgeline is considered an elevated section of land, visible from beyond the individual property boundary	Not applicable
b) Development shall protect key landscape features, being the dominant ridgelines and slopes and the intermediate ridges forming a visual backdrop to existing and future urban localities and places of special landscape amenity..	Not applicable
c) Development should not be visually intrusive or degrade the environmental value, landscape integrity or visual amenity of land.	Not applicable
d) The dwelling-house and associated buildings must not be visible above the existing skyline or any prominent ridgeline or local hilltop.	Not applicable
e) The dwelling-house and associated buildings will be constructed from low reflectivity building materials and incorporate colours which are visually unobtrusive in relation to the surrounding environment.	Not applicable
<b>Slopes</b>	
<ul style="list-style-type: none"> <li>• Cut is to be limited to 1,000 mm.</li> <li>• Fill is restricted to 600 mm. It must be clean fill, and a geotechnical assessment issued for the fill to demonstrate compaction to the Australian Standard.</li> <li>• Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300 mm from any boundary.</li> <li>• Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided.</li> <li>• Cut and fill is not permitted within water or sewer easements</li> </ul>	Complies subject to conditions.
<b>Access</b>	
a) All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times	Complies
<b>Relocated Dwellings</b>	
a) Dwellings proposed to be re-sited must be of a suitable standard both aesthetically and structurally.	Not applicable
<b>Adaptability</b>	
Adaptable housing design must incorporate practical and flexible features to meet the changing needs of residents of different ages and abilities over time. For example, hobless	Not applicable

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

**Part 4.7 Tree Preservation Order**

No trees to be removed.



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### **Part 5.1 Car Parking**

The proposal will provide two undercover spaces and meets the requirements of this Part.

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### **Part 5.2 Flooding**

Not applicable.

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### **Part 5.3 Stormwater Management**

Council's Development Engineer has provided comments and conditions concerning adequate disposal of stormwater.

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### **Part 5.4 Environmental Controls**

All the relevant considerations have been discussed elsewhere in this report or dealt with through conditions of consent.

### **MID-WESTERN REGIONAL CONTRIBUTIONS PLAN 2019**

Not applicable

### **DEVELOPER SERVICING PLANS FOR WATER AND SEWER, AUGUST 2008**

In accordance with the Developer Servicing Plans for Water and Sewer (August 2008), the development does not increase the demand or loading upon Councils infrastructure or require additional water, sewer or trade waste services to the land or building.

No charges can therefore be applied under the plan.

#### **4.15(1)(a) Provisions of any Planning Agreement or Draft Planning Agreement – (1)(a)(iiia)**

No Planning Agreements are applicable.

#### **Regulations –4.15(1)(a)(iv)**

### **ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021**

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

#### **Likely impacts of the development – 4.15(1)(b)<sup>1</sup>**

<sup>1</sup> Including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

#### **(a) Context and Setting**

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

#### **(b) Access, Transport and Traffic**

Council's Development Engineers have confirmed that the location of the existing access from Robinson Street is acceptable and meets council requirements with adequate sight distance. It is noted that approval under Section 138 has not been obtained and will be required as a condition of approval, however no new works are required. Minimal additional traffic will be generated as a result of the approval which can be accommodated within the existing road network.

**(c) Public Domain**

The development will not impact the public domain in terms of recreation opportunities, the amount, location, design, use and management of public spaces, or pedestrian linkages between public spaces.

**(d) Utilities**

All relevant utilities are available or can be made readily available to the site.

**(e) Heritage**

The site is identified as a heritage item and is located within a heritage conservation area. The impacts of the development to the heritage significance of the area have been discussed previously in this report. The proposal is considered to be acceptable.

**(f) Other Land Resources**

No impact expected on the conserving and the use of valuable land, such as productive agricultural land, mineral or extractive resources, or water supply catchments.

**(g) Water**

No significant impact expected.

**(h) Soils**

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

**(i) Air and Microclimate**

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

**(j) Flora and fauna**

Not applicable.

**(k) Waste**

Not applicable.

**(l) Energy**

Not applicable.

**(m) Noise and Vibration**

Not applicable.

**(n) Natural Hazards**

The development site is not identified as bushfire prone or flood prone and there is no known subsidence, slip or mass movement issues.

**(o) Technological Hazards**

There are no known risks to people, property or the biophysical environment, resulting from technological or industrial hazards, or building fire risk.

**(p) Safety, Security and Crime Prevention**

Increased passive surveillance as a result of the proposed development.

**(q) Social Impact in the Locality**

Generally positive.

**(r) Economic Impact in the Locality**

Generally positive.

**(s) Site Design and Internal Design**

Adequate as discussed throughout this report.

**(t) Construction**

To comply with the BCA where relevant.

**(u) Cumulative Impacts**

Nil. There are no known impacts that have the potential to act in unison, in terms of space or time, or owing to their repetitive nature, that would produce an effect greater or different than the sum of the separate parts.

**Suitability of Site for Development – 4.15(1)(c)**

**(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.

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

**(A) Public Submissions**

The application was notified, in accordance with Mid-Western Regional Community Participation Plan 2019, for a period of 14 days, ending 31 October 2024. Two submissions objecting to the proposal were received. A copy of submissions is available in **Attachment 2**.

The issues raised in the objections, with a Response provided is outlined below:

Issue	Response
Adverse heritage impact	<p>Objections received raised concerns of adverse impacts to the heritage significance of the site due to large size of the car port and proposed Colorbond finish.</p> <p>The impact of the development on the heritage significance on the Heritage Item and Gulgong Heritage Conservation Area has been discussed previously, concluding that the development will not have an adverse heritage impact. As per the comments from Council's Heritage Adviser, "The proposed building is an understated contemporary version of a traditional shed or garage. Being lower than the house and set away from it, it will not be readily notice from the street, while from the back lane it will be another element in the complex. From here, the mass is reduced by having two open sides. The colour is recessive, similar to that of weathered galvanised iron, though slightly warmer and better related to the warm tones of the house. The proposed building is subordinate and sympathetic to the significance of the item and the HCA."</p>
Concerns relating to the rear access and driveway in terms of safety and water run-off.	<p>Concerns were raised by the objections that the driveway and access at the rear was constructed without approval from Council raising concerns of the safety of the access location and water run-off as correct construction levels have not been met.</p> <p>Council's Development Engineers have reviewed the application including a site inspection of the works undertaken. They have confirmed that no S138 appears to have been obtained for the access. No concerns were raised by the Engineers in relation to the location and construction of the new access stating that the access is acceptable in meeting Council's requirements with adequate sight distance. Engineers have confirmed that a s138 application would not require any changes to the access, however a condition could be included to obtain a s138 approval for the works completed within the road reserve.</p> <p>In relation to stormwater, a condition has been recommended that a detailed drainage design be provided prior to the issue of a Construction Certificate to ensure that no stormwater runoff is permitted to discharge over adjoining properties. In addition, to reduce stormwater runoff effects from the hill behind, engineers have recommended that the driveway should be updated through adequate design, to drawn stormwater away from the proposed carport. Stormwater should be discharged to underground drainage lines and then to Mayne St kerb. Suitable conditions have been recommended.</p>
Additional traffic	<p>Additional traffic utilising Robinson Lane as a result of the development will be minimal. Council's Development Engineers have confirmed that the location of the access is acceptable and advised that safety impacts and additional traffic along Robinson Lane are considered to be negligible as a result of the development.</p>

Issues raised relating to the Statement of Environmental Effects

- Setbacks 1.5m – 1.6m are correct and accurate

Comment: the applicant has provided a survey plan which indicates that the boundary has been surveyed. The DCP requires a minimum setback of 900mm from the side boundary. The proposed setbacks are in excess of Council requirements.

- Fencing – it would appear that the existing fencing is not on the correct boundary

Comment: The location of existing fencing does not impact this application. The plans indicated that the proposed building will be setback in accordance with Council requirements and within the existing fence line.

- Outbuildings – Max size 100sqm

Comment: the proposed carport at 61.2sqm is less than the maximum outbuilding size of 100sqm permitted under the DCP. This standard relates to each structure and is not a cumulative of all outbuildings on site.

Overshadowing of shed and amenity impacts to neighbouring properties

Given the height of the shed and orientation on the lot, the proposed carport is unlikely to significantly overshadow adjoining properties. The building will be set back from the boundary in accordance with Council requirements and will not result in any significant or unreasonable amenity impacts.

### **(b) Submissions from Public Authorities**

No submissions were sought or received from public authorities.

## **The Public Interest – 4.15(1)(e)**

### **(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**

### **(a) Health and Building**

Council's Health & Building Surveyor has not raised any concerns with the proposal, subject to conditions.

### **(b) Development Engineering**

Council's Development Engineer has not raised any concerns with the proposal subject to conditions.

### **(c) Heritage Advisor**

As outlined under the Clause 5.10 assessment of the LEP, Council's Heritage Advisor supports the proposal with no specific conditions required to be included.

## Community Plan implications

<b>Theme</b>	<b>Looking After Our Community</b>
Goal	Vibrant towns and villages
Strategy	Respect and enhance the historic character of our region and heritage value of our towns

## Strategic implications

### Council Strategies

Not Applicable

### 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

## Financial implications

Nil

## Associated Risks

As a result of the recommendation of refusal, the applicant may seek a further review of this decision or appeal through the Land & Environment Court.

SARAH HOPKINS  
TOWN PLANNER

LINDSAY DUNSTAN  
MANAGER PLANNING

ALINA AZAR  
DIRECTOR DEVELOPMENT

9 January 2025

*Attachments:* 1. Proposed Plans.  
2. Copy of submissions.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

**PROJECT:** PROPOSED FREESTANDING CARPORT  
**FOR:** A. BLUNDELL  
**SITE:** 77 MAYNE STREET GULGONG NSW 2852  
 Lot 2 DP 625944



PERSPECTIVE STREET VIEW

**DRG No: SHEET DESCRIPTION**

01	COVER SHEET / LOCATION PLAN
02	SITE PLAN, ROOF PLAN
03	FLOOR PLAN
04	ELEVATIONS
05	ELEVATIONS
06	GENERAL CONSTRUCTION NOTES
07	SAFETY NOTES

**GENERAL NOTES:**

- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS INCLUDING BUT NOT LIMITED TO:  
 BUILDING CODE OF AUSTRALIA NATIONAL CONSTRUCTION CODE - BCA NCC  
 PLUMBING CODE OF AUSTRALIA - BCA NCC  
 AUSTRALIAN STANDARDS & OTHER REGULATORY BODIES
- WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, THE BUILDING CODE OF AUSTRALIA - BCA NCC - VOLUME 2 AND POLICY REQUIREMENTS OF MID-WESTERN REGIONAL COUNCIL
- RELEVANT STATUTORY AUTHORITIES TO BE NOTIFIED IN ADVANCE AND APPROVALS AND/ OR SERVICES OBTAINED
- ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES TO BE CHECKED & CONFIRMED ON SITE INCLUDING RELEVANT SERVICE AUTHORITIES PRIOR TO WORK COMMENCEMENT OR CONSTRUCTION
- THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS / STRUCTURAL ENGINEER DRAWINGS / SURVEYOR AND OTHER CONSULTANT DOCUMENTATION APPLICABLE TO THIS PROJECT
- ALL BOUNDARIES ARE SUBJECT TO FINAL SURVEY. REFER TO CONTOUR AND DETAIL SURVEY WHERE PROVIDED
- ALL WORKS TO BE UNDERTAKEN BY LICENSED BUILDER AND LICENSED SUBCONTRACTORS
- BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK
- ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. WRITTEN DIMENSIONS TO BE USED. DO NOT SCALE DRAWINGS

**CONSTRUCTION NOTES:**

- ALL WET AREAS OF THE BUILDING TO BE PROTECTED BY INSTALLATION OF A WATERPROOF SYSTEM COMPLYING WITH AS 3740 - WATERPROOFING OF WET AREAS
- WALL FRAME BRACING, ROOF BRACING AND ALL TIE DOWN FIXING DETAILS TO BE TO NOMINATED TRUSS & FRAME MANUFACTURERS ENGINEERED SPECIFICATIONS
- THE BUILDING INCLUDING STRUCTURAL MEMBERS SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS 3660.1 A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT POSITION SHOWING METHOD OF PROTECTION, DATE OF INSTALLATION & SYSTEM, INSTALLER DETAILS, MANUFACTURERS RECOMMENDATIONS FOR THE SCOPE & FREQUENCY OF FUTURE INSPECTIONS AND TERMITE ACTIVITY  
 WHERE CHEMICAL BARRIER USED, NOTICE TO INCLUDE ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL, INCLUDING THE NEED TO MAINTAIN AND INSPECT THE SYSTEM ON A REGULAR BASIS.
- ALL PLUMBING WORKS TO BE IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA (PCA), THE NEW SOUTH WALES CODE OF PRACTICE FOR PLUMBING & DRAINAGE 2006 (NSW PLUMBING CODE) & AS/NZS 3500
- WATER TEMPERATURE TO ALL OUTLETS (EXCLUDING LAUNDRY & KITCHEN) NOT TO EXCEED 50° C
- ROOF WATER TO BE COLLECTED BY EAVES GUTTER AND DISCHARGED TO DOWNPIPES TO RAIN WATER TANKS, AND TO LOCAL COUNCIL STORMWATER SYSTEM
- ALL INTERNAL WALLS (U.N.O.) TO BE 90mm TIMBER STUD FRAMED LINED WITH 10mm GYPROCK PLASTERBOARD CD INTERNALLY (OR SELECTED LINING) AND 10mm GYPROCK AQUACHECK PLASTERBOARD TO WET AREAS



LOCALITY PLAN -  
 77 MAYNE ST GULGONG

77 MAYNE STREET GULGONG NSW 2852  
 LOT 2 DP 625944



**NOTE:**  
 The Builder shall check all dimensions and levels on the site prior to construction and notify any errors, discrepancies or omissions to the Building Designer.  
 Refer to written dimensions only. Do not scale drawings.  
 Drawings shall not be used for construction purposes, until issued for construction.  
 All boundaries and contours to initial survey provided by Others.  
 All levels to Australian Height Datum.  
 Contractors to confirm all measurements on site and location of any services prior to work commencement.  
 All documents are subject to Australian Copyright Law.

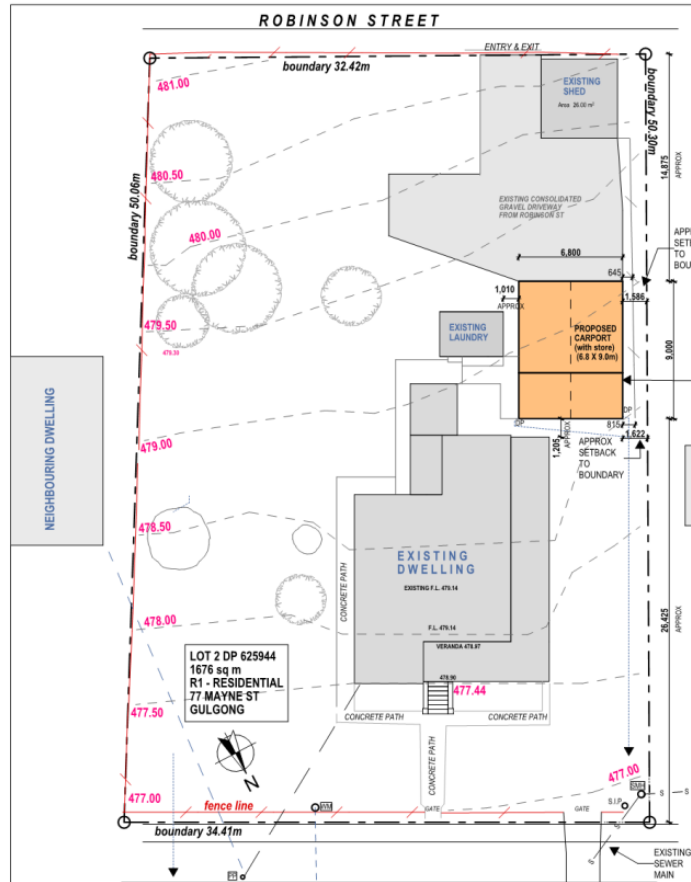
**NOTE:**  
 1. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS / STRUCTURAL ENGINEER DRAWINGS / SURVEYOR AND OTHER CONSULTANT DOCUMENTATION APPLICABLE TO THIS PROJECT  
 2. ALL BOUNDARIES AND SITE LEVELS ARE SUBJECT TO SURVEY  
 3. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS INCLUDING BUT NOT LIMITED TO:  
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 PLUMBING CODE OF AUSTRALIA (BCA NCC)  
 AUSTRALIAN STANDARDS & OTHER REGULATORY AUTHORITIES  
 4. ALL WORKS TO BE UNDERTAKEN BY LICENSED BUILDER AND LICENSED SUBCONTRACTORS  
 5. BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK  
 6. MATERIALS AND FINISHES TO BE AS SPECIFIED ON THE DRAWINGS. CHANGES PERMITTED BY OWNER APPROVAL ONLY  
 7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. WRITTEN DIMENSIONS TO BE USED. DO NOT SCALE DRAWINGS  
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**Preferred Design & Drafting**

30 Lewis Street Mudgee NSW 2850  
 ph: 0263734387 Mob: 0426403160  
 email: mudgee@preferred-design.com.au

**bdca**  
 ACCREDITED  
 A U.S. GROUP MEMBER

DRAWING No: **01**  
 PROJECT No: **111.23**



**SITE CALCULATIONS**

<b>SITE AREA</b>	1676 m <sup>2</sup>
<b>SITE ZONE</b>	R1
<b>SITE DEVELOPMENT</b>	
EXISTING DWELLING	147.08m <sup>2</sup>
VERANDA	57.22m <sup>2</sup>
LAUNDRY	12.22m <sup>2</sup>
EXISTING SHED	26.00m <sup>2</sup>
<b>SUB TOTAL EXISTING</b>	<b>242.52m<sup>2</sup></b>
<b>PROPOSED CARPORT</b>	<b>61.20m<sup>2</sup></b>
<b>TOTAL SITE COVERAGE</b>	<b>18.12%</b>

PROPOSED STEEL FRAMED & STEEL CLAD DOUBLE CARPORT  
 REFERS TO RANBUILD CONSTRUCTION DETAILS ROOF STORMWATER TO BE DISCHARGED TO U/G DRAINAGE LINES & MAYNE ST KERB

**ABC Housing Provisions Standards - 2022 - FIRE SAFETY - PART 9.2**

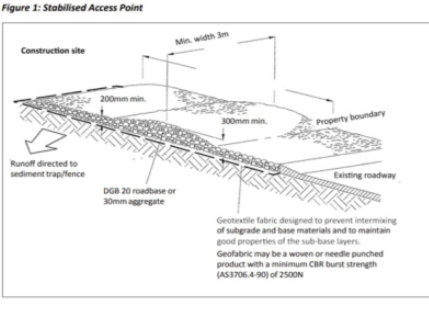
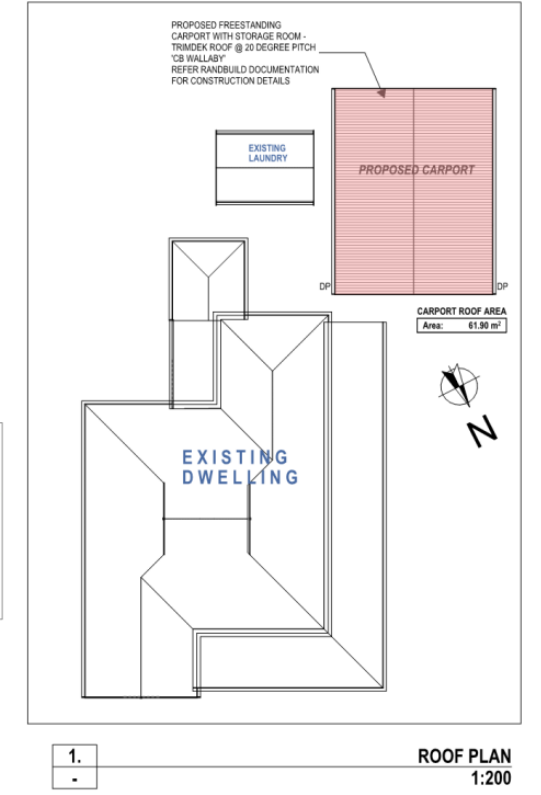
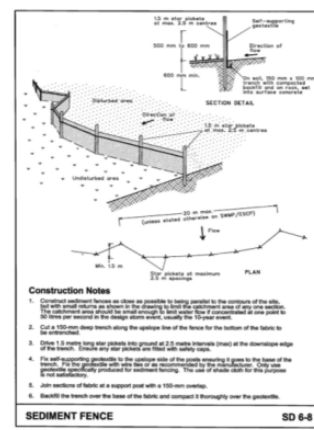
**9.2.8 Open carports** [2019: 3.7.2.6]

A Class 10a carport is exempt from complying with 9.2.4(1) if—

- it has two or more sides open and not less than one third of its perimeter open; and
- for the purposes of (a), a side is considered to be open if the roof covering adjacent to that side is not less than 500 mm from another building or allotment boundary; and
- it has a polycarbonate or non-combustible roof covering; and
- any ceiling lining and wall cladding, including gables, is non-combustible (see Figure 9.2.8a); and
- it does not provide direct vertical support to any part of the Class 1 building; and
- in the case where it has a common roof structure with the Class 1 building and the carport does not have a ceiling (see Figure 9.2.8b), the opening between the top of the wall of the Class 1 building and the underside of the roof covering is infilled with—
  - a non-combustible material; or
  - construction clad with non-combustible material on the carport side.

- NOTES:**
- Site works are not to start until the erosion and sediment control measures are installed and functional.
  - Entry and departure of vehicles is to be confined to the stabilised site access.
  - Topsoil is to be stripped and stockpiled for later use in landscaping the site. Topsoil is to be re-spread and all disturbed areas rehabilitated (buried) within 20 working days of completion.
  - The topsoil, other than the stabilised site access is not to be disturbed, including stockpiling of materials. Where essential works (eg, drainage) are required, the footprint is to be rehabilitated (buried) as soon as possible.
  - Bins are to be provided for building waste and arrangements are to be made for regular collection and disposal.
  - Roof gutters is to be connected to the stormwater system as soon as practicable.
  - All erosion controls are to be checked daily (at a minimum weekly) and after all rain events to ensure they are maintained in fully functional condition.

- EROSION CONTROL NOTES:**
- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO BE DEPOSITED WITH SILT REMOVED REGULARLY DURING CONSTRUCTION.
  - ALL TREES ARE TO BE RETAINED (IF APPLICABLE) UNLESS INDICATED OTHERWISE. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS, ETC.
  - INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT (LOADING WATER TO CONCRETE STANDARDS).
  - NOT WITHHEADING DETAILS SHOWN IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.
  - TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE RE-VEGETATED.
  - THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT.
  - THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE UNTIL ALL DISTURBED AREAS ARE RE-VEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.



**DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY**

- NOTE:**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS / STRUCTURAL ENGINEER DRAWINGS / SURVEYOR AND OTHER CONSULTANT DOCUMENTATION APPLICABLE TO THIS PROJECT
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  - ALL WORKS TO BE UNDERTAKEN BY LICENSED BUILDER AND LICENSED SUBCONTRACTORS
  - BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK
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A 2.10.24 DA SUBMISSION  
 REV. DATE. AMENDMENT.

**BUILDING CLASSIFICATION: 10a**

D.P. NUMBER: DP 625944  
 SITE AREA: 1676 sq m  
 DATE: 2.10.24  
 DRAWN: M Palmer  
 SCALE: 1:100, 1:200, UNO

**CLIENT:** A BLUNDELL  
**PROJECT:** PROPOSED CARPORT

**SITE ADDRESS:**  
 77 MAYNE ST GULGONG 2852

**SHEET DESCRIPTION:**  
 SITE PLAN, ROOF PLAN

**Preferred Design & Drafting**

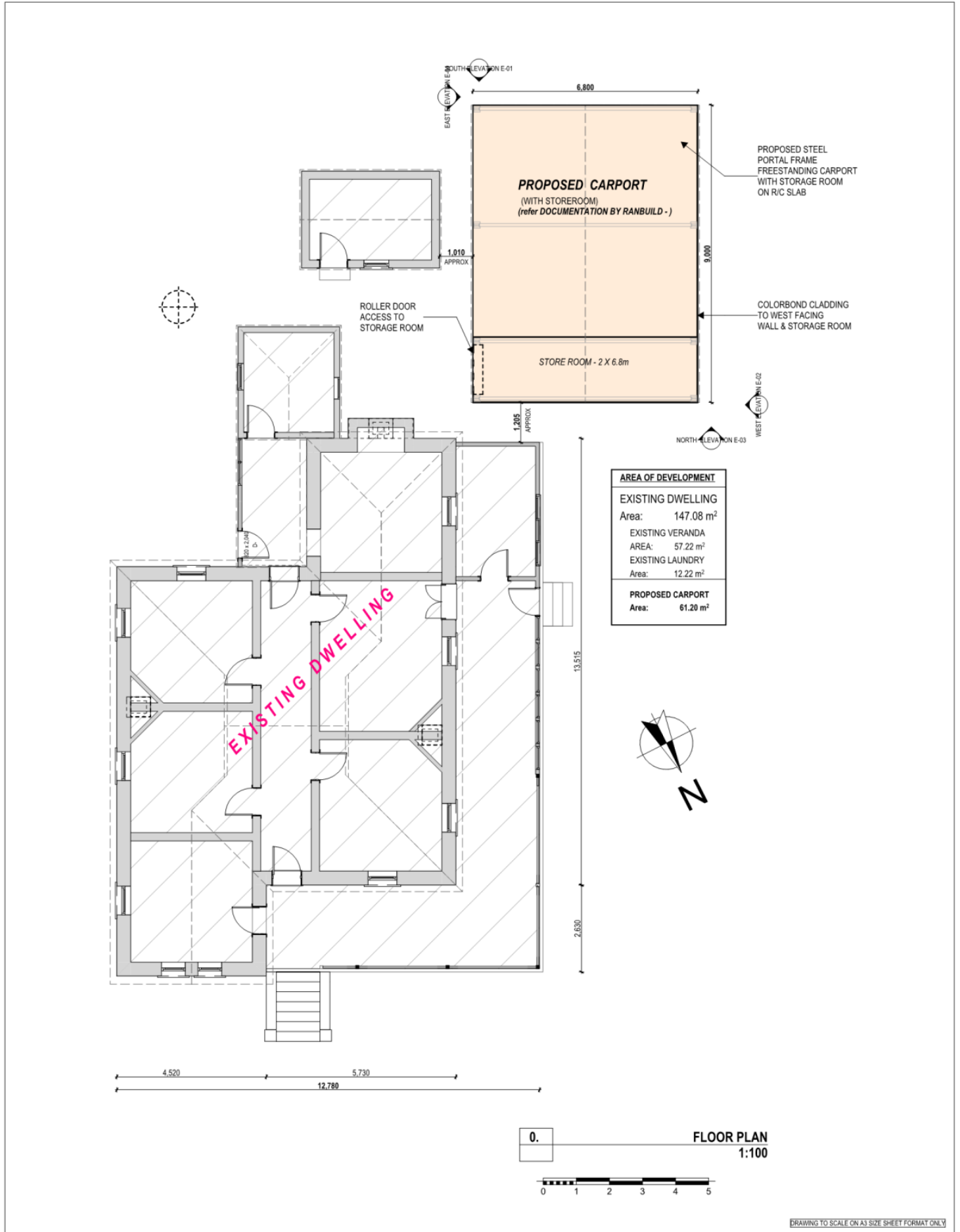
**bdad** ACCREDITED

30 Lewis Street Mullumbidgee NSW 2850  
 ph 0265724297 Mob 0429692160  
 email: mason@preferred-design.com.au

DRAWING No:  
**02**

PROJECT No:  
**111.23**





0. FLOOR PLAN  
 1:100

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A 2.10.24 DA SUBMISSION  
 REV DATE AMENDMENT

BUILDING CLASSIFICATION: 10a

D.P. NUMBER: DP 625944  
 SITE AREA: 1676 sq m  
 DATE: 2.10.24  
 DRAWN: M Palmer  
 SCALE: 1:100, 1:200, UNO

CLIENT: A BLUNDELL  
 PROJECT: PROPOSED CARPORT  
 SITE ADDRESS:  
 77 MAYNE ST GULGONG 2852  
 SHEET DESCRIPTION:  
 FLOOR PLAN



**Preferred Design & Drafting**



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 email mester@preferred-design.com.au

DRAWING No:  
 03

PROJECT No:  
 111.23



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 SITE AREA: 1676 sq m  
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 DRAWN: M Palmer  
 SCALE: 1:100, 1:200, UNO

CLIENT: A BLUNDELL  
 PROJECT: PROPOSED CARPORT

SITE ADDRESS:  
 77 MAYNE ST GULGONG 2852  
 SHEET DESCRIPTION:  
 ELEVATIONS

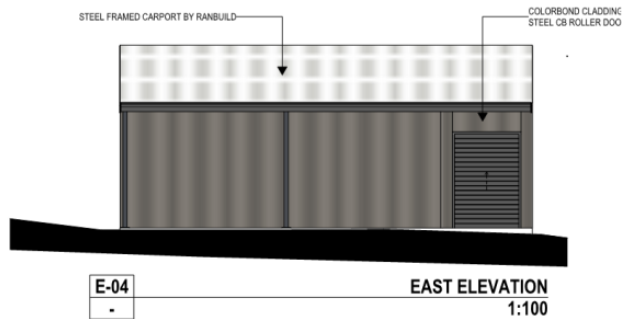
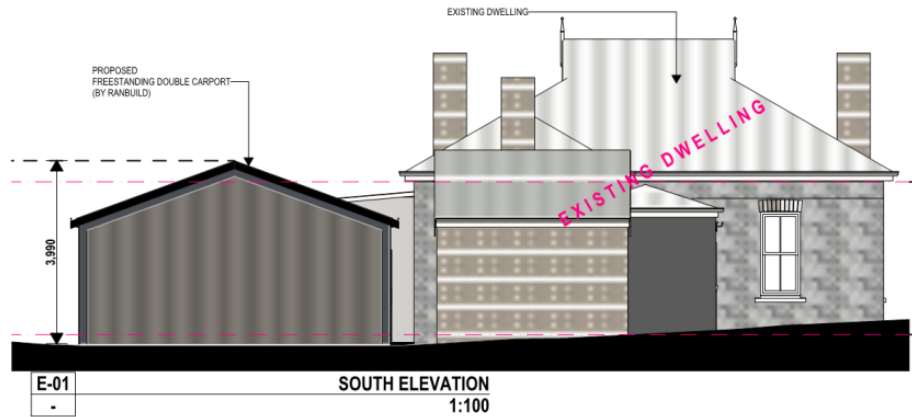


**Preferred Design  
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DRAWING No:  
**04**

PROJECT No:  
**111.23**



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A 2.10.24 DA SUBMISSION  
 REV DATE AMENDMENT

**BUILDING CLASSIFICATION: 10a**

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 SITE AREA: 1676 sq m  
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 SCALE: 1:100, 1:200, UNO

CLIENT: A BLUNDELL  
 PROJECT: PROPOSED CARPORT

SITE ADDRESS:  
 77 MAYNE ST GULGONG 2852  
 SHEET DESCRIPTION:  
 ELEVATIONS



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& Drafting**

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 email: mwan@preferred-design.com.au

DRAWING No:  
**05**

PROJECT No:  
**111.23**

**Sarah Hopkins**

---

[REDACTED]

[REDACTED]

Attention Sarah Hopkins

Good morning Sarah

It has come to my attention that there is an Application in place for a Carport at 77 Mayne Street, Gulgong.

Upon investigation I have discovered that the submission date closed on 31st October 2024 -be that as may, I would like have my objection to the proposed structure noted.

The residence at 77 Mayne Street Gulgong is of significant heritage importance and stands majestically and prominently in the streetscape on Mayne Street. Whilst I have read the Statement of Heritage Impact prepared by Barbara Hickson I feel strongly it does not capture the nuances of the site and the adverse visual impact the proposed structure will have on the integrity of the residence. The use of colorbond and steel is unsympathetic to the beautiful stone of the residence and would loom large and unpleasantly over the residence.

The proposed structure appears to be accessed off an "existing " driveway however was this Council approved? It is particularly unattractive and does nothing to complement the residence and would certainly draw one's eye to the monstrosity at the rear, should the proposed carport be approved.

I note the DA actually only states it is for Carport however the plans note storage, with roller door, as well.

The Approval for this structure should urgently be reconsidered to maintain the unique character of not only 77 Mayne Street Gulgong but also the streetscape and Gulgong's heritage and distinctive charm.

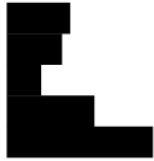
I earnestly ask you to revisit the DA for the proposed structure at 77 Mayne Street Gulgong and consider the reality of the ugly result, not just the lines on a page on a plan in a small country town. Please consider the "bigger" visual impact the town and it's significant heritage homes.

Thank you

[REDACTED]

## Sarah Hopkins

---



Good Afternoon Sarah,

I would like to note my objection to the proposed DA0073/2025 and bring to the attention of Council some areas of concern in relation to this application;

Given the works have already started to the Carport up to the stage of having the slab laid, post foundations installed and earthworks done prior to submitting the development application, I feel that this approach to such developments demonstrates some lack of consideration displayed by the applicant to the heritage of the property, Council and neighbouring property owners. And is dismissive of the very intention of the development application requirements.

There has been no Section 138 applied for prior to the earthworks and recently constructed driveway to the back of the property off Robinson Street – my concerns around this are the water run off and the correct construction levels have not been met – if the carport goes ahead without this process being duly checked then this will leave storm water issues open to both the applicant’s property and neighbouring property. As noted by Barbara Hickson in the Statement of Heritage Impact – the property is on the lower part of Red Hill.

I would like to note that this driveway and earthworks are only recent this can be demonstrated in the attached photos, the earthworks made to this driveway are very prominent and in terms of visual footprint take up more of the property than the house, when viewing plans attached to the development application. They are not cohesive to the property, and it detracts from the aesthetic appeal and heritage of the property.

It is not a historical driveway as mentioned by Barbara Hickson in the Statement of Heritage Impact and I would have thought that any evidence of a historical driveway would have been included in the Statement of Heritage Impact. The original driveway and only driveway to the property unless proven otherwise is the current driveway off the Mayne Street.

The access to the back of the property needs to be investigated in terms of the property being very close to a blind corner and having a concealed driveway. I believe that the property is currently advertised for rent as a fully furnished rental property - which would indicate that there will be a lot more traffic coming and going to the property, possibly multiple vehicles and likely short-term tenants that are not going to be aware of the traffic conditions of the back lane access (Robinson Street).

The additional traffic entering and exiting the property does come with quite a few traffic and pedestrian safety concerns, that in my opinion the applicant should have sort the correct process and advice from Council prior to making the driveway – which is pertinent to where the carport would be placed – associated risks to traffic and water run off. I feel it would be remise of the Council not to follow this up with Development Engineering prior to any approval for the proposed carport. I feel that access and the outcome of the Section 138 is essential to the approval of the proposed carport. I would deem it necessary that Council give direction to the applicant to make application for a Section 138 and await the outcome and approval of this before granting the approval of a carport that’s access is solely from an unapproved driveway.

If the proposed carport goes ahead there will be no access to the back of the property from the front of the house, other than putting in another driveaway to the left of the property.

The application is not just for a carport but also a storage shed which is also a little misleading.

My concern is that this is a very large carport in comparison to the size of the house and the heritage property, the shed is large percentage of the size block, without the inclusion of the other shed and outbuildings on the property. Does this proposed carport and other outbuildings exceed the 100sqm clause?

The material proposed to build the proposed carport is not sympathetic or in keeping with a historical house, and I feel that Council should be mindful of this application wanting to use such a modern material that definitely does not fit the character and charm of the house, especially given the prominence of the house and that it is nestled in the centre and main thoroughfare of Gulgong.

Although not all of the neighbouring properties are listed as heritage, this house is listed heritage for good reason, I would hope that Council would be diligent in ensuring that any current or future applications are sympathetic to the keeping of the heritage of this house and the Gulgong conservation area.

The photos are not a clear indication of the aspect of the house, recent back driveway and the street view of the proposed carport – the photos used in the Statement of Heritage Impact and also on the other application attachments, are strategically taken to give the impression that minimal impact will be made with the proposed carport and they are not a true likeness to the front facing view from the Mayne Street or the enormity of the recent earthworks done to the back of the property and driveway entrance. Please see attached photos which are a true representation of the property.

The carport will be quite visible from the Mayne Street front view of the house and not just the gable as suggested by Barber Hickson in the Statement of Heritage Impact, and contrary to the report I do believe that it will affect the significance of the house. The Statement of Heritage Impact also states that the proposed works will not affect the views of the heritage item, however, will affect how it is viewed from the street and the proposed carport will also affect the views from neighbouring properties.

I do not feel as though this application meets the requirements of the Council's developments as a heritage property and located in a conservation area, Council needs to take careful consideration to the approval of development applications where residents are making cheap and convenient solutions to developments – people that acquire real estate with the knowledge that they are purchasing a heritage house in a conservation area, should take the necessary steps, investigate and follow correct procedures when undertaking development to improve the property and respectfully be in keeping with its existing historical charm. It is unfortunate that such iconic houses are being subject to these modern and unsympathetic developments.

In relation to the Statement of Environmental Effects – there are a couple of areas that I would like Council to review –

Q.3 II – That the setbacks 1.5m – 1.6m are correct and adequate – in terms of the correct boundary, elevation of applicants block and associated issues that may compromise the neighbouring property. Also it notes a minor cut is proposed for a level building pad for carport slab – there have been more than minor levels cut into the back of the residence – these are not proposed, earthworks have already been done – which also raises the query if the correct levels have been cut out given there has been no Section 138.

Q9 Fencing – Existing boundary – it would appear that the fencing is not on the correct boundary.

Outbuildings – Max Size 100sqm – Proposed area 61.2 sqm – consideration needs to be given and existing outbuilds need to be considered in the clause.

I am concerned that the size and position of the carport is quite large and will overshadow the yard of the neighbouring property, given the size and material used, consideration should be given to reflection and heat from the carport, as well as for the neighbour on the right side it will dramatically affect their outlook due to the size of the proposed carport and the elevation of the applicants property.

I feel that a carport should be smaller, more in keeping with the historical house in terms of the materials it will be constructed from and be accessible from the front of the property where the existing historical driveway currently is located. Or alternatively the existing shed at the rear of the property could undergo development to be improved or replaced to accommodate vehicle housing.

Thank you for the opportunity to put forward my concerns and I would appreciate that consideration be given to the issues that have been raised and that will affect a variety of stakeholders.

Our beautiful little quintessential historical town, synonymous for its quaint streets, historical buildings and charm, deserves to be preserved for future generations.

Kind Regards



---

PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

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## 8.3 Planning Proposal - Minimum Subdivision Lot Size for Strata Plan and Community Title Schemes in Certain Rural and Residential Zones - Post Exhibition

REPORT BY THE STRATEGIC PLANNING CO-ORDINATOR  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400103, LAN900194, PP-2024-1850, GOV400113

### RECOMMENDATION

#### That Council:

1. **receive the report by the Strategic Planning Co-ordinator on the Planning Proposal - Minimum Subdivision Lot Size for Strata Plan and Community Title Schemes in Certain Rural and Residential Zones - Post Exhibition;**
2. **exercise plan-making delegations in the preparation of the amendment to the *Mid-Western Regional Local Environmental Plan 2012* in relation to the minimum subdivision lot size for strata plan and community title schemes in certain rural and residential zones subject to the Opinion issued by Parliamentary Counsel; and**
3. **request the NSW Department of Planning, Housing and Infrastructure to make the amendment to the *Mid-Western Regional Local Environmental Plan 2012*.**

---

### Executive summary

At Council's 14 August 2024 ordinary meeting, Council resolved 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 seeks to amend the *Mid-Western Local Environmental Plan 2012* by inserting the requirement for minimum subdivision lot size for strata plan schemes in the RU1 Primary Production, RU4 Primary Production Small Lots, R5 Large Lot Residential and C3 Environmental Management zonings, and inserting a requirement for a minimum subdivision lot size for community title schemes within the R5 Large Lot Residential zoning. Other regional Council's, including Bathurst, Dubbo, Orange have similar provisions.

Strata plan and community title schemes facilitate the subdivision of medium density housing. Medium density housing is primarily permissible in the R3 Medium Density and R1 General Residential zones and subdivision of this housing is also permissible. Medium density housing is not permissible within the rural zones (including R5 Large Lot Residential and C3 Environmental Management).

A conditional Gateway Determination was granted by DPHI on 2 October 2024. The Gateway Determination has been provided as Attachment 2. The Planning Proposal was placed on public exhibition from 18 November 2024 until 13 December 2024, in accordance with Condition 3. The



Planning Proposal has been provided as Attachment 3. Zero (0) submissions were received during the exhibition period.

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.

## Disclosure of Interest

Nil.

## 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.

### Proposed

This Planning Proposal will insert an additional clause into the LEP relating to strata plan and community title subdivision in the following zones: RU1 Primary Production, RU4 Primary Production Small Lots, R5 Large Lot Residential and C3 Environmental Management.

Strata plan subdivision is a type of subdivision with boundaries defined by the building, and an area of common property for all residents. The common property could contain driveways, landscaping etc. Housing typologies such as townhouses, dual occupancies and villas are subdivided under strata plan. It is the responsibility of the owner's corporation to maintain and repair common property.

Community title subdivision is defined by lot boundaries (as opposed to building boundaries) where common space (such as driveways and recreational areas) are within nominated lots. Community title subdivision is most commonly used for gated communities and larger staged residential developments.

Both strata and community title subdivision are associated with various forms of urban housing. Dwellings and torrens title subdivision is permissible within the zones subject of this Planning Proposal (RU1 Primary Production, RU4 Primary Production Small Lots, R5 Large Lot Residential and C3 Environmental Management) when they meet minimum lot size requirements. The *Mid-Western Comprehensive Land Use Strategy 2010 (CLUS)* never intended strata or community title schemes in the rural zones (including R5 Large Lot Residential and C3 Environmental Management zones).

The *CLUS* identifies rural lifestyle subdivision of 12 hectares around all four towns.

Accordingly, the objective of this Planning Proposal is consistent with the direction of the *CLUS*.

Council staff see a requirement for such an LEP provision to avoid the proliferation of unplanned housing in the rural areas. Housing should be provided where physical and social infrastructure can be provided.

### 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	✓	July 2024
Staff undertake assessment	✓	July - August 2024
Council Decision to Support Proposal	✓	August 2024
Issue of Gateway Determination		
Council Requests Gateway Determination	✓	September 2024
DPHI Issues Gateway Determination	✓	October 2024
Gateway Conditions Satisfied	✓	December 2024
Consultation		
Consultation with Relevant Agencies	✓	Agency Consultation with NSW Rural Fire Service
Public Exhibition	✓	18 November, 2024 – 13 December, 2024
Post-Exhibition Report to Council	(occurring now)	Reported to the 19 February 2025 meeting
Finalisation of the Planning Proposal		
Council Exercises Delegation to Prepare LEP		
Draft LEP by Parliamentary Council		
Opinion Issued and LEP Made		

### GATEWAY DETERMINATION

A conditional Gateway Determination was received on 2 October 2024 and included six (6) standard conditions. The Planning Proposal was amended in accordance with Condition 1. The amended Planning Proposal is provided as Attachment 6. Further, consultation with NSW RFS was undertaken as per Condition 2 and is attached in Attachment 4. The Planning Proposal was placed on public exhibition according to Condition 3.

### CONSULTATION

#### Community Consultation

Condition 3 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 NSW RFS referral were placed on public exhibition and zero (0) submissions were received.

#### Agency Consultation

In accordance with Condition 2, a copy of the Planning Proposal and supporting material was provided to the NSW RFS who were given the opportunity to comment on the proposal. A copy of the NSW RFS correspondence is provided at Attachment 4.

## 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.

### Community Plan implications

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

### Strategic implications

#### Council Strategies

Mid-Western Regional 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*.

### Financial implications

Nil

### 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.

ZOE GLEESON  
STRATEGIC PLANNING CO-ORDINATOR

ALINA AZAR  
DIRECTOR DEVELOPMENT

3 December 2024

*Attachments:*

1. Previous Council Report - August 2024. (separately attached)
2. Gateway Determination Report. (separately attached)
3. Planning Proposal Report. (separately attached)
4. RFS Referral. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

## 8.4 Mudgee Riverside Park Master Plan and Stage 1 Expansion

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, COM100030, GOV400113

### RECOMMENDATION

#### That Council:

1. **receive the report by the Manager Economic Development on the Mudgee Riverside Park Master Plan and Stage 1 Expansion;**
2. **endorse the proposed Master Plan of Mudgee Riverside Park;**
3. **approve stage 1 expansion and upgrades of Mudgee Riverside Park pending development application approvals;**
4. **amend the 2025/26 budget to add a \$6,403,861 capital expenditure budget to be fully loan funded;**
5. **amend the 2026/27 and 2027/28 budgets for the expected net profits of stage 1 under scenario 2 and the loan repayments as written in the financial implications section of this report; and**
6. **forward a copy of the capital expenditure review to the Office of Local Government as required under Section 23A of the Local Government Act 1993.**

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### Executive summary

The purpose of this report is to present the proposed Master Plan for Mudgee Riverside Park, along with a business case assessment for the Stage 1 works, to Council for consideration as an investment opportunity for the Park's expansion and upgrade.

The proposed development of Stage 1 of the expansion is to demolish the old house that currently serves as the office, replace 6 of the oldest cabins identified as priority for replacement and install 12 new 2-bedroom cabins at the front of the park on Short Street. Stage 1 will also include augmentation and part of infrastructure works necessary upgrades to the park, as well as building a new amenities block, workshop space and access road. If Council wishes to proceed with this project, it will need to adopt an expenditure budget of \$6.4 million to be fully loan funded over a 10-year period.

This proposed expansion will deliver key worker housing in the short term (3-5 years) and in the long term increase the tourism beds available to meet these growing demands.

### Disclosure of Interest

Nil

## Detailed report

A Master Plan has been developed for Mudgee Riverside Park, detailing a comprehensive upgrade that includes the addition of 90 new cabins. These cabins will replace 39 of the 40 existing ones and eventually utilise the current camping spaces, with the transition dependent on establishing alternative facilities for caravans and RVs at the neighbouring Walkers Oval. This land is expected to be repurposed once the Glen Willow Master Plan is completed and the athletics facilities are relocated to the Glen Willow sporting precinct.

To minimize environmental impact, a thorough tree assessment will be conducted prior to any development to ensure tree removal is kept to a minimum. The Master Plan is designed to be implemented gradually over four stages across a 20-year period, with a commitment to preserving accommodation for existing long-term residents of the Park.

These 4 stages would include the following:

### **Stage 1 - Estimated cost \$6.4 million (2025/26)**

- Demolish existing residence/reception
- Build new reception building
- New tourist amenities block and remove existing amenities block
- New workshop
- Upgrade infrastructure
- 12 x 2 bedroom cabins
- Road works
- Augmentation works

### **Stage 2 – Estimated cost \$8.5 million + CPI**

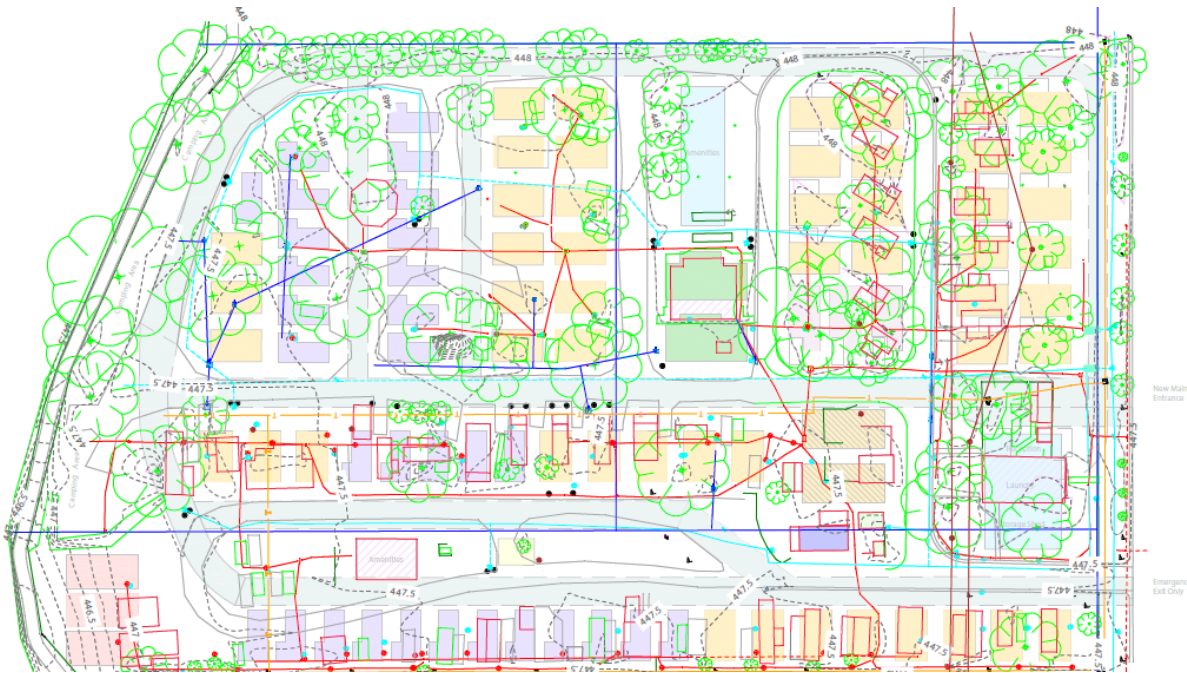
- Redesigned powered sites
- 13 x 2 bedroom cabins
- 2 x 2 bedroom accessible cabins
- 3 x 3 Bedroom cabins
- 2 x 4 Bedroom cabins
- Refurbish western side amenities block
- Public Wi-Fi
- Upgrade infrastructure

### **Stage 3 – Estimated cost \$8.4 million +CPI**

- 17 x 1 bedroom cabins
- 12 x 2 bedroom cabins
- Road works
- Carwash

### **Stage 4 – Estimated cost \$8.5 million +CPI**

- 14 x 1 bedroom cabins
- 15 x 2 bedroom cabins
- Road works



If the Master Plan is approved by Council, a development application will be submitted to expand and upgrade Mudgee Riverside Park to maximise the Park's potential to help meet the accommodation needs of the community and tourism.

To progress the proposed Master Plan a business case has been prepared for the Stage 1 expansion and upgrade of the Mudgee Riverside Park.

The total estimated cost of the proposed Stage 1 project is \$6.4 million.

For the purpose of this business case, three scenarios have been examined:

- **Scenario 1 (Best Case)** – cabins are booked for 5 years under contract based on a fixed weekly rate, increased annually by CPI and 5 years under normal tourism conditions at 100% occupancy. After 5 years the cabins are booked under normal tourist conditions at 100% occupancy. Whilst this is not the most likely scenario, it demonstrates the potential of the cabins with favourable economic activity.
- **Scenario 2 (Predicted Case)** – cabins are booked for 2 years under fixed contract conditions, 3 years by business travellers or workers with a minimum stay period of 3 – 5 nights and weekly servicing conditions, and 5 years under normal tourism conditions at average occupancy. Based on historical trends and the expectations around future economic activity, this is considered the most likely outcome.
- **Scenario 3 (Worst Case)** – cabins are booked for 2 years under fixed contract conditions, 3 years by business travellers or workers with a minimum stay period of 3 – 5 nights and weekly servicing conditions, and 5 years under normal tourism conditions at low occupancy. Whilst this is not likely to be the most likely scenario, it demonstrates the potential risk to revenue in unfavourable economic activity.

The following table shows the total return on investment (ROI) over a 10-year period based on these 3 scenarios. As the new office and workshop buildings will benefit the overall Master Plan

but skew the ROI results there have been two calculations provided. One ROI for the whole Stage 1 project cost and one excluding the workshop and office buildings:

10 Year Return on Investment	Scenario 1	Scenario 2	Scenario 3
Cabin and Site Revenue	\$10,636,199	\$8,277,385	\$7,551,674
Loss of Revenue Old Cabins	\$1,477,486	\$1,477,486	\$1,477,486
Cabin Expenses	\$2,415,502	\$1,843,414	\$1,634,198
<b>Operating Profit</b>	<b>\$6,743,211</b>	<b>\$4,956,486</b>	<b>\$4,439,990</b>
Operating Profit %	63.4%	59.9%	58.8%
ROI % (full value of stage 1)	105.3%	77.4%	69.3%
ROI % (excluding office building and workshop)	118.4%	87.0%	78.0%
<b>Net Profit (After Overheads)</b>	<b>\$6,484,852</b>	<b>\$4,698,126</b>	<b>\$4,181,631</b>
Operating Profit %	61.0%	56.8%	55.4%
ROI % (full value of stage 1)	101.3%	73.4%	65.3%
ROI % (excluding office building and workshop)	113.9%	82.5%	73.4%

Under each scenario the full Stage 1 development cost is \$6.4 million, and development cost excluding workshop and office buildings is \$5.7 million.

- **Scenario 1** (best case) - The new cabins and site infrastructure (excluding workshop and office buildings) would deliver an estimated net profit of \$6.4 million over a 10-year period, which represents an 113.9% return on investment over 10 years.
- **Scenario 2** (predicted case) - The new cabins and site infrastructure (excluding workshop and office buildings) would deliver an estimated net profit of \$4.7 million over a 10-year period, which represents an 82.5% return on investment over 10 years.
- **Scenario 3** (worst case) - The new cabins and site infrastructure (excluding workshop and office buildings) would deliver an estimated net profit of \$4.2 million over a 10-year period, which represents an 73.4% return on investment over 10 years.

The payback period for each of the three scenarios have been examined. The following table shows the payback period based on these 3 scenarios:

	Scenario 1	Scenario 2	Scenario 3
Payback period full value of stage 1	9.8 years	13.5 years	15.9 years
Payback period excluding workshop and office buildings	8.9 years	12.0 years	14.0 years

Under each scenario the development cost is \$6.4 million, and development cost excluding workshop and office buildings is \$5.7 million - funded 100% from existing Council funds (unrestricted cash reserves).

**FUNDING OPTIONS**

There are many funding options available to undertake the proposed Stage 1 development of Mudgee Riverside Park. They include:

- Funding from unrestricted cash reserves;
- Partial funding from grants; and/or
- Full or partial funding from borrowed funds.

There may be funding opportunities to apply for grants to contribute to the project, however there are no suitable grants currently available. Full funding from unrestricted cash reserves is not the preferred option for funding as it would require the allocation of funds from alternative uses and other major infrastructure projects already planned for delivery.

The option to borrow funds to deliver the \$6.4 million-dollar project would be at a rate of approximately 5.15%. This would result in annual repayments of \$827,410 over a 10-year loan period or \$516,676 over a 20-year period.

Loan Period	Annual Repayment
10 Years	\$827,410
20 Years	\$516,676

The interest payable at 5.15%, assuming bi-annual repayments will amount to \$1.87 million over a 10-year loan and \$3.92 million over a 20-year loan.

Loan Period	Total Interest Payable
10 Years	\$1,870,243
20 Years	\$3,929,673

The net operating profit has been calculated assuming a 10-year loan under the three options.



**10 YEAR LOAN AT 5.15%**

<b>10 Year Return on Investment</b>	<b>Scenario 1</b>	<b>Scenario 2</b>	<b>Scenario 3</b>
<b>Net Operating Profit (After Overheads)</b>	\$6,484,852	\$4,698,126	\$4,181,631
Operating Profit %	61.0%	56.8%	55.4%
ROI % (full value of stage 1)	101.3%	73.4%	65.3%
ROI % (excluding office building and workshop)	113.9%	82.5%	73.4%
Less: Interest on Loan	\$1,870,243	\$1,870,243	\$1,870,243
<b>Net Profit (After Interest)</b>	<b>\$4,614,609</b>	<b>\$2,827,883</b>	<b>\$2,311,388</b>
Operating Profit %	43.4%	34.2%	30.6%
ROI % (full value of stage 1)	72.1%	44.2%	36.1%
ROI % (excluding office building and workshop)	81.0%	49.6%	40.6%

The table shows that under all three scenarios, the net profit over the 10-year period, having the \$6.4 million fully funded over a 10-year loan at 5.15%.

- **Scenario 1** (best case). The new cabins and site infrastructure (excluding workshop and office buildings) would deliver an estimated net profit of \$4.6 million over a 10-year period after interest, which represents a 81.0% return on investment over 10 years.
- **Scenario 2** (predicted case). The new cabins and site infrastructure (excluding workshop and office buildings) would deliver an estimated net profit of \$2.8 million over a 10-year period after interest, which represents a 49.6% return on investment over 10 years.
- **Scenario 3** (worst case). The new cabins and site infrastructure would deliver an estimated net profit of \$2.3 million over a 10-year period after interest, which represents an 40.6% return on investment over 10 years.

The following table shows the payback period based on these 3 scenarios:

	<b>Scenario 1</b>	<b>Scenario 2</b>	<b>Scenario 3</b>
Payback period full value of stage 1	12.3 years	17.5 years	20.9 years
Payback period excluding workshop and office buildings	11.4 years	16.1 years	19.0 years

Under each scenario the total development cost is \$6.4 million and development cost excluding workshop and office buildings is \$5.7 million and is funded 100% from loan funding at 5.15% over a 10-year period.

It is important to note that the useful life of the new cabin assets would extend beyond the 10 year period of analysis. This means that from Year 11 onwards, the full benefit of the increased profits (before loans) will be realised.

A copy of the full business case is provided in Attachment 1.

It is recommended that Council:

- endorse the proposed Master Plan of Mudgee Riverside Park;
- approve stage 1 expansion and upgrades of Mudgee Riverside Park pending development application approvals;
- allocate a \$6,403,861 expenditure budget for the 2025/26 year to be fully loan funded; and
- forward a copy of the capital expenditure review to the Office of Local Government as required under Section 23A of the Local Government Act 1993.

## Community Plan implications

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

## Strategic implications

### Council Strategies

The Mid-Western Towards 2040 Community Plan includes a strategy to support the attraction and retention of a diverse range of businesses and industries. The 4 Year Delivery Program includes an action under this strategy which is focused promoting the region to target businesses that compliment key local industries.

The expansion and upgrade of Mudgee Riverside Park is consistent with the strategy included in the Towards 2040 Community Plan. It provides an opportunity to increase own source revenue through property whilst increasing the key worker housing stock in the region. This is a short-term solution to key worker housing shortages and cabins can be released as tourism accommodation in the long term.

### Council Policies

Not Applicable

### Legislation

Local Government Act 1993

## Financial implications

The business case demonstrates that under the various scenarios, the total profits generated by the Mudgee Riverside Park will offset the development costs associated with the project in 11-20 years. This cost does however include infrastructure works necessary for future stages of the expansion that are expected to provide greater returns on investment.

Operating Budget Changes	2026/27	2027/28	2028/29
	\$	\$	\$
Cabin Profit	233,165	614,079	489,279
Loan repayments	(827,410)	(827,410)	(827,410)
Net cash (outflow)	(594,245)	(213,331)	(338,131)

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

The Building and Infrastructure renewal ratio will improve in the year the 6 cabins that require replacement are constructed, however expanding the number of cabins will create additional depreciation in future years leading to a negative impact on the ratio.

### Associated Risks

The business case has been prepared based on a set of key assumptions which may or may not be fully realised over the 10 year period. Assumptions were made about development costs, occupancy rates, fixed/variable costs, usage types, staffing requirements and local economic conditions. Whilst these assumptions were considered reasonable at the time of undertaking the business case, there is no guarantee that issues beyond Council’s control will not materially impact these assumptions. This is a commercial risk that Council must accept in making the decision to proceed with the project.

MICHELE MINI  
MANAGER ECONOMIC DEVELOPMENT

ALINA AZAR  
DIRECTOR DEVELOPMENT

31 January 2025

*Attachments:* 1. Mudgee Riverside Park Business Case Stage 1. (Confidential - separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

## 8.5 Grant Acceptance: NSW Department of Planning, Housing and Infrastructure, Regional Housing Strategic Planning Fund (Round 3) - LEP Amendment & Masterplans

### REPORT BY THE MANAGER STRATEGIC PLANNING

TO 19 FEBRUARY 2025 ORDINARY MEETING

GOV400103, LAN900052, GOV400113

### RECOMMENDATION

#### That Council:

1. **receive the report by the Manager Strategic Planning on the Grant Acceptance: NSW Department of Planning, Housing and Infrastructure, Regional Housing Strategic Planning Fund (Round 3) - LEP Amendment & Masterplans; and**
2. **if successful, accept the grant funding from the Department of Planning, Housing and Infrastructure for LEP Amendment and the preparation of Masterplans for Mudgee, Gulgong, Rylstone, and Kandos and amend the 2024/25 budget and set an expenditure of \$60,000.00 and amend the 2025/26 and set an expenditure of \$150,000.00 and authorise the General Manager to finalise and sign the funding agreement.**

---

### Executive summary

Council has applied to the Department of Planning, Housing and Infrastructure for the Regional Housing Strategic Planning Fund (Round 3) grant to fund amendments to the Mid-Western Regional Local Environmental Plan 2012 (LEP) and preparation of Masterplans for three key growth areas. The LEP Amendment and preparation of Masterplans are consistent with the draft Mid-Western Housing Strategy actions.

It is recommended that if Council is successful in the grant application, that Council accepts the grant funding, and authorises the General Manager to sign the funding agreement.

### Disclosure of Interest

Nil

### Detailed report

Up to 3 million dollars is available in the Regional Strategic Planning Fund Round 3 for grants of up to \$250,000 to support regional councils' plan for new housing supply, supporting more housing choice and the availability of affordable and diverse housing in regional NSW.

Council made a grant application of \$210,000.00 to fund the delivery of key actions from the draft Mid-Western Housing Strategy, including an LEP Amendment and the preparation of three Masterplans to provide for greater housing supply and diversity in prioritised urban growth areas.

The LEP Amendment and preparation of the Masterplans will:

- Facilitate a greater diversity of residential lot sizes and housing being delivered to market in a timely manner.
- Support housing affordability by amending the LEP and moving away from specific minimum lot sizes in areas/zones, to a mix of lots sizes and housing typologies.
- Deliver greater housing capacity in the identified growth areas.
- Deliver more orderly development and infrastructure delivery in areas of fragmented landownership.
- Set community expectations for changing localities through engagement and the visual representation of Masterplans.

The above will be achieved the following actions:

- Evaluation of current LEP controls instrumental in boosting supply and diversity of housing (minimum lot size, dwelling permissibility etc).
- Create an evidence base to support a Planning Proposal to update principal planning controls in the Mid-Western Local Environmental Plan.
- Test and development LEP amendment recommendations.
- Targeted consultation with relevant stakeholders for both the LEP Amendment and the three Masterplanned urban growth areas.
- Build on site constraint and opportunity analysis undertaken for both the Mudgee and Gulgong Urban Release Strategy 2023 Update and Draft Housing Strategy 2024 to develop urban design, places, opportunities and constraint analysis.
- Preparation of Masterplan reports for three growth areas.
- Preparation of Planning Proposal report.

## Community Plan implications

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

## Strategic implications

### Council Strategies

The need for the LEP amendment and the preparation of Masterplans to provide for greater housing supply and diversity in prioritised growth areas are actions within the draft Mid-Western Housing Strategy.

### Council Policies

Nil

### Legislation

Nil

## Financial implications

If successful, amend the 2024/25 budget and set an expenditure of \$60,000.00 and amend the 2025/26 and set an expenditure of \$150,000.00 for the preparation of LEP amendments and the preparation of Masterplans.

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

### Associated Risks

If the grant funding is unsuccessful or the grant funding is not accepted by Council, the project will not be able to proceed. If the project does not progress Council, it will limit Council’s ability to support the orderly delivery or varied housing typologies as recommended in the draft Mid-Western Housing Strategy to meet the growing housing demands for the region.

SARAH ARMSTRONG  
MANAGER STRATEGIC PLANNING

ALINA AZAR  
DIRECTOR DEVELOPMENT

3 December 2024

*Attachments:* Nil

APPROVED FOR SUBMISSION:  
 BRAD CAM  
GENERAL MANAGER

## 8.6 Draft Mid-Western Region Housing Strategy

REPORT BY THE MANAGER STRATEGIC PLANNING

TO 19 FEBRUARY 2025 ORDINARY MEETING

GOV400103, LAN900052, GOV400113

### RECOMMENDATION

#### That Council:

1. **receive the report by the Manager Strategic Planning on the *Draft Mid-Western Region Housing Strategy*;**
2. **place the *Draft Mid-Western Region Housing Strategy* on public exhibition and engage with government agencies for a period of 28 days; and**
3. **receive a further report following the 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 *Draft Mid-Western Region Housing Strategy*.**

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### Executive summary

The purpose of this report is to seek the endorsement of the *Draft Mid-Western Region Housing Strategy* (the Strategy), prepared by GYDE Consulting on behalf of Council for public exhibition and comment for a period of 28 days.

The Strategy sets clear direction for the future supply and type of housing required within the urban areas of the Mid-Western region to 2041.

The Strategy has been informed by Mid-Western region wide community engagement. Following engagement, a detailed Engagement Report prepared by The Planning Studio (provided as an appendix to the Strategy) was produced. The Engagement Report identified that housing affordability is a significant issue for the Mid-Western and is already contributing to negative social and economic impacts for the communities or the region. Further, the Engagement Report highlighted that an increased diversity of housing typologies would contribute to the availability of more affordable housing options, whilst acknowledging that there is still a strong preference for single dwellings on standard sized lots.

An Evidence and Options Paper prepared by GYDE Consulting sets out the key findings and trends influencing housing supply and demand in the region and identifies a series of actions and recommendations which informed the preparation of the Strategy to address housing supply and type in the region.

It is recommended that the Strategy will be placed on public exhibition for a period of 28 days. The public exhibition will be promoted through various channels to ensure continued community engagement. NSW government agencies will be consulted, and endorsement of the Strategy will be sought from the Department of Planning, Housing and Infrastructure. Following the exhibition period a Council report will be prepared summarising submissions received.

## Detailed Report

### ***What is a Housing Strategy?***

A housing strategy is a strategic document to promote the efficient use of land and infrastructure to align with housing demand. While housing is linked to planning issues such as employment, a housing strategy focusses solely on housing. Local strategic planning processes also consider issues such as employment, open space, and infrastructure provision. These elements are considered as part of other strategies and drawn together as part of the Local Strategic Planning Statement.

### ***What will a Housing Strategy do?***

The Strategy will guide decision making and future actions relating to housing within the Mid-Western region. The Strategy sets out current and projected housing needs based on a range of factors including:

- Demographic trends (including projected housing needs associated with major projects within and around the Mid-Western region).
- Housing supply and demand.
- Local land use opportunities and constraints.

The above is informed by input from community engagement.

### ***Why are we preparing a Housing Strategy now?***

The Mid-Western region continues to experience (and is forecast to exacerbate) significant demand on housing from the development of the Central West and Orana REZ, mining operations, and desire to move into the region.

Like many other regional towns, current housing supply is generally dominated by large, detached dwellings and lot sizes. The delivery of a limited housing typologies has led to housing affordability issues. Further, the NSW state government is driving the increase in dwelling typologies and supply through planning reform (mandating the permissibility of medium density housing in particular zones). The preparation of the Strategy has allowed Council to engage with the community to understand what types and mix of housing typologies is desired.

### ***Strategic Land Use Planning Framework/Hierarchy***

To assist in understanding the role of the Strategy, the below strategic land use planning frameworks have been provided.

#### ***Local Strategic Planning Statement 2020***

Council's first Local Strategic Planning Statement (LSPS) was adopted in 2020. Local planning is informed by and must be consistent with the state planning objectives. The LSPS is part of Council's commitment to manage future growth in an environmentally, socially and economically responsible way. It builds on the Mid-Western Community Plan and Council's current land-use strategy, the Comprehensive Land Use Strategy Parts A, B and C. It describes how the directions and actions in the Central West and Orana Regional Plan will be implemented locally.

#### ***Comprehensive Land Use Strategy 2010***

The Comprehensive Land Use Strategy (CLUS) was endorsed by the Department of Planning in 2011 following a long and extensive investigation into planning and land use and the desired future direction of the LGA. The CLUS provided the necessary strategic framework to guide planning over the next 25 years for the Mid-Western region. The most referenced aspect of the CLUS are the Town Structure Plans. These are maps for Gulgong, Mudgee, Rylstone and Kandos which visually represent the outcomes of the CLUS. The identified growth areas on the four Town Structure Plans have been included in the preparation of this draft Housing Strategy. Further, this draft Housing Strategy will provide an update to the urban residential components of the CLUS.



#### *Mid-Western Regional Local Environmental Plan 2012 (MWLEP)*

The CLUS provided the basis for the *Mid-Western Local Environmental Plan 2012 (MWLEP)*. The primary purpose of this LEP was to consolidate the Mid-Western Regional Interim LEP 2008, Rylstone LEP 1996 and Merriwa LEP 1992 into the Standard Instrument LEP format. The intent of the MWLEP2012 was to provide the statutory framework consistent with the standard template LEP enforced by the Department of Planning, Housing and Infrastructure, at the time. To meet the demand driven by the resource boom at the time, Council led the rezoning of land identified on the Mudgee and Gulgong Town Structure Plans. The MWLEP has had 29 text amendments and 13 mapping amendments since adoption to respond to current needs.

#### *Mudgee and Gulgong Urban Release Strategy 2023 Update (URS)*

The URS 2023 Update provided an updated overview of housing supply and demand in Mudgee and Gulgong. The URS considered both currently zoned land and that identified under the CLUS. It should be noted, the URS discussed a land supply shortfall, however with the demand and supply review undertaken during the preparation of the draft Strategy, land zoned and identified under the CLUS will meet the forecast demand to 2041.

Further, an action of the draft Strategy is to amend the MWLEP to facilitate the delivery of varied housing typologies and lot sizes, accordingly this supports the delivery of additional housing on land currently zoned and identified.

#### **Structure of the Housing Strategy**

The draft Strategy identifies residential land supply and outlines the housing typology needs for the four towns, Gulgong, Kandos, Mudgee and Rylstone to ensure sufficient supply is available to meet demand.

The Strategy has been structured as follows:

1. Introduction.
2. Vision *'Our housing will enable sustainable growth throughout the Mid-Western region, with high quality housing choices in the right locations to provide for the changing needs of our community'*.
3. Context.
4. Community Engagement *(over 600 people engaged)*.
5. Planning & Policy Context.
6. Mid-Western Regional Snapshot.
7. Key Drivers of Change *(details impact of major project demand)*.
8. Population Projections
9. Housing Demand *(for all four towns)*.
10. Housing Supply
11. Housing Objectives *(detailing proposed Actions and alignment with objectives)*.
12. Implementation and Delivery Plan *(detailing proposed Actions and delivery timeframes)*.

#### **Key Actions of the Housing Strategy**

The Actions are contained in sections 11 and 12 of the Strategy. The types of Actions included in the draft Strategy are detailed as follows:

- Promote opportunities and educate residents around infill development and urban renewal within the footprint of existing urban areas.
- Educate and consult with the community around the importance and provision of social and affordable housing, recognising the influence of housing diversity and choice upon affordability.
- Amend the MWLEP requirements to stipulate a maximum lot size of 2,000sqm for new R2 Low Density Residential (currently, both 2000 and 4000 square metres).

- Master planning of growth areas (funding of this action has been sought with a grant application under the Department of Planning, Housing and Infrastructure, Regional Strategic Planning Fund Round 3).
- Monitoring of residential land supply and short-term rental accommodation.
- Support bringing land to market sooner to address short-term demand.
- Enhancing the mix of dwelling types and lot sizes (efficient use of land and infrastructure).

**Next Steps**

Place the Strategy on public exhibition for a period of 28 days. The public exhibition will be promoted through various channels to ensure continued community engagement. Agencies will be consulted, and endorsement of the Strategy will be sought from the Department of Planning, Housing and Infrastructure. Following the exhibition period a Council report will be prepared summarising submissions received.

Disclosure of Interest

Nil

Community Plan implications

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

Strategic implications

**Council Strategies**

Mid-Western Regional Local Strategic Planning Statement, Out Place 2040  
 Mid-Western Regional Council Comprehensive Land Use Strategy 2010 Part A, B, and C.

**Council Policies**

The endorsement of the Draft Strategy will not require any change to relevant policies.

**Legislation**

- Environmental Planning and Assessment Act 1979.
- Mid-Western Regional Local Environmental Plan 2012.

Financial implications

Nil

Associated Risks

Underestimating demand for additional residential housing could have a negative impact on the community through price increases or dislocation. However, overestimating demand can also negatively impact the community through Council funding additional infrastructure works that may not be required.

Not endorsing the draft Strategy for public exhibition would mean failure to meeting milestones stipulated in the Department of Planning, Housing and Infrastructure, Regional Strategic Planning

Fund, Round 2 Funding Agreement. Further, failure to meet milestones may compromise future grant success.

SARAH ARMSTRONG  
MANAGER STRATEGIC PLANNING

ALINA AZAR  
DIRECTOR DEVELOPMENT

6 December 2024

*Attachments:* 1. Draft Mid-Western Region Housing Strategy. (separately attached)

APPROVED FOR SUBMISSION:  
BRAD CAM  
GENERAL MANAGER

## 8.7 December 2024 Monthly Development Applications Processing and Determined

REPORT BY THE MANAGER PLANNING  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400103, A0420109, GOV400113

### 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 **December 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

7 January 2025

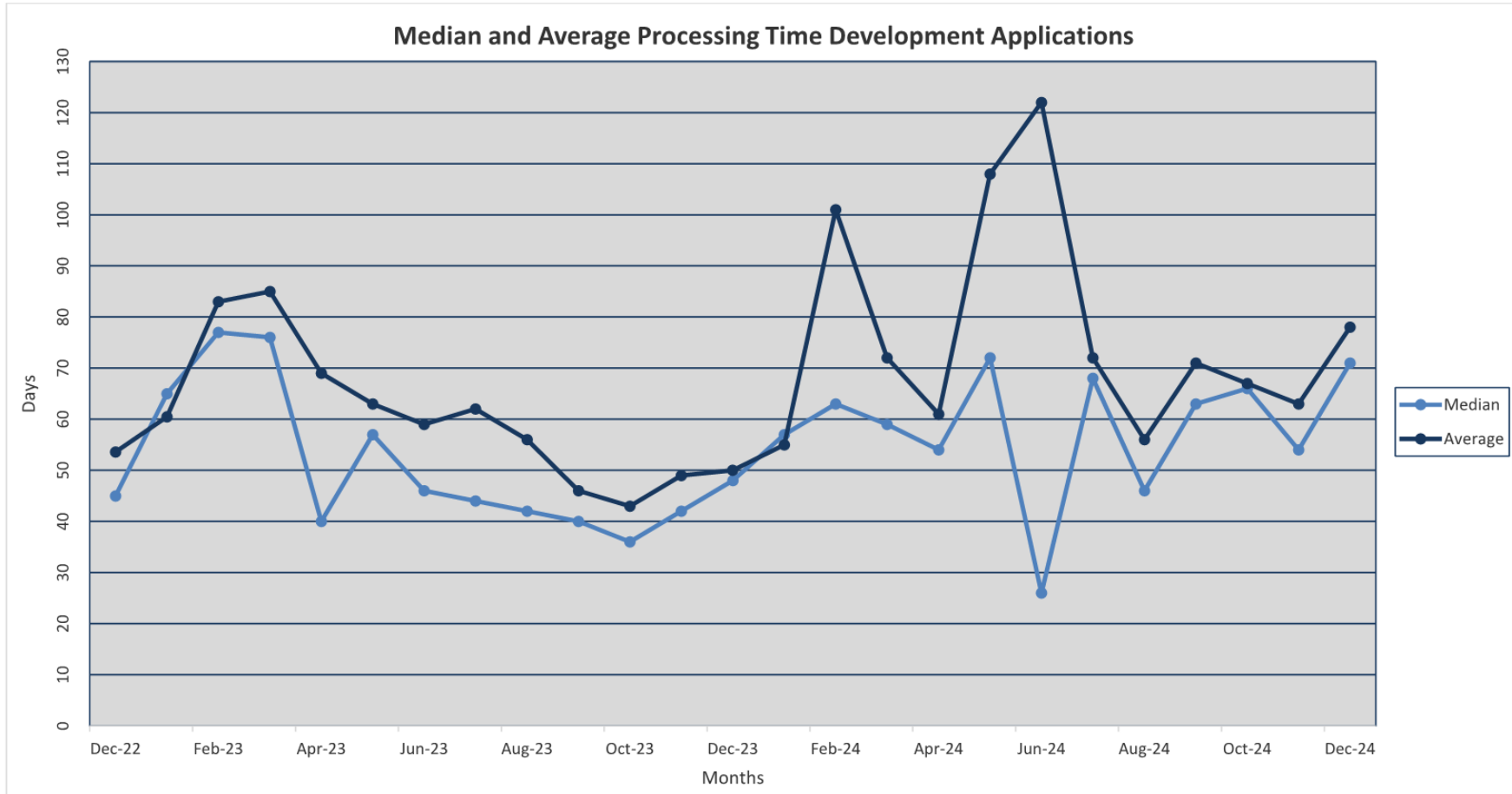
*Attachments:* 1. Monthly Development Applications Processing and Determined - December 2024.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

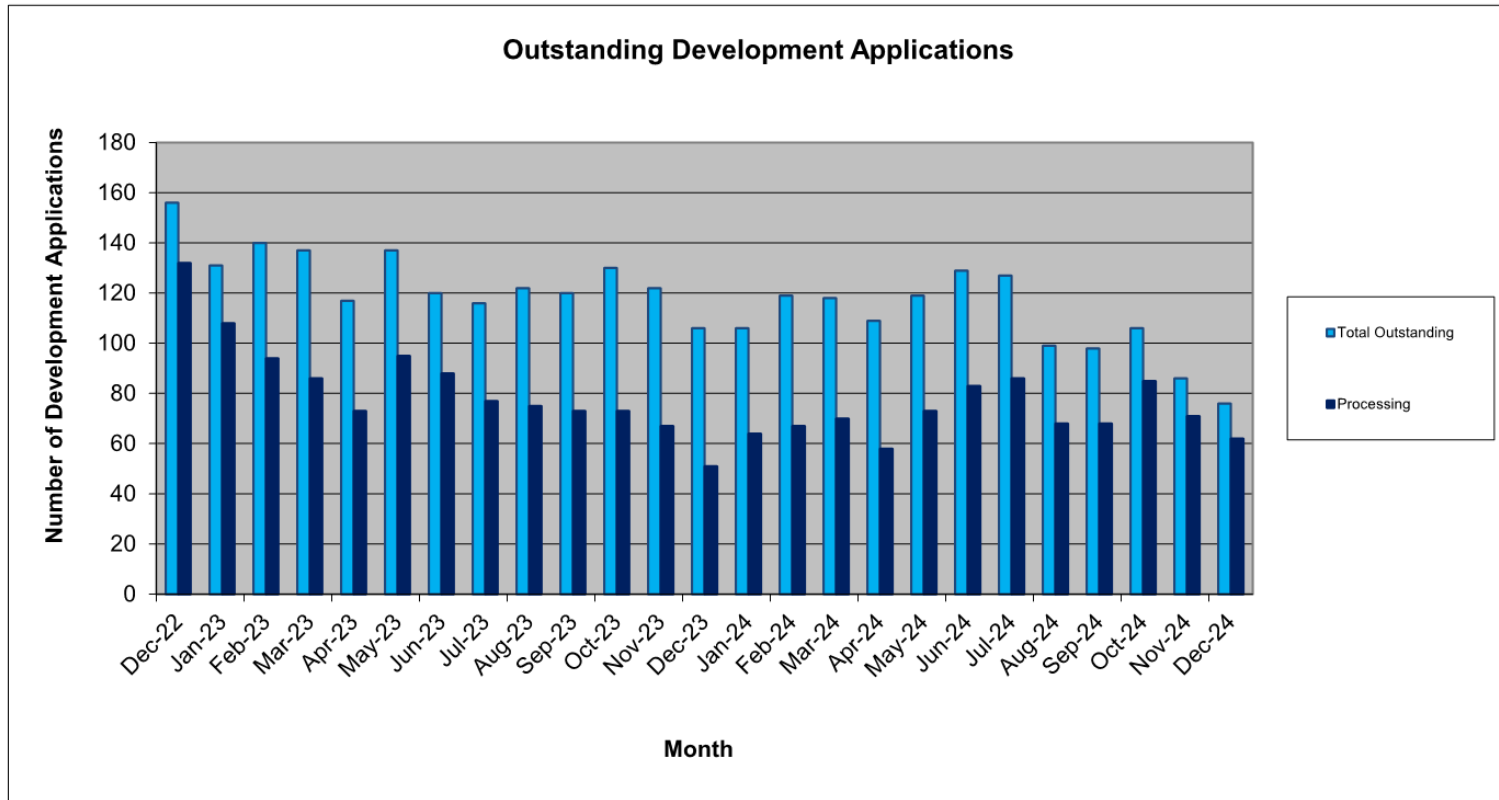
### Monthly Development Application Processing Report – December 2024

This report covers the period for the month of December 2024. Graph 1 indicates the processing times up to 31 December 2024 with the month of December having an average of 78 days and a median time of 71 days.



## Monthly Development Application Processing Report –December 2024

Graph 2 indicates the total number of outstanding applications; the number currently being processed is 62 and the number on “stop clock” is 14.



The Planning and Development Department determined 21 Development Applications either by Council or under delegation during December 2024.

## Monthly Development Application Processing Report – December 2024

### Development Applications Determined – December 2024

App/Proc ID	Description	House No	Street Name	Locality
DA0008/2024	Recreation Area	(Crown Land)	Bylong Valley Way	BREAKFAST CREEK 2849
DA0256/2024	Multi Dwelling Housing	10	Burrundulla Avenue	MUDGEE NSW 2850
DA0302/2024	Transport Depot	4	Industrial Avenue	GULGONG NSW 2852
DA0313/2024	Dual Occupancy	94	Horatio Street	MUDGEE NSW 2850
DA0314/2024	Dual Occupancy	66	Pipeclay Lane	BUDGEE BUDGEE NSW 2850
DA0323/2024	Subdivision - Torrens Title	1188	Wallawaugh Road	HARGRAVES NSW 2850
DA0339/2024	Dual Occupancy	2	Margaret Lane	CAERLEON NSW 2850
DA0039/2025	Dwelling House	1127	Bocoble Road	BOCOBLE NSW 2850
DA0042/2025	Dual Occupancy	6	Davis Crescent	CAERLEON NSW 2850
DA0047/2025	Dual Occupancy	253	Burrundulla Road	BURRUNDULLA NSW 2850
DA0052/2025	Place of Public Worship	60	Market Street	MUDGEE NSW 2850
DA0055/2025	Residential Alterations & Additions	131	Nangawooka Road	GREEN GULLY NSW 2850
DA0061/2025	Residential Alterations & Additions	67	Denison Street	MUDGEE NSW 2850
DA0063/2025	Subdivision - Torrens Title	3	Mellon Street	RYLSTONE NSW 2849
DA0067/2025	Carport	49	Mudgee Street	RYLSTONE NSW 2849
DA0069/2025	Water Storage Facility	259	Melrose Road	MOUNT FROME NSW 2850
DA0074/2025	Child Care Centre	39	Saleyards Lane	MUDGEE NSW 2850
DA0083/2025	Secondary Dwelling	24	Brewers Lane	ST FILLANS NSW 2850
DA0085/2025	Recreation Facility (outdoor)	58	Pitts Lane	PUTTA BUCCA NSW 2850
DA0091/2025	Secondary Dwelling	119	Saints Lane	ST FILLANS NSW 2850
DA0108/2025	Subdivision - Torrens Title	29	Short Street	MUDGEE NSW 2850

**\*NOTE – 2x Development Applications were approved with a variation to the DCP during December 2024.**

- DA0314/2024
- DA0302/2024



## Monthly Development Application Processing Report – December 2024

### Development Applications currently being processed – December 2024.

App/Proc ID	Description	House No	Street Name	Locality
DA0343/2016	Commercial Alterations/Additions	137	Ulan Road	PUTTA BUCCA NSW 2850
DA0089/2019	Change of use	2037	Coxs Creek Road	RYLSTONE NSW 2849
DA0143/2024	Subdivision	2232	Bylong Valley Way	RYLSTONE NSW 2849
DA0250/2024	Extractive Industry	2152	Goolma Road	TWO MILE FLAT NSW 2852
DA0258/2024	Subdivision - Torrens Title	24	Flirtation Hill Lane	GULGONG NSW 2852
DA0293/2024	Industrial Training Facility	87	Lions Drive	MUDGEE 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
DA0016/2025	Subdivision - Torrens Title	11	Quinn Place	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
DA0058/2025	Subdivision - Torrens Title	76	Zimmmer Lane	GULGONG NSW 2852
DA0070/2025	Extractive Industry	1848	Castlereagh Highway	TALLAWANG NSW 2852
DA0078/2025	Dwelling House	61	School Lane	BUDGEE BUDGEE NSW 2850
DA0086/2025	Recreation Facility (outdoor)	1896	Windeyer Road	WINDEYER NSW 2850
DA0090/2025	Dual Occupancy	1318	Henry Lawson Drive	ST FILLANS NSW 2850
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
DA0102/2025	Dual Occupancy	34	Marshfield Lane	MUDGEE NSW 2850
DA0105/2025	Secondary Dwelling	14	Eleanor Dark Court	MUDGEE NSW 2850
DA0109/2025	Alterations & Additions	14	Baskerville Drive	MUDGEE NSW 2850
DA0113/2025	Subdivision - Torrens Title	247	Putta Bucca Road	PUTTA BUCCA NSW 2850
DA0114/2025	Secondary Dwelling	185	Church Street	MUDGEE NSW 2850
DA0116/2025	Secondary Dwelling	435	Kaludabah Road	PIAMBONG NSW 2850
DA0118/2025	Subdivision - Torrens Title	20	Donoghue Street	KANDOS NSW 2848
DA0121/2025	Dwelling House	851	Old Grattai Road	GRATTAI NSW 2850
DA0125/2025	Secondary Dwelling	43	Leconfield Drive	BOMBIRA NSW 2850

## Monthly Development Application Processing Report – December 2024

DA0126/2025	Home Business	21	Shepherds Lane	GULGONG NSW 2852
DA0127/2025	Boundary Adjustment	6	Flirtation Hill Lane	GULGONG NSW 2852
DA0129/2025	Alterations & Additions	206	Lesters Lane	PIAMBONG NSW 2850
DA0327/2024	Residential Shed	16	Swords Court	MUDGEE NSW 2850
DA0013/2025	Dwelling	295	Putta Bucca Road	BOMBIRA NSW 2850
DA0089/2025	Shed	97	Winchester Crescent	COOKS GAP NSW 2850
DA0101/2025	Residential Shed	34	Hughson Ave	MUDGEE NSW 2850
DA0110/2025	Residential Shed	23	Fairydale Lane	MUDGEE NSW 2850
DA0112/2025	Alterations & Additions	45	Breakfast Creek Road	BREAKFAST CREEK NSW 2849
DA0130/2025	Residential Shed	229	Melrose Road	MOUNT FROME NSW 2850
DA0132/2025	Residential Shed	1638	Windeyer Road	WINDEYER NSW 2850
DA0135/2025	Shed	11	Slaughter Yards Road	GULGONG NSW 2852
DA0189/2023	Commercial Alterations & Additions	83	Mortimer Street	MUDGEE NSW 2850
DA0053/2025	Demolition of Shed and Construct Car Parking	67	Perry Street	MUDGEE NSW 2850
DA0062/2025	Commercial Premises	140	Mayne Street	GULGONG NSW 2852
DA0049/2025	Demolish Existing Dwelling & Construction of New Dwelling	34	Gladstone Street	MUDGEE NSW 2850
DA0073/2025	Carport	77	Mayne Street	GULGONG NSW 2852
DA0084/2025	Carport	108	Louee Street	RYLSTONE NSW 2849
DA0106/2025	Dwelling House	9	Armstrong Street	RYLSTONE NSW 2849
DA0117/2025	Residential Shed	36	Rouse Street	GULGONG NSW 2852
DA0134/2025	Dwelling House	184	Mount Pleasant Lane	BUCKAROO NSW 2850
DA0136/2025	Dwelling House	116	Iron Barks Road	KAINS FLAT NSW 2850
DA0137/2025	Shed	1635	Blue Springs Road	BUNGABA NSW 2852
DA0138/2025	Subdivision - Torrens Title	28	Rodgers Street	KANDOS NSW 2848
DA0092/2025	Dwelling House	24	Farrelly Street	CLANDULLA NSW 2848
DA0096/2025	Dwelling House	42	Saleyards Lane	MUDGEE NSW 2850
DA0107/2025	Shed	1868	Coricudgy Road	KELGOOLA NSW 2849
DA0131/2025	Dual Occupancy	40	Gladstone Street	MUDGEE NSW 2850
DA0205/2023	Dual Occupancy	11	McLachlan Street	RYLSTONE NSW 2849
DA0248/2023	Ancillary Residential Development	6	Avisford Court	MUDGEE NSW 2850
DA0408/2023	Subdivision - Torrens Title	17	Marshfield Lane	MUDGEE NSW 2850
DA0242/2024	Caravan Park	313	Maggie Lane	GALAMBINE NSW 2850

## Monthly Development Application Processing Report –December 2024

DA0044/2025	Multi Dwelling Housing	30	Robertson Street	MUDGEE NSW 2850
DA0068/2025	Group Home	162	Ulan Road	BOMBIRA NSW 2850

### Heritage Development Applications currently being processed – December 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	110	Church Street	MUDGEE NSW 2850
DA0189/2023	Commercial Alterations & Additions	83	Mortimer Street	MUDGEE NSW 2850
DA0053/2025	Demolition of Shed and Construct Car Parking	67	Perry Street	MUDGEE NSW 2850
DA0062/2025	Commercial Premises	140	Mayne Street	GULGONG NSW 2852
DA0131/2025	Dual Occupancy	40	Gladstone Street	MUDGEE NSW 2850
DA0049/2025	Demolish Existing Dwelling & Construction of New Dwelling	34	Gladstone Street	MUDGEE NSW 2850
DA0073/2025	Carport	77	Mayne Street	GULGONG NSW 2852
DA0084/2025	Carport	108	Louee Street	RYLSTONE NSW 2849
DA0106/2025	Dwelling House	9	Armstrong Street	RYLSTONE NSW 2849
DA0117/2025	Residential Shed	36	Rouse Street	GULGONG NSW 2852

## 8.8 January 2025 Monthly Development Applications Processing and Determined

REPORT BY THE MANAGER PLANNING  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400103, A0420109, GOV400113

### 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 **January 2025** 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

4 February 2025

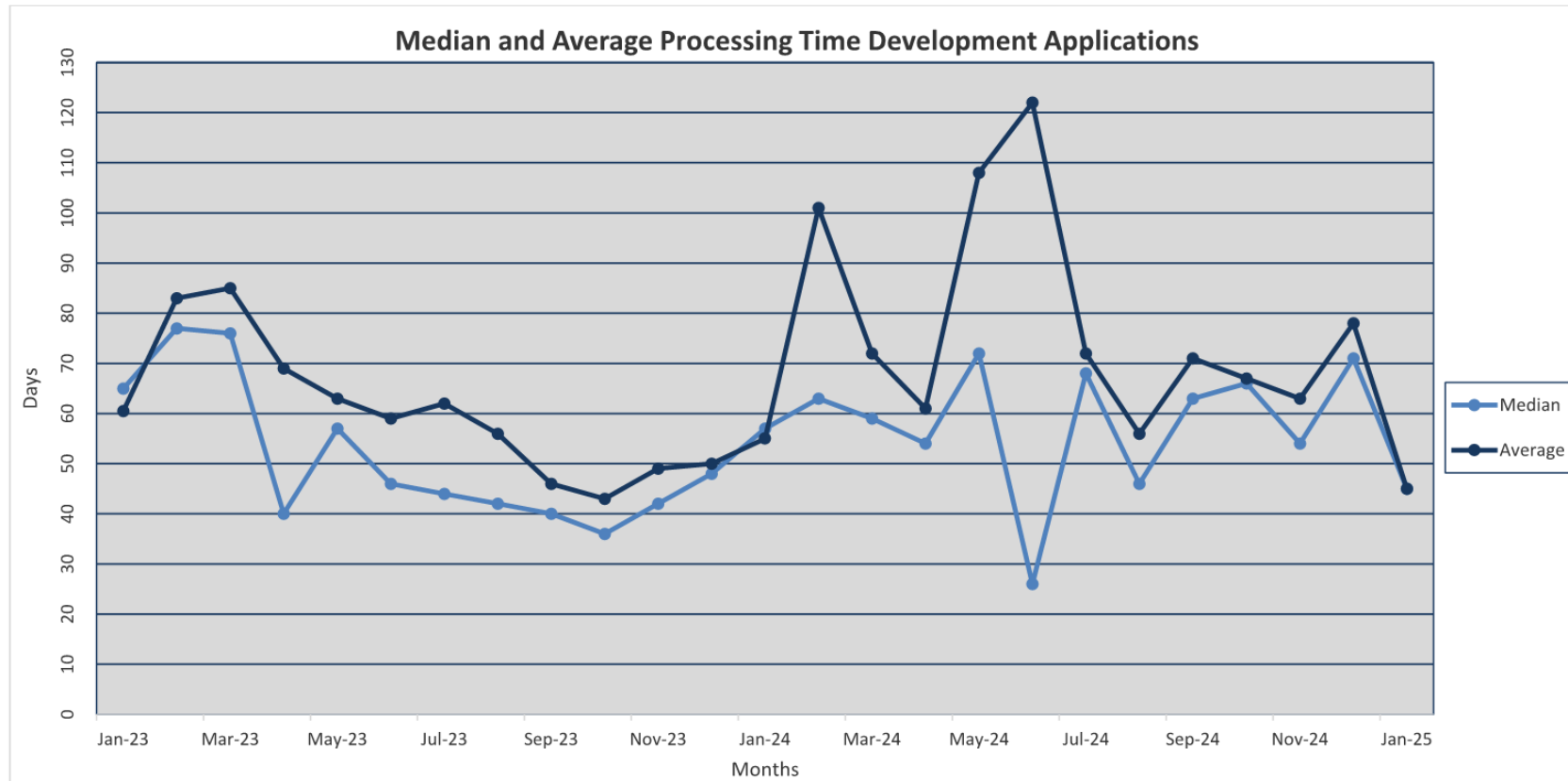
*Attachments:* 1. Monthly Development Applications Processing and Determined - January 2025.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

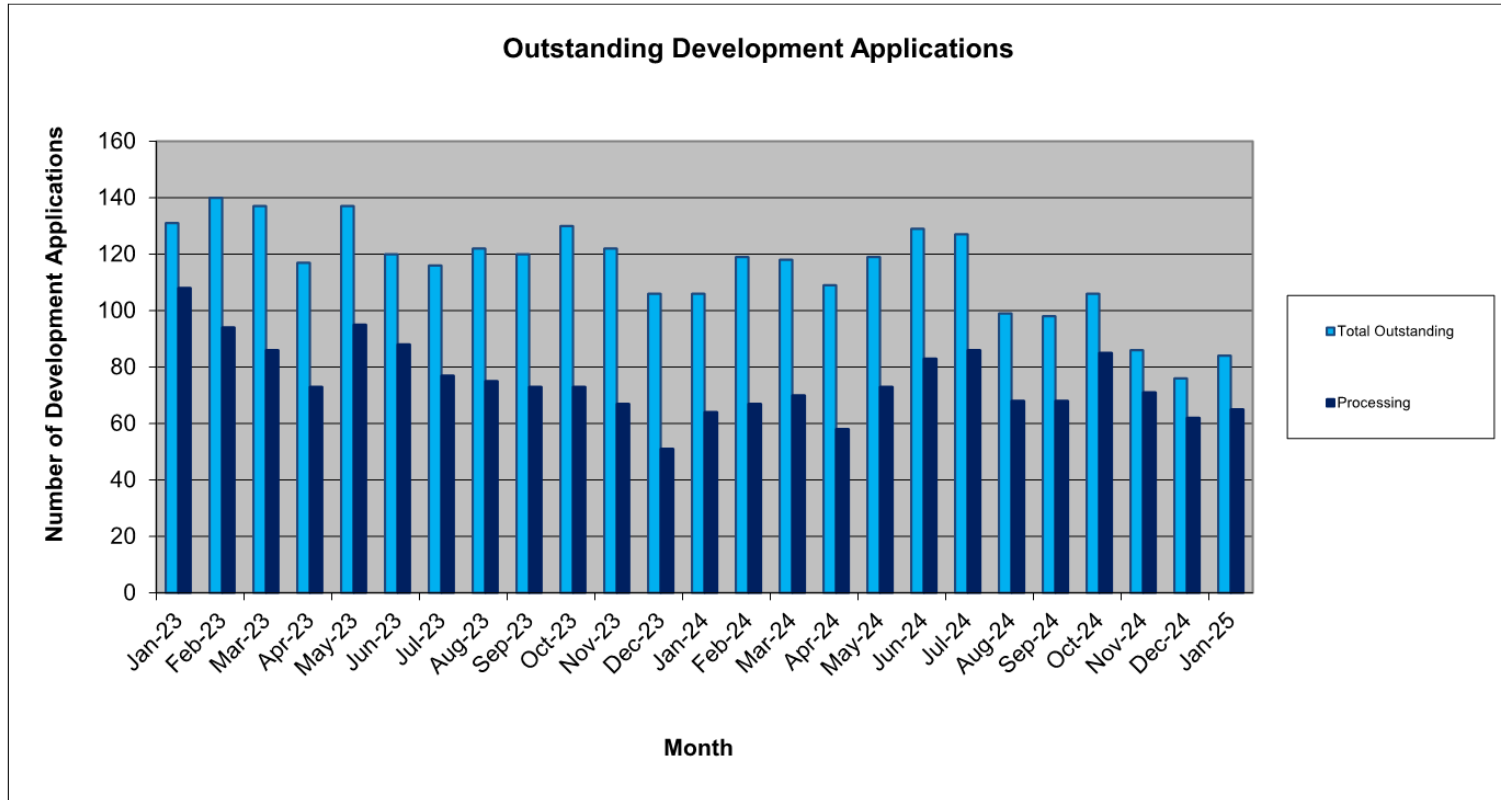
## Monthly Development Application Processing Report – January 2025

This report covers the period for the month of January 2025. Graph 1 indicates the processing times up to 31 January 2025 with the month of January having an average of 45 days and a median time of 45 days.



## Monthly Development Application Processing Report – January 2025

Graph 2 indicates the total number of outstanding applications; the number currently being processed is 65 and the number on “stop clock” is 19.



The Planning and Development Department determined 10 Development Applications either by Council or under delegation during January 2025.

## Monthly Development Application Processing Report – January 2025

### Development Applications Determined – January 2025

Appl/Proc ID	Description	House No	Street Name	Locality
DA0170/2024	Secondary dwelling	87	Bellevue Road	MUDGEE NSW 2850
DA0044/2025	Multi dwelling housing	30	Robertson Street	MUDGEE NSW 2850
DA0090/2025	Dual Occupancy	1318	Henry Lawson Drive	ST FILLANS NSW 2850
DA0096/2025	Dwelling House	42	Saleyards Lane	MUDGEE NSW 2850
DA0105/2025	Secondary dwelling	14	Eleanor Dark Court	MUDGEE NSW 2850
DA0113/2025	Subdivision - Torrens Title	247	Putta Bucca Road	PUTTA BUCCA NSW 2850
DA0117/2025	Residential Shed	36	Rouse Street	GULGONG NSW 2852
DA0121/2025	Dwelling House	851	Old Grattai Road	GRATTAI NSW 2850
DA0125/2025	Secondary dwelling	43	Leconfield Drive	BOMBIRA NSW 2850
DA0137/2025	Shed	1635	Blue Springs Road	BUNGABA NSW 2852

**\*NOTE – 0 Development Applications were approved with a variation to the DCP during January 2025.**

### Development Applications currently being processed – January 2025.

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
DA0089/2019	Change of use	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
DA0347/2023	Subdivision - Torrens Title	14	Wiradjuri Close	PUTTA BUCCA NSW 2850
DA0408/2023	Subdivision - Torrens Title	17	Marshfield Lane	MUDGEE NSW 2850



Monthly Development Application Processing Report – January 2025

DA0021/2024	Dwelling House	253	Coricudgy Road	OLINDA NSW 2849
DA0124/2024	Dual Occupancy	60	Davies Road	KANDOS NSW 2848
DA0126/2024	Transport Depot	18	Industrial Avenue	MUDGEE NSW 2850
DA0129/2024	Dual Occupancy	79	Ilford Road	KANDOS NSW 2848
DA0143/2024	Subdivision – 1 into 3 lots	2232	Bylong Valley Way	RYLSTONE NSW 2849
DA0242/2024	Caravan Park	313	Magpie Lane	GALAMBINE NSW 2850
DA0250/2024	Extractive Industry	2152	Goolma Road	TWO MILE FLAT NSW 2852
DA0258/2024	Subdivision - Torrens Title	24	Flirtation Hill Lane	GULGONG NSW 2852
DA0293/2024	Industrial training facility	87	Lions Drive	MUDGEE NSW 2850
DA0316/2024	Dwelling House	95	Bellevue Road	MUDGEE 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
DA0016/2025	Subdivision - Torrens Title	11	Quinn Place	MUDGEE NSW 2850
DA0024/2025	Storage Premises	5	Lillie Close	CAERLEON 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
DA0058/2025	Subdivision - Torrens Title	76	Zimmmler Lane	GULGONG NSW 2852
DA0068/2025	Group home	162	Ulan Road	BOMBIRA NSW 2850
DA0070/2025	Extractive Industry	1848	Castlereagh Highway	TALLAWANG NSW 2852
DA0078/2025	Dwelling House	61	School Lane	BUDGEE BUDGEE NSW 2850
DA0086/2025	Recreation Facility (Outdoor) - Playground	1896	Windeyer Road	WINDEYER NSW 2850
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
DA0102/2025	Dual Occupancy	34	Marshfield Lane	MUDGEE NSW 2850
DA0109/2025	Alterations & Additions	14	Baskerville Drive	MUDGEE NSW 2850
DA0114/2025	Secondary dwelling	185	Church Street	MUDGEE NSW 2850
DA0116/2025	Secondary dwelling	435	Kaludabah Road	PIAMBONG NSW 2850
DA0118/2025	Subdivision - Torrens Title	20	Donoghue Street	KANDOS NSW 2848
DA0126/2025	Home business	21	Shepherds Lane	GULGONG NSW 2852
DA0127/2025	Boundary Adjustment	6	Flirtation Hill Lane	GULGONG NSW 2852
DA0129/2025	Alterations & Additions	206	Lesters Lane	PIAMBONG NSW 2850

## Monthly Development Application Processing Report – January 2025

DA0134/2025	Dwelling House	184	Mount Pleasant Lane	BUCKAROO NSW 2850
DA0136/2025	Dwelling House	116	Iron Barks Road	KAINS FLAT NSW 2850
DA0138/2025	Subdivision - Torrens Title	28	Rodgers Street	KANDOS NSW 2848
DA0143/2025	Signage	32	Sydney Road	MUDGEE NSW 2850
DA0148/2025	Retail Plant Nursery	11	Industrial Avenue	MUDGEE NSW 2850
DA0150/2025	Dual Occupancy	24	St Fillans Road	ST FILLANS NSW 2850
DA0155/2025	Dwelling House	189	Montaza Road	TALLAWANG NSW 2852
DA0158/2025	Self-storage units	3	Knott Place	CAERLEON NSW 2850
DA0013/2025	Moveable dwelling	295	Putta Bucca Road	BOMBIRA NSW 2850
DA0092/2025	Dwelling House	24	Farrelly Street	CLANDULLA NSW 2848
DA0101/2025	Residential Shed	34	Hughson Ave	MUDGEE NSW 2850
DA0106/2025	Dwelling House	9	Armstrong Street	RYLSTONE NSW 2849
DA0107/2025	Shed	1868	Coricudgy Road	KELGOOLA NSW 2849
DA0112/2025	Alterations & Additions	45	Breakfast Creek Road	BREAKFAST CREEK NSW 2849
DA0130/2025	Residential Shed	229	Melrose Road	MOUNT FROME NSW 2850
DA0132/2025	Residential Shed	1638	Windeyer Road	WINDEYER NSW 2850
DA0135/2025	Shed	11	Slaughter Yards Road	GULGONG NSW 2852
DA0144/2025	Dwelling House	36	Davis Crescent	CAERLEON NSW 2850
DA0145/2025	Dwelling House	75	Bowles Lane	DABEE NSW 2849
DA0146/2025	Carport	278	Church Street	MUDGEE NSW 2850
DA0147/2025	Residential Shed	38	Dewhurst Drive	MUDGEE NSW 2850
DA0149/2025	Dwelling House	61	Knox Crescent	CAERLEON NSW 2850
DA0151/2025	Dwelling House	21	Webster Street	BOMBIRA NSW 2850
DA0157/2025	Dwelling House	28	Webster Street	BOMBIRA NSW 2850
DA0159/2025	Alterations & Additions and Swimming Pool	50	Flirtation Hill Lane	GULGONG NSW 2852
DA0160/2025	Alterations & Additions and Swimming Pool	8	Bawden Road	MUDGEE NSW 2850
DA0162/2025	Alterations & Additions	784	Castlereagh Highway	BURRUNDULLA NSW 2850

## Monthly Development Application Processing Report – January 2025

### Heritage Development Applications currently being processed – January 2025.

Appl/Proc ID	Description	House No	Street Name	Locality
DA0271/2011	Alterations & Additions	87	Short Street	MUDGEE NSW 2850
DA0198/2021	Change of use	110	Church Street	MUDGEE NSW 2850
DA0189/2023	Commercial Alterations & Additions	83	Mortimer Street	MUDGEE NSW 2850
DA0053/2025	Demolition of shed and new car parking	67	Perry Street	MUDGEE NSW 2850
DA0062/2025	Commercial Premises	140	Mayne Street	GULGONG NSW 2852
DA0131/2025	Dual Occupancy	40	Gladstone Street	MUDGEE NSW 2850
DA0139/2025	Secondary dwelling	4	Fisher Street	GULGONG NSW 2852
DA0140/2025	Health consulting rooms	28	Douro Street	MUDGEE NSW 2850
DA0141/2025	Fence	48	Court Street	MUDGEE NSW 2850
DA0142/2025	Secondary dwelling	16	Wenonah Street	GULGONG NSW 2852
DA0327/2024	Residential Shed	16	Swords Court	MUDGEE NSW 2850
DA0049/2025	Dwelling House	34	Gladstone Stree	MUDGEE NSW 2850
DA0073/2025	Carport	77	Mayne Street	GULGONG NSW 2852
DA0153/2025	Residential Shed	105	Lewis Street	MUDGEE NSW 2850

## 8.9 Mobile Vending Vehicles and Temporary Stalls in a Public Place Policy

REPORT BY THE MANAGER BUILDING & DEVELOPMENT  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400087, A0130047, GOV400113

### RECOMMENDATION

#### That Council:

1. **receive the report by the Manager Building & Development on the proposed amendments to Mobile Food Vending Vehicles and Temporary Food Stalls in a Public Place Policy;**
2. **place the revised Mobile Vending Vehicles and Temporary Stalls in a Public Place Policy on public exhibition for 28 days; and**
3. **adopt the revised Mobile Vending Vehicles and Temporary Stalls in a Public Place Policy if no submissions are received.**

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### Executive summary

Under *Part F(7), Section 68* of the *Local Government Act 1993*, Council is responsible for assessing and approving the sale of any article in a public place within the Mid-Western Regional Local Government Area (LGA), whether from a standing vehicle or temporary stall.

The Mobile Food Vending Vehicles and Temporary Food Stalls in a Public Place Policy is proposed to be amended to make changes to the restricted areas of operation. The amended policy will continue to enable authorised Council Officers to regulate the sale of articles in a public place and to protect the established premises within the region's Central Business District (CBD) areas of Mudgee, Gulgong, Rylstone and Kandos, or elsewhere as stated within the policy.

The purpose of this report is to present a revised policy to Council for consideration. The revised policy Mobile Vending Vehicles and Temporary Stalls in a Public Place Policy is required to be placed on public exhibition for a period of 28 days. If no submissions are received during the exhibition period, the revised policy will be adopted.

### Disclosure of Interest

Nil

### Detailed report

Acknowledging Council's regulatory responsibilities, the region's growing tourism sector, and the increasing number of people wishing to sell articles from a public place, the revised policy will provide clarity to current and prospective businesses, event organisers and the general public on the requirements to operate a mobile or temporary stall/premises within the region.

The objective of the revised policy is to strengthen the process and the responsibilities of all stakeholders involved in operating mobile vending vehicles and temporary stalls within the Mid-Western Regional LGA. It is designed to capture those businesses who sell food and any other article such as flowers and clothing, and to provide applicants with instructions on how to obtain approval for mobile sales and sales at temporary events within the region.

The policy will be used to regulate 'Approvals to Operate' (ATO) issued under the *Local Government Act 1993* for the sale of any article in a public place and in such a manner so that they will not interfere with the operation of permanent commercial enterprises located within the CBD areas. The previous exclusion area of *300 metres from a CBD or permanent business* has been changed to *200 metres from a permanent retail outlet selling the same or similar product if that outlet is open for trade*. This change allows for mobile and stall vendors to provide retail service to the community where fixed premises may trade under limited operating hours. The reduction in the exclusion area of 300 metres to 200 metres has been introduced due to the new consideration of the operating hours of permanent businesses.

The revised policy will remove support for mobile vending operation at RMS (now TfNSW) rest stops. Previously, Council would require a concurrence letter from TfNSW to support a mobile vending application for a designated rest stop. TfNSW has recently rescinded its 'Mobile vending in rest areas' policy and will not continue to issue concurrence letters to prospective applicants. In response to this policy removal, Council will not support applications for mobile vending at rest stops.

## 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 policy links to Council's strategy of maintaining its partnership with the NSW Food Authority to address matters such as food premises inspections, safe food handling and food borne illness investigation.

Should the policy not be adopted, Council may not meet the expectations of both the businesses seeking the opportunity to operate a mobile or temporary premises in the region and the community, who should be confident in the knowledge that the operators are not impacting too greatly upon those permanent businesses whilst also satisfying food regulation requirements.

### Council Policies

Mobile Food Vending Vehicles and Temporary Food Stalls in a Public Place Policy (2021).

### Legislation

Local Government Act 1993  
Local Government (General) Regulation 2005  
NSW Food Act 2003  
NSW Food Regulation 2015

## Financial implications

Not Applicable.

## Associated Risks

Not Applicable.

TY ROBSON  
MANAGER BUILDING & DEVELOPMENT

ALINA AZAR  
DIRECTOR DEVELOPMENT

21 January 2025

*Attachments:* 1. Draft Mobile Vending Vehicles and Temporary Stalls in a Public Place - Jan 2025.

### APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



## POLICY

### Mobile Vending Vehicles and Temporary Stalls in a Public Place

*A prosperous  
and progressive  
community.*

ADOPTED		VERSION NO	43
COUNCIL MEETING MIN	<a href="#">CLICK HERE TO</a>	REVIEW DATE	MARCH 2029
DATE:	NOVEMBER	FILE NUMBER	A0130047

## Objective

The objective of this policy is to manage the sale of any article in a public place within the Mid-Western Regional Local Government Area (LGA), whether from a standing vehicle or temporary stall. It is designed to provide applicants with instructions on how to obtain approval for mobile sales and sales at temporary events within the region.

The policy will be used to regulate 'Approvals to Operate' for mobile vending vehicles and temporary stalls so that they will not interfere with the operation of permanent commercial enterprises located in the Central Business District (CBD) areas of Mudgee, Gulgong, Rylstone and Kandos, or elsewhere as stated within this policy.

This policy does not relate to mobile food carts or kiosks in a shopping centre, or a temporary stall or mobile vehicle on private land.

## Legislative requirements

This policy operates in accordance with the provisions of the following legislation:

- Local Government Act 1993
- Local Government (General) Regulation 2005
- NSW Food Act 2003
- NSW Food Regulation 2015

## Related policies and plans

- ~~Australian Standard AS4674-2004 'Design, Construction and Fit-out of Food Premises'~~
- NSW Food Authority Guidelines for Mobile Food Vending Vehicles
- NSW Food Authority Guidelines for Food Businesses at Temporary Events
- Standards 3.1.1, 3.2.2, [3.2.2A](#) and 3.2.3 of the Australian New Zealand Food Standards Code
- ['Food premises design, construction and fit-out guide' from the Southeast Queensland Food Safety and Public Health Working Group](#)
- ~~Roads and Maritime Services (RMS) – 'Mobile vending in rest areas' Policy Number: PN271~~

POLICY: MOBILE VENDING VEHICLES AND TEMPORARY STALLS IN A PUBLIC PLACE, 4, TBA

## Policy

### Criteria for Determination of Applications

#### FOOD RELATED SALES

Businesses that sell food at temporary events such as fairs, festivals, markets and shows are considered retail food businesses under this policy, as they sell food to the public and need to meet a range of requirements.

All applications must be made in the approved form [via the NSW Planning Portal](#). Each vehicle and/or stall operator must submit a completed individual application form which is accompanied by the appropriate application fee and relevant supporting documentation for Council assessment.

Prior to the issuing of an 'Approval to Operate' a Mobile Food Vending Vehicle or a Temporary Food Stall under this policy, the applicant is to submit sufficient information for Council to use when considering the application. The criteria used to assess the application is provided in Council's 'Section 68 Application to Operate a Mobile Food Vending Vehicle or Temporary Food Stall' form. Further provisions and explanatory information is included in the *NSW Food Authority Guidelines for Mobile Food Vending Vehicles* and *Guidelines for Food Businesses at Temporary Events*.

The construction and fit out of mobile food vending vehicles and temporary food stalls must comply with the relevant requirements of the *NSW Food Act 2003*, and, the *NSW Food Regulation 2015* incorporating the Food Standards Code.

#### SALE OF ANY OTHER (NON-FOOD RELATED) ARTICLE

All applications must be made in the approved form [via the NSW Planning Portal](#). Each vehicle or stall must submit a completed application form, accompanied by the appropriate fee and relevant supporting documentation for Council assessment.

Prior to the issuing of an 'Approval to Operate' for a Mobile Vending Vehicle or a Temporary Stall under this policy, the applicant is to submit sufficient information for Council to use when considering the application. Applicants are required to declare all articles proposed to be sold from the vehicle or stall.

### Other Matters Relating to Approvals

Approvals will be issued for a maximum of 12 months. In all cases, a written approval must be obtained from Council prior to operation.

#### NOISE

The use of amplified music, bells or a public address system is restricted to the approved hours of operation on any day. The use of such equipment is also prohibited whilst the vehicle is stationary.

#### WASTE MANAGEMENT

Mobile vendors and temporary stall operators are responsible for all waste materials that they generate. Waste materials such as packaging and food waste generated by the operator, should be collected in bins or suitable receptacles, bagged or contained, stored and disposed of at the cost of the operator.



**POLICY: MOBILE VENDING VEHICLES AND TEMPORARY STALLS IN A PUBLIC PLACE, 4, TBA**

## INSPECTIONS

The inspection of retail food businesses trading at temporary events is conducted by Council Health Officers, who are authorised officers under the *NSW Food Act 2003*. The role of Council Health Officers undertaking inspections is to ensure that good food safety practices are in place such as temperature control, cleanliness, sanitising, hand washing and labelling.

### Mobile Food Vending Vehicles

All mobile food vending vehicles operating in the Mid-Western Regional LGA must be presented for inspection at Council's administration office or an alternative location as agreed upon with Council. Mobile food vending vehicles must be constructed and maintained in accordance with the NSW Food Authority's 'Guidelines for Mobile Food Vending Vehicles'.

A prior appointment must be made with Council's Health Officers for an inspection. A minimum 48 hours' notice is required.

### Temporary Food Stalls

In accordance with the *NSW Food Act 2003*, Council may inspect food stalls at any time of operation.

### Any other mobile vehicle or stall

The inspection of a mobile vehicle or stall selling any other article (non-food related) will be at the discretion of Council's authorised officers.

## FEES

Fees for the assessment of applications, issuing of approvals and conducting of inspections are determined by Council each year and are contained in Council's "Adopted Fees and Charges". The application fee includes the cost of any initial inspections.

Applications will only be considered for approval after payment of the approved fee.

Additional inspection fees will be charged for all additional inspections of mobile food vending vehicles and temporary food stalls, where reinspection is required or where sufficient evidence is provided in conjunction with a complaint.

Charities and not-for-profit organisations are not required to pay the application fee. However, they must still make application and comply with the conditions of the approval if issued.

## SIGNAGE

An approval under this policy does not infer any approval for the erection or display of any sign or sign structure other than those directly attached to the mobile vending vehicle or temporary food stall.

## HOURS OF OPERATION

A mobile vending vehicle or temporary stall that is erected, installed or located on a public place or public reserve is only permitted to operate between 7:00am – 7:00pm or for the duration of a sporting event, fete, fair, festival, carnival, community market or similar event.

Council reserves the right to vary the approved hours of operation where it has been demonstrated that the hours will not interfere with residents or other commercial businesses.

**POLICY: MOBILE VENDING VEHICLES AND TEMPORARY STALLS IN A PUBLIC PLACE, 4, TBA**

**SAFEWORK NSW**

A fire extinguisher and fire blanket should be supplied and readily accessible in every vehicle or stall where cooking or heating processes are undertaken. Gas fired appliances used in the open should not have a gas bottle greater than 9kg capacity and the bottle secured so that it cannot be tipped over. All measures should be taken to satisfy SafeWork NSW. Contact SafeWork NSW for more information.

**RMS-REST STOPS**

~~Any application to operate within a designated rest stop/trucking bay must have prior concurrence from NSW Roads and Maritime Services (RMS), granting support for the activity. If RMS support is granted, application must then be made to Council for mobile trading within the nominated rest stop. Any approval granted will be subject to Council conditions and any other conditions imposed by the RMS.~~

**REVOKE OR AMEND AN APPROVAL TO OPERATE**

Where it is found that a condition of any approval to operate has not been complied with, Council may decide to either modify the approval or revoke the approval.

**RESTRICTED AREAS**

Mobile vending is not approved in areas where it may interfere with road users or established shops/businesses.

In the Mid-Western Regional LGA, operation of a mobile vending vehicle or stall is prohibited in the following areas:

- Within a ~~200300~~ metre radius of a ~~permanent retail outlet selling the same or similar product if that outlet is open for trade commercial area in Mudgee, Gulgong, Rylstone and Kandos;~~ or
- Within a ~~200300~~ metre radius of a sports ground with a canteen, unless approval is obtained from the relevant sporting association consenting to the mobile trading occurring in conjunction with the sporting event; or
- ~~Within a 300 metre radius of an existing fixed premises not located within a commercial area and that sells the same or similar article; or~~
- On the side of a highway or classified road (including the Castlereagh Highway or Ulan Road); or
- Any other road where reduced speed limits apply.

**INSURANCE**

Prior to operation and for the duration of any 'Approval to Operate', all mobile vending vehicles and temporary stalls are to hold a valid Certificate of Currency for Public Liability Insurance to a value of \$20,000,000 which lists Mid-Western Regional Council as an 'Interested Party'.

Where insurance cover expires within an approval period, the operator is required to submit a copy of new insurance details to Council within 7 days prior to the expiry date of the insurance.

Mobile vending vehicles are required to carry and supply a Certificate of Currency for Third Party Property Damage Insurance.

**POLICY: MOBILE VENDING VEHICLES AND TEMPORARY STALLS IN A PUBLIC PLACE, 4, TBA**

Should any insurance cover either expire without renewal or be cancelled by the provider, the 'Approval to Operate' ceases to have any effect and the holder of the approval is not permitted to operate the business until insurance cover is obtained.

### Exemptions

Given the importance of preserving the safety of food for sale for human consumption, there are no exemptions for compliance with this policy. The design, fit-out and operation of any mobile vending vehicles or temporary stalls whether used for the sale of food or other article in a public place in the Mid-Western Region LGA must comply with this policy.

## Definitions

For the purposes of this policy:

- *"mobile vending vehicle"* includes any vehicle, whether mobile or stationary, used for the purposes of selling any article or food.
- *"temporary stall"* includes any structure, food stall or mobile food stall, any van, truck, trailer or moveable module, tent or gazebo used for the purposes of selling any article or food. A temporary stall includes any structure that is built or designed to enable it to be dismantled and removed from the site when required.
- *"a standing vehicle"* includes any mobile vending vehicle that has stopped to make a sale.
- *"any article for the purpose of selling"* includes a mobile vending vehicle, temporary stall or any other such structure of a temporary nature.
- ~~*"a roadside stall"* includes any stand, van or vehicle set up on the side of the road selling to passing trade.~~
- *"charities and community groups"* includes those which do not derive funds for personal financial gain, but direct any profits back to the community (e.g. local sports clubs, Lions and Rotary clubs).
- *"public place"* means:
  - a) a public reserve, public bathing reserve, public baths or public swimming pool; or
  - b) a public road, public bridge, public wharf or public road-ferry; or
  - c) a Crown reserve comprising land reserved for future public requirements; or
  - d) public land or Crown land that is not:
    - (i) a Crown reserve (other than a Crown reserve that is a public place because of paragraph (a), (b) or (c)); or
    - (ii) a common; or
    - (iii) land subject to the *Trustees of Schools of Arts Enabling Act 1902*; or
    - (iv) land that has been sold or leased or lawfully contracted to be sold or leased; or
  - e) land that is declared by the regulations to be a public place for the purposes of this definition.
- A *"public reserve"* means:
  - a) a public park; or
  - b) any land conveyed or transferred to the council under section 340A of the *Local Government Act 1919*; or

| POLICY: MOBILE VENDING VEHICLES AND TEMPORARY STALLS IN A PUBLIC PLACE, 4, TBA

- c) any land dedicated or taken to be dedicated as a public reserve under section 340C or 340D of the *Local Government Act 1919*; or
- d) any land dedicated or taken to be dedicated under section 49 or 50; or
- e) any land vested in the council, and declared to be a public reserve, under section 37AAA of the *Crown Lands Consolidation Act 1913*; or
- f) any land vested in the council, and declared to be a public reserve, under section 76 of the *Crown Lands Act 1989*; or
- g) a Crown reserve that is dedicated or reserved:
  - (i) for public recreation or for a public cemetery; or
  - (ii) for a purpose that is declared to be a purpose that falls within the scope of this definition by means of an order published in the Gazette by the Minister administering the *Crown Lands Act 1989*, being a Crown reserve in respect of which a council has been appointed as manager of a reserve trust for the reserve or for which no reserve trust has been established; or
- h) land declared to be a public reserve and placed under the control of a council under section 52 of the *State Roads Act 1986*; or
- i) land dedicated as a public reserve and placed under the control of a council under section 159 of the *Roads Act 1993*, and includes a public reserve of which a council has the control under section 344 of the *Local Government Act 1919* or section 48, but does not include a common.

- “public road” means a road which the public are entitled to use.

## 8.10 Community Engagement Strategy Review - Public Exhibition Feedback

REPORT BY THE MANAGER ECONOMIC DEVELOPMENT  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, ECO800001

### RECOMMENDATION

#### That Council:

1. **receive the report by the Manager Economic Development on the Community Engagement Strategy Review - Public Exhibition Feedback; and**
2. **adopt the Community Engagement Strategy with the minor amendment as noted.**

---

### Executive summary

At Council's 20 November 2024 ordinary meeting, Council resolved to support the Community Engagement Strategy Review. During the exhibition period two submissions were received. The submissions have been provided as Attachments. The matters raised in the submissions have been summarised and a staff comment has been provided.

The purpose of this report is to provide Council with a post exhibition report, consider the submissions received and adopt the Community Engagement Strategy with the minor amendment as noted.

### Disclosure of Interest

Nil

### Detailed report

The Community Engagement Strategy was reviewed in accordance with the legislative requirements of the Local Government Act 1993. 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 affects the decision
- Incorporates other legislated requirements for engagement

The two submissions received raise the same concerns and these are addressed below.

Issues raised	Staff comment
<p>Section 1.3 Why do we engage? – States that listening to the Community “will help council make better decisions”. There are many people in our community with professional knowledge, technical skills and rich lived experience, that could contribute to better decision making if engagement is carried out in an optimal fashion. Council, and the whole community, could certainly benefit from expert resident input to Council decision making.</p>	<p>Agreed – the intent of this Strategy is to draw on the knowledge and opinions of the community to inform the decision making process of Council.</p>
<p>The <i>Engagement Tools</i> listed in Section 2.2 outline many different approaches to informing residents and a few approaches that solicit resident feedback, which could be categorised as consultation. The tools described are useful but they are not sufficient and they do not represent best practice.</p> <p>Best practice approaches to community engagement scale the level of engagement in proportion to the potential impact a Council decision may have on the community. If a decision will have little impact, there may be no need to engage beyond providing information to the community. If, on the other hand, a decision may have a profound impact on peoples’ lives then an extremely high level of engagement may be appropriate even to the point of allowing the community at large to make the decision, e.g. by plebiscite.</p> <p>This relationship between impact and level of engagement is illustrated in the diagram at the top of the next page. The level of engagement should not be driven by “the expected level of interest from the community” (Quote from <i>Section 2.4 Level of Engagement</i>). The community may not have sufficient awareness or understanding of an important issue for there to be a high level of interest.</p> <p>It would be reasonable for Council to accept in principle the appropriateness of higher levels of engagement in relation to matters having major impacts on peoples’ lives, and it would be reasonable to adopt additional engagement tools accordingly.</p> <p>As the draft Community Engagement Policy stands it is difficult to identify intended use of any of the more collaborative or empowering engagement strategies. Mid-Western Regional Council’s engagement policy and tools seem to be limited to informing residents and to basic</p>	<p>The engagement tools listed in Section 2.2 serve both to provide information to the community and to receive feedback. The Strategy is designed to encompass all engagement activities with the community while allowing for guided professional discretion and judgment to ensure the most appropriate engagement approach is used for each situation.</p> <p>For example, the Community Strategic Plan impacts the whole region and requires extensive engagement and consultation. In contrast, a temporary road closure due to a fallen tree does not require consultation—only clear communication to inform affected residents.</p> <p>The importance of ensuring that engagement scales according to the potential impact of a decision (rather than being driven solely by expected community interest [as referenced in Section 2.4]) ensures that even when initial community awareness of an issue is low, engagement efforts remain proportionate to the significance of the decision. The intent of the Strategy was always to consider potential impact.</p> <p>Recommended change to wording – add “and an impact assessment”</p> <p>“Stakeholders are identified in each project and the expected level of interest from the community and an impact assessment will determine the level of engagement required.”</p> <p>By maintaining flexibility in engagement tools while also ensuring that higher-impact decisions receive appropriate levels of engagement, the Strategy remains practical and effective.</p>

<p>consultation.</p> <p>This is a very poor situation considering it is perfectly reasonable for residents to expect:</p> <ul style="list-style-type: none"> <li>• the issues they raise to be taken seriously, and recorded,</li> <li>• that all matters will be dealt with openly and transparently,</li> <li>• that residents not able to attend in person would be able to find out what has transpired at a public forum by referring to meeting minutes or to the webcast, and,</li> <li>• that Council would, in due course, provide a publicly available response to issues raised or actions proposed.</li> </ul> <p>If these proposed practices were adopted the Public Forums could become a powerful tool for community engagement and foster better understanding between Council and residents. At present the Public Forums appear to be treated as something Council has to do and something it sees as a negative rather than a potential positive. Accentuate the positive, eliminate the negative!</p>	<p>Public Forums are held separately from formal Council Meetings and, as such, are not included in meeting minutes or required to be webcast. While Council could choose to webcast Public Forums, this would require careful consideration of privacy, confidentiality, defamation, and copyright risks.</p> <p>The Community Engagement Strategy identifies Public Forums as a tool for engagement but does not dictate their operational processes. Any formal changes to how Public Forums are conducted, including the recording or publication of discussions, would need to be addressed through the Code of Meeting Practice.</p>
<p>Finally, we would like to comment on Section 2.5 How do we close the loop? In this section it is stated “..... Council closes the loop and provides feedback to stakeholders and participants on the outcome and decisions made. This demonstrates that input is both considered and valued in the decision making process.” From a resident perspective simply informing someone of a decision made by Council does not demonstrate that input has been considered and valued. Proper feedback would include some information as to the logic of a decision and how a resident’s input influenced the decision, or why it did not influence the decision.</p>	<p>Comprehensive reports are required for any decision made by Council. These reports, along with discussions in Council Meetings, outline the decision-making process and the rationale behind outcomes. This information is publicly available through online meeting webcasts, council papers and meeting minutes.</p>

Following review of the feedback submissions to the Community Engagement Strategy there is one recommended change to 2.4 The level of engagement, paragraph 2 to include the words “and impact assessment” as per below:

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

It is recommended that the Community Engagement Strategy be adopted as per the attached document.

## Community Plan implications

<b>Theme</b>	<b>Good Government</b>
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

31 January 2025

*Attachments:* 1. Community Engagement Strategy Reviewed.  
2. Attachment 1 - Community Engagement Strategy.  
3. Attachment 2 - Community Engagement Strategy.

### APPROVED FOR SUBMISSION:

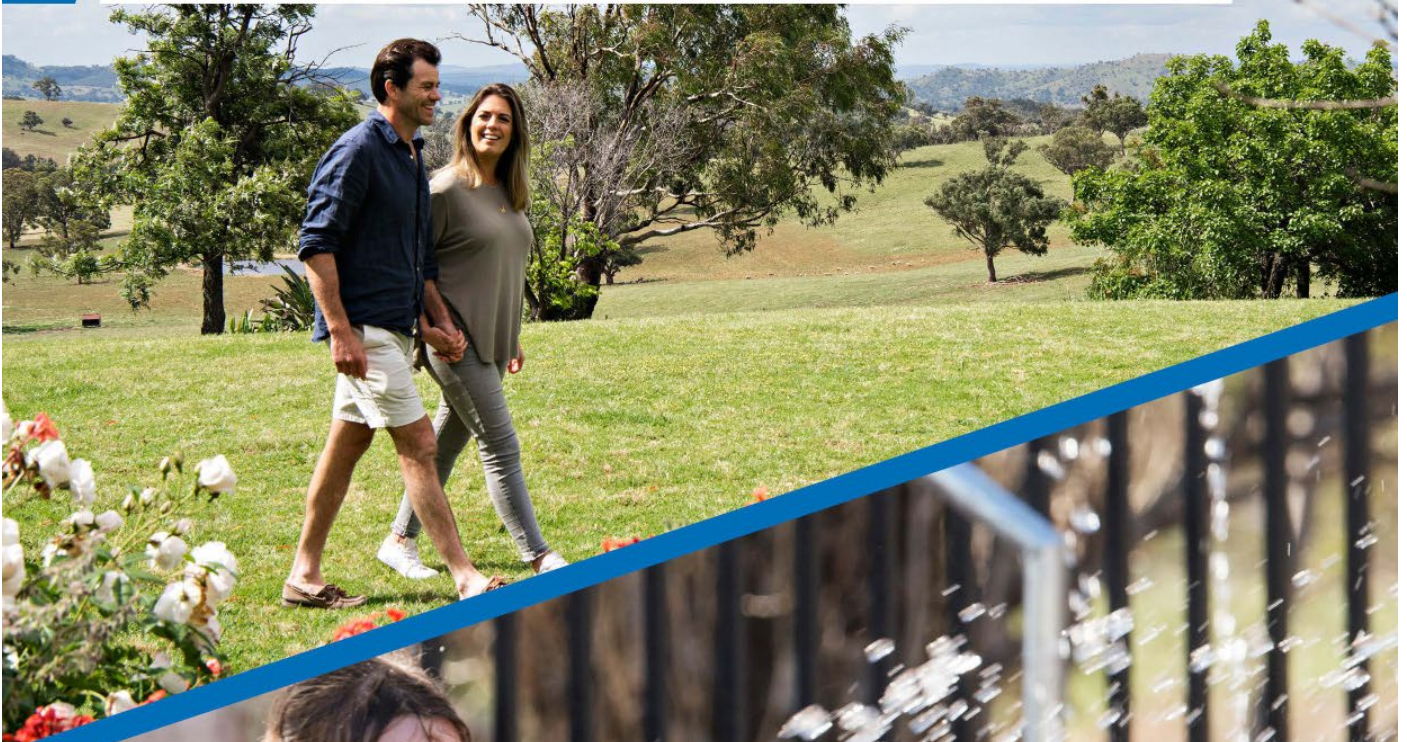
BRAD CAM  
GENERAL MANAGER



# COMMUNITY ENGAGEMENT STRATEGY

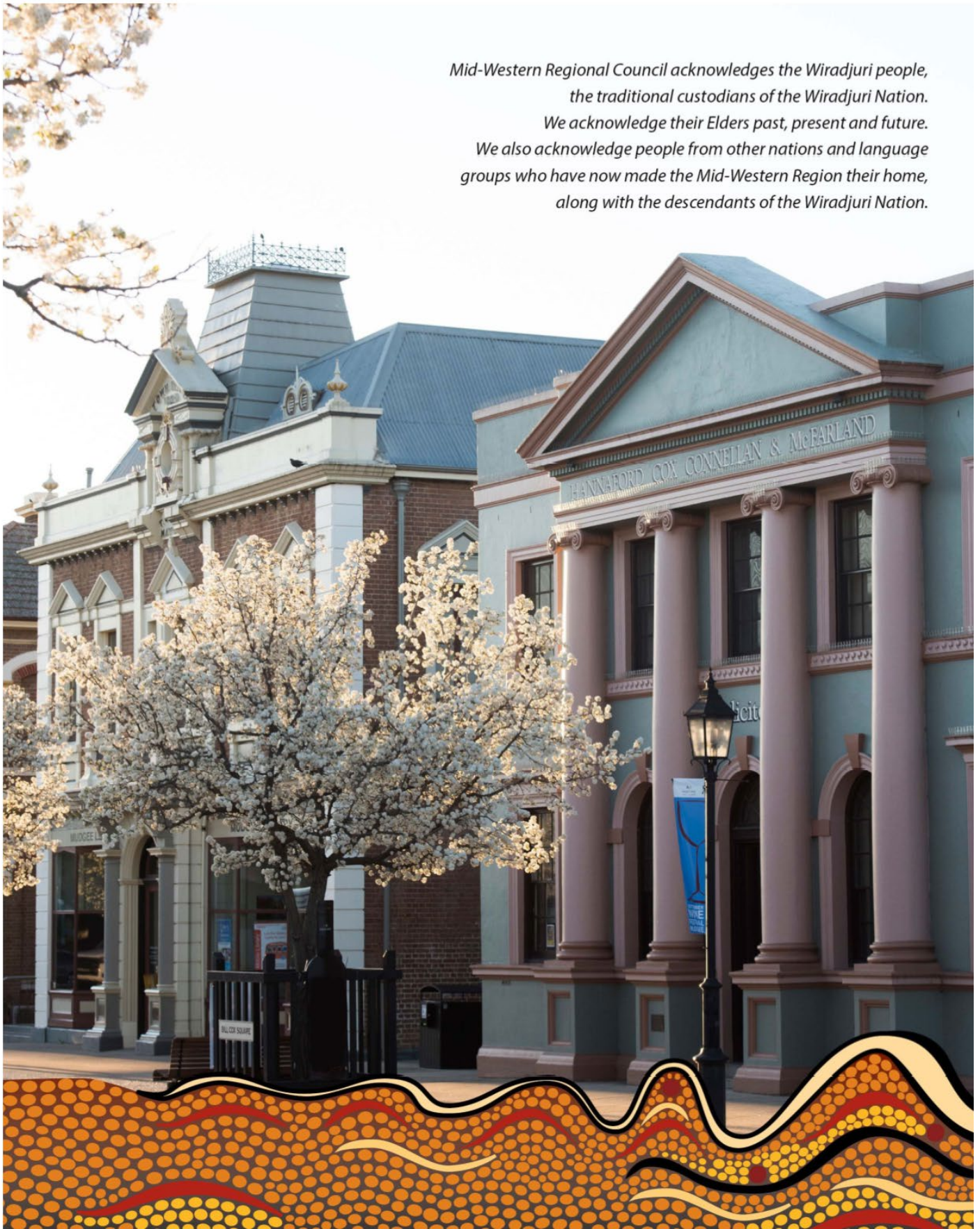
MID-WESTERN REGIONAL COUNCIL

NOVEMBER 2024



ECONOMIC DEVELOPMENT | COMMUNITY ENGAGEMENT STRATEGY

*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

ECONOMIC DEVELOPMENT | COMMUNITY ENGAGEMENT STRATEGY






### 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

<p>Residents ▼</p> 	<p>Investors ▼</p> 	<p>Business Owners ▼</p> 
		
<p>▲ Service Providers</p>	<p>▲ Sporting and Special Interest Groups</p>	<p>▲ Government Agencies</p>

#### ALL INDIVIDUALS BUT NOT LIMITED TO:

	<p>▼ Elderly/ Seniors</p> 	
<p>▲ People with Disabilities</p>	<p>Indigenous</p>	
	<p>▼ Families</p> 	
<p>▲ Youth</p>		

## 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.

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■ **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](http://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.



ECONOMIC DEVELOPMENT | COMMUNITY ENGAGEMENT STRATEGY

### 2.3 Who do our engagement tools reach?

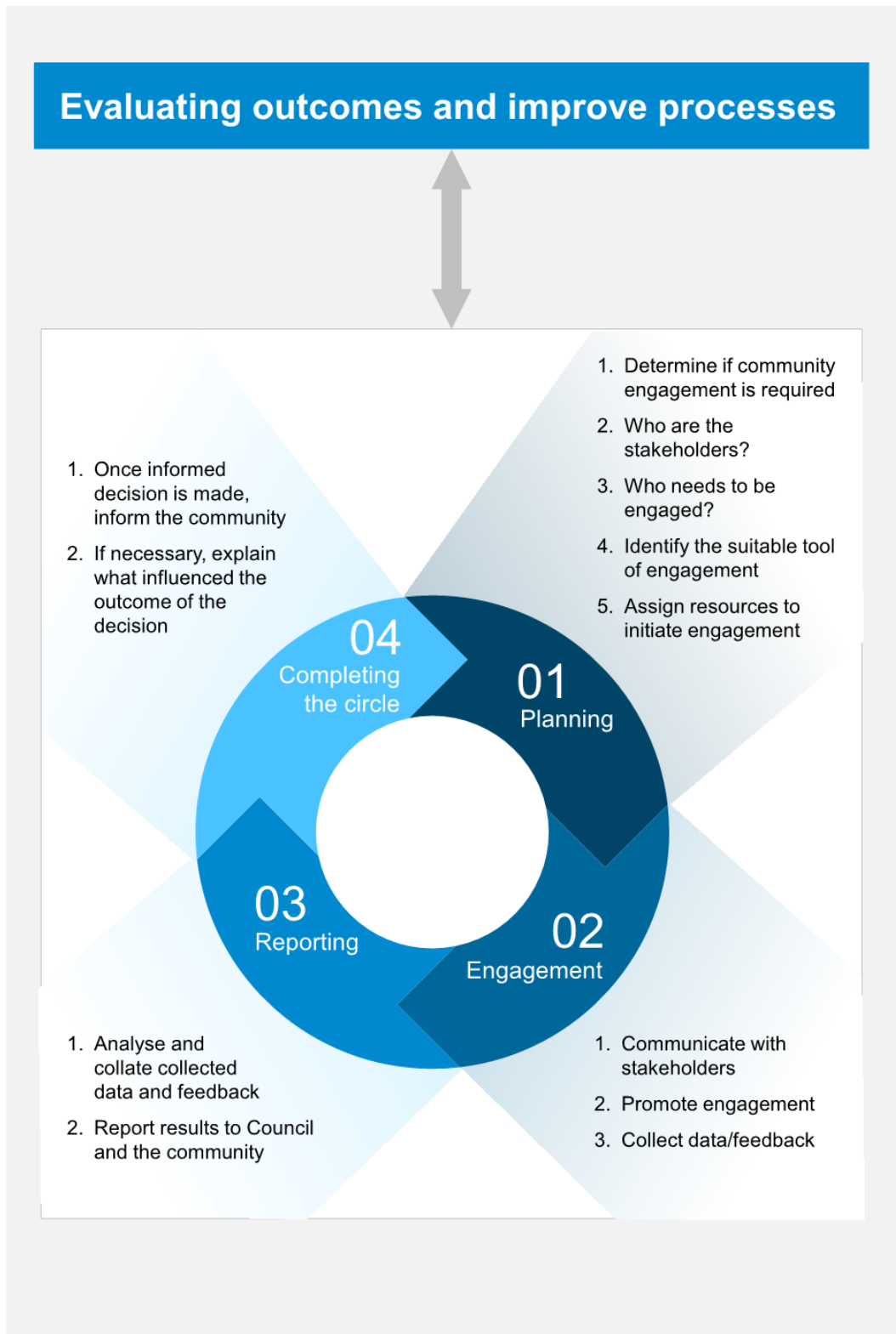
	Residents	Elderly	People with Disabilities	Youth	Remote	Visitors	Cultural/ community grps	Business	Schools	Govt agencies
General communication	Community News – online and mail out	Y	Y	Y	Y	Y				
	Rates / Water Notices – online and mail out	Y	Y	Y	Y	Y		Y		
	Social Media (FB, Tik Tok, Instagram)	Y	Y	Y	Y	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	Y
	Radio Interviews	Y	Y	Y	Y	Y	Y	Y	Y	
	Permanent Displays	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Public Exhibition	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	Y	
Online/digital tools for community engagement and participation	Surveys	Y	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	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	Y
	Community Roadshow	Y	Y	Y	Y	Y				
	Door-knocking	Y				Y				
	Key Stakeholder Meetings	Y	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.

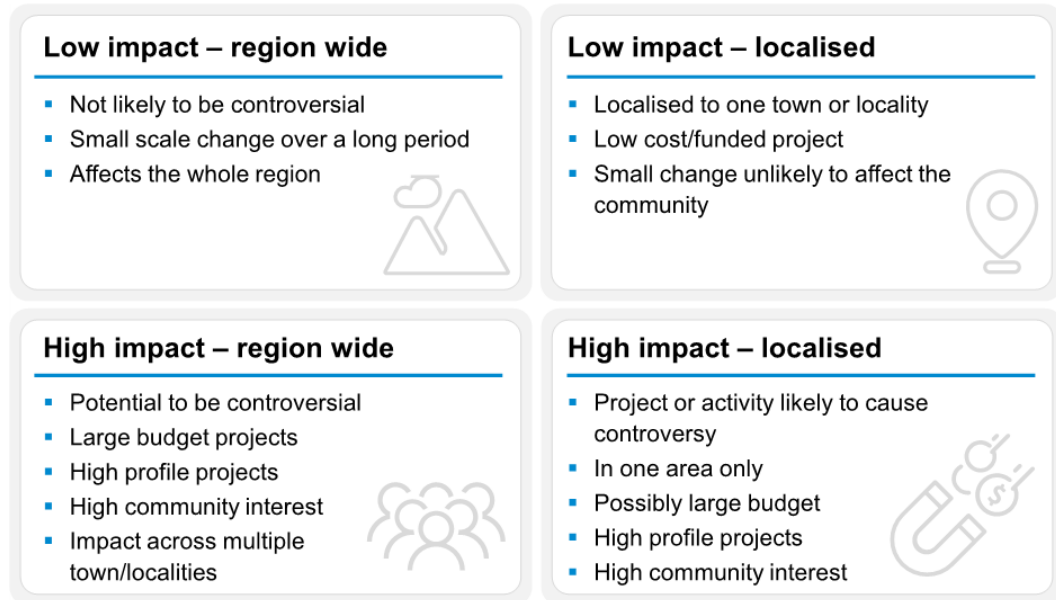
Stakeholders are identified in each project and the expected level of interest from the community **and an impact assessment** will determine the level of engagement required. The communication and engagement methods are then chosen to support the level of engagement required.

### 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?

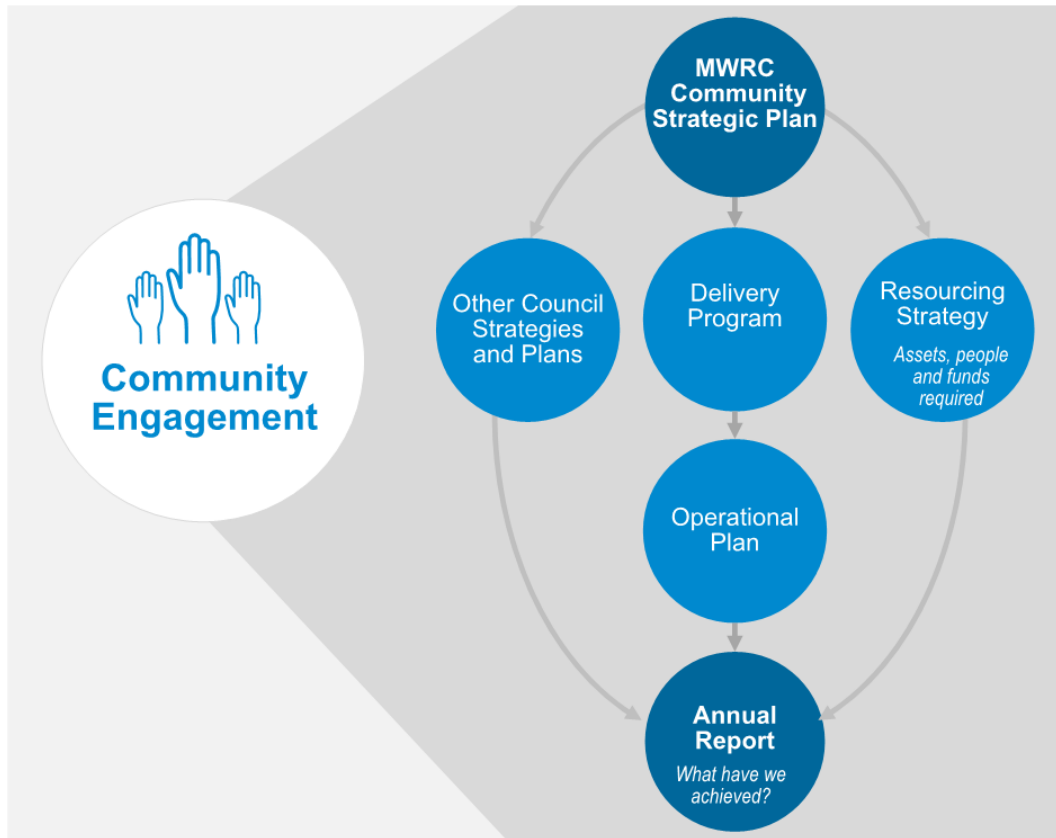
It is important that Council closes the loop and provides feedback to stakeholders and participants on the outcomes and decisions made. This demonstrates that input is both considered and valued in the decision making process. As levels of engagement will vary from project to project feedback may be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

- Mid-Western Regional Council website [www.midwestern.nsw.gov.au](http://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.”



ECONOMIC DEVELOPMENT | COMMUNITY ENGAGEMENT STRATEGY

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](http://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

Mr Brad Cam

General Manager

Mid-Western Regional Council

[council@midwestern.nsw.gov.au](mailto:council@midwestern.nsw.gov.au)

Dear Mr Cam

### **Draft Community Engagement Strategy**

I wish to talk about best practice approaches to community engagement.

The main consideration in my view is the degree of potential a particular decision will have on the community. It is not good enough to say that community involvement should be driven by “the expected level of interest from the community” (Quote from **Section 2.4 Level of Engagement**).

The community may not have sufficient knowledge or understanding of an important issue for there to be a high level of interest.

“the expected level of interest from the community” (Quote from **Section 2.4 Level of Engagement**).

The community may not have sufficient awareness or understanding of an important issue for there to be a high level of interest.

I would also like to talk about Public Forums.

On several occasions I have spoken at the Open Council Forums which precede the Council meetings and are not recorded or any record kept of their topic of concern.

A definite improvement would be that Public Forums are included as part of Council Meetings, with public input being minuted and webcast, as is the remainder of the Council Meeting.

I would strongly recommend that Public Forums be included as part of Council Meetings, with public input being minuted and webcast, as is the remainder of the Council Meeting.

This would lead to a much better relationship between Council and ratepayers who would see that

- the issues they raised were taken seriously, and recorded,
- that all matters were dealt with openly and transparently,
- that residents not able to attend in person would be able to find out what had transpired at a public forum by referring to meeting minutes or to the webcast
- that Council would, in due course, provide a publicly available response to issues raised or actions proposed.

This is part of being a true democracy

Yours sincerely,

Diane O'Mara

[REDACTED]

[REDACTED]



Mr Brad Cam  
General Manager  
Mid-Western Regional Council  
[council@midwestern.nsw.gov.au](mailto:council@midwestern.nsw.gov.au)  
19<sup>th</sup> December 2024



██████████  
██████████  
[www.mdeg.org.au](http://www.mdeg.org.au)

Dear Mr Cam

### **Draft Community Engagement Strategy**

Mudgee District Environment Group (MDEG) wishes to comment on the draft Community Engagement Strategy.

Section **1.3 Why do we engage?** – States that listening to the Community “will help council make better decisions”. There are many people in our community with professional knowledge, technical skills and rich lived experience, that could contribute to better decision making if engagement is carried out in an optimal fashion. Council, and the whole community, could certainly benefit from expert resident input to Council decision making.

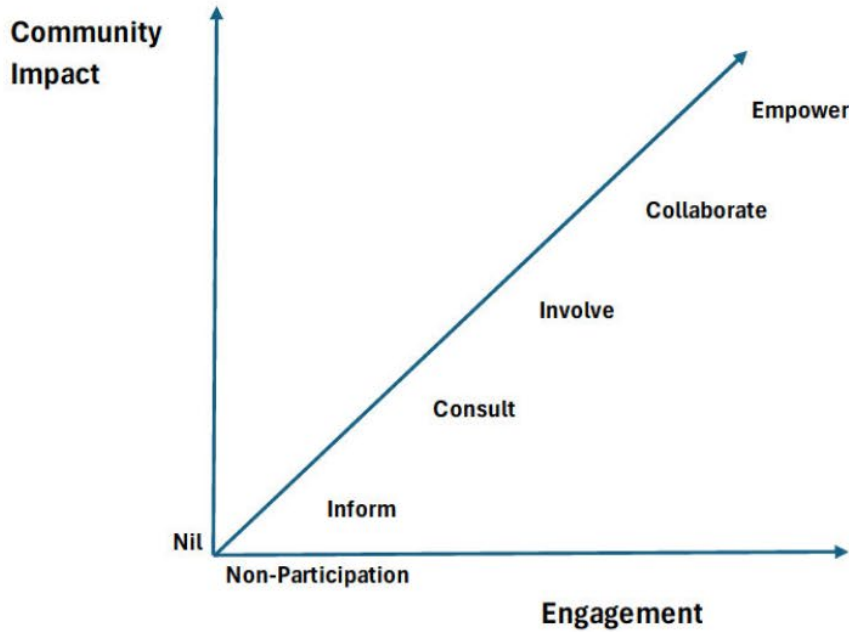
No one could argue with the **Principles that underpin engagement**, Respect, Transparency, Integrity, Innovation, Recognition and Accountability, which are illustrated diagrammatically in **Section 2.1**.

Does the remainder of the Community Engagement Strategy support achievement of the aspirations outlined in Sections 1.3 and 2.1? We submit that the strategy as presented will not achieve the objectives Council is pursuing.

The **Engagement Tools** listed in Section 2.2 outline many different approaches to informing residents and a few approaches that solicit resident feedback, which could be categorised as consultation. The tools described are useful but they are not sufficient and they do not represent best practice.

Best practice approaches to community engagement scale the level of engagement in proportion to the potential impact a Council decision may have on the community. If a decision will have little impact, there may be no need to engage beyond providing information to the community. If, on the other hand, a decision may have a profound impact on peoples’ lives then an extremely high level of engagement may be appropriate even to the point of allowing the community at large to make the decision, e.g. by plebiscite. This relationship between impact and level of engagement is illustrated in the diagram at the top of the next page. The level of engagement should not be driven by “the expected level of interest from the community” (Quote from **Section 2.4 Level of Engagement**). The community may not have sufficient awareness or understanding of an important issue for there to be a high level of interest.

The higher the community impact of a decision the higher should be the level of community engagement



Definitions of the various levels of Community Engagement are provided in the following diagram, which was sourced from a NSW Department of Environment and Conservation document.

	Definition	Promise to the public	Examples of methods	
Increasing Level of Public Impact	Empower	To place final decision-making power in the hands of the public.	We will implement what you decide.	<ul style="list-style-type: none"> <li>• Management committees</li> <li>• Referenda</li> </ul>
	Collaborate	To partner with the public in each aspect of the decision, including the development of alternatives and the identification of the preferred solution.	We will look to you for direct advice and innovation in formulating solutions, and we will incorporate your advice and recommendations into the decisions to the maximum extent possible.	<ul style="list-style-type: none"> <li>• Planning forums</li> <li>• Citizen advisory committees</li> <li>• Joint projects</li> </ul>
	Involve	To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered.	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed; we will provide feedback on how public input influenced the decision.	<ul style="list-style-type: none"> <li>• Workshops</li> <li>• Planning forums</li> </ul>
	Consult	To obtain feedback on analysis, alternatives and/or decisions.	We will keep you informed, listen to and acknowledge concerns, and provide feedback on how public input influenced the decision.	<ul style="list-style-type: none"> <li>• Exhibition of plans</li> <li>• Focus groups</li> <li>• Surveys</li> <li>• Consultative meetings</li> <li>• Precinct committees</li> </ul>
	Inform	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	We will keep you informed.	<ul style="list-style-type: none"> <li>• Media stories</li> <li>• Education campaigns</li> <li>• Websites</li> <li>• Information meetings</li> </ul>
	Non-participation	Influencing public support for a product or proposal.	Our product or proposal will perform as promised.	<ul style="list-style-type: none"> <li>• Public relations</li> <li>• Marketing</li> <li>• Social marketing</li> </ul>

It would be reasonable for Council to accept in principle the appropriateness of higher levels of engagement in relation to matters having major impacts on peoples' lives, and it would be reasonable to adopt additional engagement tools accordingly.

As the draft Community Engagement Policy stands it is difficult to identify intended use of any of the more collaborative or empowering engagement strategies. Mid-Western Regional Council's engagement policy and tools seem to be limited to informing residents and to basic consultation.

One particular existing engagement tool we wish to comment on is the **Public Forum**, which currently precedes Council meetings. We would like to see Public Forums included as part of Council Meetings, with public input being minuted and webcast, as is the remainder of the Council Meeting. Under current procedures Public Forums are invisible.

This is a very poor situation considering it is perfectly reasonable for residents to expect:

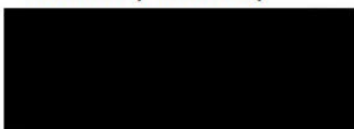
- the issues they raise to be taken seriously, and recorded,
- that all matters will be dealt with openly and transparently,
- that residents not able to attend in person would be able to find out what has transpired at a public forum by referring to meeting minutes or to the webcast, and,
- that Council would, in due course, provide a publicly available response to issues raised or actions proposed.

If these proposed practices were adopted the Public Forums could become a powerful tool for community engagement and foster better understanding between Council and residents. At present the Public Forums appear to be treated as something Council has to do and something it sees as a negative rather than a potential positive. Accentuate the positive, eliminate the negative!

Finally, we would like to comment on Section **2.5 How do we close the loop?** In this section it is stated "..... Council closes the loop and provides feedback to stakeholders and participants on the outcome and decisions made. This demonstrates that input is both considered and valued in the decision making process." From a resident perspective simply informing someone of a decision made by Council does not demonstrate that input has been considered and valued. Proper feedback would include some information as to the logic of a decision and how a resident's input influenced the decision, or why it did not influence the decision.

Thank you for the opportunity to comment on the Community Engagement Strategy. We commend adoption of best practice in Community Engagement as a way of fostering a collaborative and productive partnership between Council and Residents, which would benefit our region.

Sincerely  
Rosemary Hadaway



Chair, Mudgee District Environment Group

## Item 9: Corporate Services

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### 9.1 Application to Close and Purchase Part Council Road Reserve off Melrose Road

REPORT BY THE PROPERTY OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, P1331811

#### RECOMMENDATION

##### That Council:

1. receive the report by the Property Officer on the Application to Close and Purchase Part Council Road Reserve off Melrose Road;
  2. consent to a proposed part road closure of Council Public Road. The road reserve proposed to be closed is indicated on Attachment 1 appended to this report;
  3. give notice, pursuant to s38B of the Roads Act 1993, of the proposal to close the Council Public Road as outlined in Attachment 1 appended to this report;
  4. receive a further report after the notice period has ended to:
    - 4.1 consider any submissions received; and
    - 4.2 pursuant to s38D of the Roads Act 1993; determine whether the Council Public Road is to be closed;
  5. authorise the General Manager to sign all documentation, where necessary, in relation to the proposed part road closure and subsequent sale and disposal of land to the adjoining owner;
  6. authorise the Mayor to sign any documentation, where additionally required to do so, in relation to the proposed closure and subsequent sale and disposal of land to the adjoining owner; and
  7. authorise the Common Seal of Council be affixed to all documentation, where necessary, in relation to the proposed closure and subsequent sale and disposal of land to the adjoining owner.
- 

#### Executive summary

The purpose of this report is for Council to consider an application from a landowner requesting consent to close and purchase a section of Council Road Reserve that dissects part of their property identified as Lot 2 DP 1029859.

This report also seeks to secure a resolution for the progression of the proposed closure of the road pursuant to Part 4 Division 3 Roads Act 1993 (the Act).

## Disclosure of Interest

Nil

## Detailed report

Council has received a request from the landowner of Lot 2 DP 1029859, 434 Melrose Road, Mt Frome NSW 2850 seeking Council's consent to the proposed formal closure and purchase of Council Road Reserve located off Melrose Road. The proposed Road closure area is appended as Attachment 1 to this report.

The section of Road Reserve under application is not required for public access and does not constitute part of Council's current or future road network.

Road status investigations indicate that the Road proposed to be closed is a Council public road pursuant to s7(4) of the Act.

The Road has been previously maintained for the purposes of Section 38E (2) (a) of the Act. Accordingly, the road upon closure will vest in Council and allow for disposal and sale to the adjoining landowner.

It is recommended that Council proceed with the proposed Road Closure, which includes public notification of the proposal and referral to various agencies and landowners who adjoin the Road Reserve.

A further report will be presented to Council after the notice period (being 28 days) has expired to consider any submissions received and to determine that Council intends (subject to the decisions made regarding any submissions) to close the Road.

## Community Plan implications

<b>Theme</b>	<b>Connecting Our Region</b>
Goal	High quality road network that is safe and efficient
Strategy	Provide a roads network that balances asset conditions with available resources and community needs

## Strategic implications

### **Council Strategies**

Not Applicable

### **Council Policies**

Not Applicable

### **Legislation**

Roads Act 1993

## Financial implications

Council will not incur any costs in relation to this matter as all costs will be covered by the landowner as per Council's 2024/2025 Fees and Charges.

On closure of the road reserve, land will vest in Council and will be sold to the applicant at valuation.

## Associated Risks

Nil

HANNAH FULWOOD-SMITH  
PROPERTY OFFICER

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

13 January 2025

*Attachments:* 1. Map showing road proposed to be closed - highlighted in red.

### APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

Created on 21/01/2025 10:08 AM



Mid-Western Regional Council  
PO Box 156  
86 Market Street  
MUDGEEE NSW 2850  
Telephone: 02 6378 2850  
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Date: 21/01/2025 10:08 AM

Map Scale: 1:9028 at A4

## 9.2 Policy Review - Categorisation of Land as Farmland for Rating Purposes Policy

REPORT BY THE MANAGER - PROPERTY AND REVENUE  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, A0340007, GOV400113

### RECOMMENDATION

#### That Council:

1. **receive the report by the Manager - Property and Revenue on the Policy Review - Categorisation of Land as Farmland for Rating Purposes Policy;**
2. **place the revised Policy - Categorisation of Land as Farmland for Rating Purposes Policy on public exhibition for 28 days; and**
3. **adopt the revised Policy - Categorisation of Land as Farmland for Rating Purposes Policy if no submissions are received.**

---

### Executive summary

The existing Policy, Categorisation of Land as Farmland for Rating Purposes Policy (the Policy) has been reviewed and proposed amendments are suggested as part of Council's ongoing policy review program.

### Disclosure of Interest

Nil

### Detailed report

Chapter 15, Part 3 and Part 3A of the Local Government Act, 1993 (the Act) requires Council to categorise land as either Farmland, Residential, Mining or Business for rating purposes. For land to be categorised as Farmland, the following definition is provided in Section 515 of the Act:-

*Land is to be categorised as "farmland" if it is a parcel of rateable land valued as one assessment and its dominant use is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig-farming, poultry farming, viticulture, orcharding, bee-keeping, horticulture, vegetable growing, the growing of crops of any kind, forestry or aquaculture within the meaning of the Fisheries Management Act 1994, or any combination of those businesses or industries) which:*

- a) Has a significant and substantial commercial purpose or character; and*
- b) Is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made)*

While the above definition is somewhat imprecise, there is considerable case law that provides guidance to assist in assessing a properties eligibility for Farmland category.



Council's Categorisation of Land as farmland for Rating Purposes Policy was formulated to provide a procedure for staff to effectively and efficiently apply the above legislative provision. The policy serves as a "sieve" whereby properties that are likely to meet or exceed the legislative requirements for classification as Farmland, are able to be so determined without detailed enquiry. This greatly reduces both the administrative workload, and the need for our farming landholders to prove their (likely) compliance. Additionally, the policy sets out an application and assessment process where properties don't meet the accepted criteria for automatic classification as Farmland.

There are no significant changes to the policy recommended that would alter its application in a practical sense. Amendments proposed are highlighted as tracked changes within the draft appended to this report as Attachment 1 and are summarised as follows :-

- Legislative references included.
- Related Policies and Plans included.
- Update of average weekly earnings which is used within the policy.
- Removal of requirement for the General Manager to carry out specified administrative tasks.
- Update of gross margin information within the policy (where available).
- Other minor formatting and grammatical changes.

A complete version of the recommended policy is appended as attachment 2.

## 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

Chapter 15, Part 3 and Part 3A of the Local Government Act, 1993

## Financial implications

Not Applicable

## Associated Risks

Not having in place an effective Policy closely aligning with the provisions of the Act poses a risk to Council in that properties may be incorrectly assessed. Should that occur, Council may be required to defend categorisation decisions in the Land and Environment Court should a land owner appeal against such a categorisation decision.

IAN CLAYTON  
MANAGER - PROPERTY AND REVENUE

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

19 December 2024

- Attachments:*
1. Policy Review Feb 2025 Categorisation of Land as Farmland for Rating Purposes with track changes.
  2. Policy Review Feb 2025 Categorisation of Land as Farmland for Rating Purposes without track changes.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



## POLICY Categorisation of Land as Farmland for Rating Purposes

*A prosperous  
and progressive  
community.*

ADOPTED		VERSION NO	VERSION 4.1, 4.2 ETC 5.1
COUNCIL MEETING MIN	285/20????	REVIEW DATE	DATE TO REVIEW DECEMBER
DATE:	INSERT DATE???	FILE NUMBER	INSERT FILE NO A0340007.

### Objective

The objective of this policy is to provide clear guidelines and procedures in relation to the assessment of rateable land parcels for the categorisation as Farmland for rating purposes; and [the to](#) ensure that all farmland assessments are determined using consistent measures. It also aims to:

- Ensure that guidelines and procedures are implemented efficiently and effectively;
- Provide staff with authority to assess rateable land parcels for the categorisation as Farmland for rating purposes;
- Afford efficient assessment of farmland rating entitlement for land which is readily to be accepted as farmland and to make transparent the criteria for assessment;
- Where a parcel of land is not initially accepted as qualifying for farmland rating further assessment criteria and methods are identified.

### Related policies and plans Legislative Requirements

- [Chapter 15, Part 3 and Part 3A of the Local Government Act, 1993???](#)
- [Local Government \(General\) Regulation 2021???](#)
- [???](#)

### Related policies and plans

- [Legislative Compliance Policy](#)
- [Office of Local Government Rating and Revenue Raising Manual](#)

### Policy

Guidelines for Assessment of Rateable Land Parcels for Categorisation as Farmland for Rating Purposes;-

In relation to the determination of rateable land parcels for categorisation as farmland for rating purposes, Chapter 15, Part 3 and Part 3A of the Local Government Act, 1993, as amended, must apply.

For land to be categorised as farmland in terms of Section 515(1) of the Local Government Act, 1993, as amended, it must be:

POLICY: CATEGORISATION OF LAND AS FARMLAND FOR RATING PURPOSES | VERSION NO 4.1, DECEMBER 2024

*Land is to be categorised as "farmland" if it is a parcel of rateable land valued as one assessment and its dominant use is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig-farming, poultry farming, viticulture, orcharding, bee-keeping, horticulture, vegetable growing, the growing of crops of any kind, forestry or aquaculture within the meaning of the [Fisheries Management Act 1994](#), or any combination of those businesses or industries) which:*

- a) Has a significant and substantial commercial purpose or character; and*
- b) Is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made)*

It is recommended by the Office of Local Government that councils have an internal set of guidelines as to what factors will be used in determining categorisation as farmland for rating purposes. This Policy has been produced in response to such recommendation.

Many parcels of land will readily be identifiable as farming land and will qualify for categorisation as farmland. The criteria for assessment of those lands is identified by:-

- Land Use
- Assessed Land Capacity; and
- Area

Additional information indicating productivity by income derived from the parcel may allow other parcels to qualify for inclusion in the category of farmland.

For other properties which have not qualified there is a process identified for additional information to be supplied which may establish farmland categorisation with the opportunity for a review.

Where an applicant chooses to appeal to the Land and Environment Court against the categorisation, Council will obtain an independent review of the application.

For certainty in considering applications Council has adopted and grouped the Land Capability Classification Scheme published by Department Lands, Soil Conservation Service dated 1986 as identified on the map which is available upon request at Council's office in Market Street Mudgee.

Guidelines specific to the Mid-Western Regional Council in relation to the determination of rateable land parcels for categorisation as farmland for rating purposes, are as follows:-

1. An assessment is deemed to comply with the definition of farmland in terms of Section 515(1) of the Local Government Act, 1993, as amended, and subsequently may be declared as Farmland category if the dominant use is for farming and:-
  - a) The area is equal to or greater than 55 Ha where the assessment is designated to be within Land Capability Classification Group 1 to 3 - Extensive; or
  - b) The area is equal to or greater than 5 Ha where the assessment is designated to be within Land Capability Classification Group 1 to 3 – Intensive; or
  - c) The area is equal to or greater than 120 Ha where the assessment is designated to be within Land Capability Classification Group 4 & above; or
2. Where an assessment does not meet the area requirements in 1 above, it may still be deemed to comply with the definition of farmland where the land owner establishes that the assessment produces an annual Gross Margin performance level (before depreciation, loan payment and tax) equal to or greater than \$26,738.40, being [3026%](#) of the May [2020-2024](#) National average annual wage ("the assessed Gross Margin performance level"), (source [of National average](#)

~~annual wage – ABS 6302.0 Average Weekly Earnings, Key Figures/Trend Estimates/ Private & public sectors/Full-time adult total earnings~~  
~~ABS average Weekly Earnings, Australia, Trend, Full-time adult average weekly total earnings, annualised).~~

## Procedures for Assessment of Rateable Land Parcels for Categorisation as Farmland for Rating Purposes

Relevant sections of Chapter 15, Part 3 and Part 3A of the Local Government Act, 1993, as amended, must apply with qualifications in relation to procedures ~~specified~~ specific in to Mid-Western Regional Council as follows:-

1. Assessment of dominant land use being for farming as defined,
2. Assessment of Rateable Land Parcels for Categorisation as Farmland for Rating Purposes:-

Refer to Guidelines for Assessment of Rateable Land Parcels for Categorisation as Farmland for *Rating Purposes*:-

- a) If an assessment's area is equal to or greater than the specified minimum area within its designated land capability classification group, then categorisation as Farmland for rating purposes may be declared.
  - b) If an assessment's area is less than the specified minimum area within its designated land capability classification group, then categorisation as farmland for rating purposes may not be declared.
3. The rateable person (or the agent or lessee) in the situation at 2(b) above, is to be notified of the declaration in accordance with Local Government Act, 1993, as amended, and is to be forwarded a Request For Further Information In Support For Change Of Category Of Land To Farmland For Rating Purposes, which may be completed at the discretion of the owner, (or the agent or lessee) and returned to Council for further assessment ("Application for Declaration as Farmland").
  4. Assessment of Properties For Categorisation as Farmland For Rating Purposes upon Application for Declaration as Farmland:-

Upon return to Council of the completed Application for Declaration as Farmland refer to *Guidelines For Assessment of Properties For Categorisation as Farmland For Rating Purposes* to determine eligibility:-

- a) If an assessment's calculated Gross Margin performance level per annum is equal to or greater than the assessed Gross Margin performance level at A(2), then categorisation as Farmland for rating purposes may be recommended for approval.
  - b) If an assessment's calculated Gross Margin performance level per annum is less than the assessed Gross Margin performance level at A(2), then categorisation as Farmland for rating purposes is not to be recommended for approval.
5. If clarification of information supplied to Council is required, then the rateable person (or the agent or lessee) is to be requested to supply additional information or may attend Council's Office for this purpose.
  6. ~~The Recommendation Report For~~Determination of an application for Change Of Category Of Land To Farmland For Rating Purposes is to be ~~approved by the Director of Corporate Services made by appropriately delegated Council officers~~ after assessment at 4(a) or (b) above.

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7. The rateable person (or the agent or lessee) may seek a review of the declaration recommended at 2(b) above at any time. Such a review will be made by an independent person with expertise in the relevant provisions of the Local Government Act, 1993, as amended, ~~to be nominated by the General Manager~~.
8. If an appeal to the Land and Environment Court is lodged by the rateable person (or the agent or lessee), a review must be made by an independent person with expertise in the relevant provisions of the Local Government Act, 1993, as amended, ~~to be nominated by the General Manager~~ to ensure that any declaration and/or subsequent assessment were correct. If this is confirmed, Council will proceed to Court.

### Review of Categorisation as Farmland Upon Sale of Property

Upon the sale or transfer of a property that has been previously categorised as Farmland for rating purposes, a review of the category will take place. Categorisation as Farmland can continue where the property satisfies the criteria in parts A or B above.

### Methodology underlying the guidelines and procedures for assessment of Rateable Land Parcels for Categorisation as Farmland for Rating Purposes.

1. Determination of “dominant use”, “business or industry”, “significant and substantial commercial purpose or character” and “purpose of profit on a continuous or repetitive basis”, where limited information is available:-

The Gross Margin performance level required is \$26,738.40, being ~~28026~~<sup>28026</sup>% of the May ~~23-24~~<sup>23-24</sup> National average annual wage of ~~\$95,607.29~~<sup>\$95,607.29</sup>~~103,813.00~~<sup>103,813.00</sup> (source of National average annual wage – ~~ABS average Weekly Earnings, Australia, Trend, Full-time adult average weekly total earnings, annualised~~<sup>ABS6302.0 Average Weekly Earnings, Key Figures/Trend Estimates/Private & public sectors/Full-time adult total earnings, annualised</sup>).

- a) Gross Margin performance level is defined as gross income less variable costs (not including fixed or overhead costs i.e. Depreciation, loan payments and tax).
- b) Rateable land parcels grouped by land capability as determined by Department Lands, Soil Conservation Service dated 1986. Three Land Capability Classification Groups have been determined by Council, being:-
  - Land Capability Classification Group 1 to 3 – Extensive
  - Land Capability Classification Group 1 to 3 – Intensive
  - Land Capability Classification Group 4 and above

Maps identifying the Land Capability Classification Groups have been produced.

Where a rateable land parcel is situated within different Land Capability Classification Groups, it will be determined to be within the particular Land Capability Classification Group where it exceeds 50% of its total land area.

- c) Land Capability Classification Groups average carrying capacity in relation to Dry Sheep Equivalents (source NSW Department Primary Industries publication Using DSE's and Carrying Capacities To Compare Beef Enterprises, 15/6/2004 and reviewed 8/4/2005), have been determined by Council, being:-
  - Land Capability Classification Group 1 to 3 – Extensive – 12 DSE/Ha

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- Land Capability Classification Group 1 to 3 – Intensive – 12 DSE/Ha
  - Land Capability Classification Group 4 and above – 5 DSE/Ha
- d) Gross margin per DSE (source NSW – Department of Primary Industries <http://www.dpi.nsw.gov.au/agriculture/farm-business/budgets>([www.dpi.nsw.gov.au/agriculture/budgets](http://www.dpi.nsw.gov.au/agriculture/budgets)) and Land Capability Classification Groups minimum areas determined by minimum area of land required to produce the Gross Margin performance level of \$26,738.40, as determined by Council, as per table below:-

**GROSS MARGIN TABLES**

AVERAGE ANNUAL WAGE	\$95,607.20103,813.00
% required	2826.0%
Target GM	\$26,738.40

**LAND CLASSIFICATIONS 1-3**

	DSE/HA	12
<b>A – EXTENSIVE ENTERPRISES</b>		
	Gross Profit Target	\$26,738
Farming Activity	Gross Margin \$ / dse / Annum	*Ha required to achieve target GM (ha)
Cows producing weaners	<a href="#">\$32.4539.79</a>	<a href="#">68.756.0</a>
Yearling Production	<a href="#">\$29.9852.14</a>	<a href="#">74.342.7</a>
Growing out steers 160-340kg	<a href="#">\$52.3041.41</a>	<a href="#">42.653.8</a>
Growing out steers 240-460kg	<a href="#">\$51.5745.69</a>	<a href="#">43.248.8</a>
Merino Ewes – 18 micron	<a href="#">\$63.3955.88</a>	<a href="#">35.239.9</a>
Merino Ewes – 20 micron	<a href="#">\$63.4835.41</a>	<a href="#">35.162.9</a>
Merino Wethers – 18 micron	<a href="#">\$64.1440.21</a>	<a href="#">34.755.4</a>
Merino Wethers – 20 micron	<a href="#">\$63.4820.35</a>	<a href="#">35.1109.5</a>
1st cross lambs	<a href="#">\$59.0430.60</a>	<a href="#">37.872.8</a>
2nd cross lambs	<a href="#">\$46.9626.38</a>	<a href="#">47.484.5</a>
Wheat-Short Fallow	\$39.66	56.2
Barley-Short Fallow (malt)	\$38.92	57.3
Barley-Short Fallow (feed)	\$27.25	81.8
Canola-Short Fallow	\$25.17	88.5
Faba Beans-Short Fallow	\$44.33	50.3
Field Peas-Short Fallow	\$35.00	63.7
Lupins-Short Fallow	\$31.50	70.7
Spray Irrigated Lucerne	\$138.66	16.1
Oats-Grazing/Grain	\$41.75	53.4
Oats - Short Fallow	\$48.00	46.4
Triticale-Short Fallow	\$25.17	88.5
	DSE/HA	12
<b>B – EXTENSIVE ENTERPRISES</b>		
	Gross Profit Target	\$26,738
Farming Activity	Gross Margin \$ / dse / Annum	*Ha required to achieve target GM (ha)
Grapes	\$250	8.9

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Olives – Tables	\$252	8.8
Olives - Oil	\$576	3.9
Orchard - Nectarines	\$997	2.2
Orchard - Cherries	\$1,485.67	1.5
Orchard - Apples	\$554	4.0
Orchard - Peaches	\$1,561	1.4
Orchard - Plum	\$1,530	1.5

LAND CLASSIFICATIONS 4 AND ABOVE

	DSE/HA	5
FARMING ACTIVITY	Gross Profit Target	\$26,738
	Gross Margin	*Ha required to achieve target GM
	\$ / dse / Annum	(ha)
Cows producing weaners	<a href="#">\$32.4539.79</a>	<a href="#">164.8134.4</a>
Yearling Production	<a href="#">\$29.9852.14</a>	<a href="#">178.4102.6</a>
Growing out steers 160-340kg	<a href="#">\$52.3041.41</a>	<a href="#">102.3129.1</a>
Growing out steers 240-460kg	<a href="#">\$51.5745.69</a>	<a href="#">103.7117.0</a>
Merino Ewes – 19 micron	<a href="#">\$63.3955.88</a>	<a href="#">84.495.7</a>
Merino Ewes – 20 micron	<a href="#">\$63.4835.41</a>	<a href="#">89.6151.0</a>
Merino Wethers – 19 micron	<a href="#">\$64.1440.21</a>	<a href="#">83.4133.0</a>
Merino Wethers – 20 micron	<a href="#">\$63.4820.35</a>	<a href="#">84.2262.8</a>
1st cross lambs	<a href="#">\$59.0430.60</a>	<a href="#">90.6174.8</a>
2nd cross lambs	<a href="#">\$46.9626.38</a>	<a href="#">113.9202.7</a>
Wheat-Short Fallow	\$39.66	134.8
Barley-Short Fallow (malt)	\$38.92	137.4
Barley-Short Fallow (feed)	\$27.25	196.2
Canola-Short Fallow	\$25.17	212.5
Faba Beans-Short Fallow	\$44.33	120.6
Field Peas-Short Fallow	\$35.00	152.8
Lupins-Short Fallow	\$31.50	169.8
Spray Irrigated Lucerne	\$138.66	38.6
Oats-Grazing/Grain	\$41.75	128.1
Oats - Short Fallow	\$48.00	111.4
Triticale-Short Fallow	\$25.17	212.5
Grapes	\$250.00	21.4
Olives – Tables	\$252.00	21.2
Olives - Oil	\$576.00	9.3
Orchard - Nectarines	\$997.00	5.4
Orchard - Cherries	\$1485.67	3.6
Orchard - Apples	\$554.00	9.7
Orchard - Peaches	\$1,561.00	3.4
Orchard - Plum	\$1,530.00	3.5

*Note: If an enterprise is not listed in the above tables, Council will determine the Gross Margin per DSE using current credible industry data.*

- e) Land Capability Classification Groups minimum areas are determined by dividing the gross profit target (\$26,738.40) by the product of the accepted average carrying capacity in relation



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to Dry Sheep Equivalents and the Gross margin per DSE. The adopted minimum areas required to produce the Gross Margin performance level of \$26,738.40, are:-

- Land Capability Classification Group 1 to 3 – Extensive – 55 Ha
  - Land Capability Classification Group 1 to 3 – Intensive – 5 Ha
  - Land Capability Classification Group 4 and above – 120 Ha
2. Determination of “dominant use”, “business or industry”, “significant and substantial commercial purpose or character” and “purpose of profit on a continuous or repetitive basis”, where significant information is available:-
- a) The Gross Margin performance level of \$26,738.40 at A(2) above, must be met or exceeded.
- i. The Gross Margin performance level of a parcel of rateable land valued as one assessment will be determined from the information collected from the Request For Further Information In Support For Change Of Category Of Land To Farmland For Rating Purposes, and performing the following calculation:-

Multiply the actual stock numbers and/or area under crop by the actual DSE for the parcel of rateable land valued as one assessment multiplied by the Gross margin per DSE at C(1)(d);  
or

- ii. Regardless of all other criteria, document that the actual gross margin achieved exceeds the required Gross Margin performance level of \$26,738.40.

### Variation

Council reserves the right to vary the terms and conditions of this policy, subject to a report to Council



## POLICY Categorisation of Land as Farmland for Rating Purposes

*A prosperous  
and progressive  
community.*

ADOPTED		VERSION NO	VERSION 5.1
COUNCIL MEETING MIN	????	REVIEW DATE	DECEMBER 2028
DATE:	???	FILE NUMBER	A0340007, GOV400047

### Objective

The objective of this policy is to provide clear guidelines and procedures in relation to the assessment of rateable land parcels for the categorisation as Farmland for rating purposes; and to ensure that all farmland assessments are determined using consistent measures. It also aims to:

- Ensure that guidelines and procedures are implemented efficiently and effectively;
- Provide staff with authority to assess rateable land parcels for the categorisation as Farmland for rating purposes;
- Afford efficient assessment of farmland rating entitlement for land which is readily to be accepted as farmland and to make transparent the criteria for assessment;
- Where a parcel of land is not initially accepted as qualifying for farmland rating further assessment criteria and methods are identified.

### Legislative Requirements

- Chapter 15, Part 3 and Part 3A of the Local Government Act, 1993
- Local Government (General) Regulation 2021
- Legislative Compliance Policy
- Office of Local Government Rating and Revenue Raising Manual

### Related policies and plans

- Legislative Compliance Policy
- Office of Local Government Rating and Revenue Raising Manual

### Policy

Guidelines for Assessment of Rateable Land Parcels for Categorisation as Farmland for Rating Purposes;-

In relation to the determination of rateable land parcels for categorisation as farmland for rating purposes, Chapter 15, Part 3 and Part 3A of the Local Government Act, 1993, as amended, must apply.

For land to be categorised as farmland in terms of Section 515(1) of the Local Government Act, 1993, as amended, it must be:

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*Land is to be categorised as "farmland" if it is a parcel of rateable land valued as one assessment and its dominant use is for farming (that is, the business or industry of grazing, animal feedlots, dairying, pig-farming, poultry farming, viticulture, orcharding, bee-keeping, horticulture, vegetable growing, the growing of crops of any kind, forestry or aquaculture within the meaning of the [Fisheries Management Act 1994](#), or any combination of those businesses or industries) which:*

- a) Has a significant and substantial commercial purpose or character; and*
- b) Is engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made)*

It is recommended by the Office of Local Government that councils have an internal set of guidelines as to what factors will be used in determining categorisation as farmland for rating purposes. This Policy has been produced in response to such recommendation.

Many parcels of land will readily be identifiable as farming land and will qualify for categorisation as farmland. The criteria for assessment of those lands is identified by:-

- Land Use
- Assessed Land Capacity; and
- Area

Additional information indicating productivity by income derived from the parcel may allow other parcels to qualify for inclusion in the category of farmland.

For other properties which have not qualified there is a process identified for additional information to be supplied which may establish farmland categorisation with the opportunity for a review.

Where an applicant chooses to appeal to the Land and Environment Court against the categorisation, Council will obtain an independent review of the application.

For certainty in considering applications Council has adopted and grouped the Land Capability Classification Scheme published by Department Lands, Soil Conservation Service dated 1986 as identified on the map which is available upon request at Council's office in Market Street Mudgee.

Guidelines specific to the Mid-Western Regional Council in relation to the determination of rateable land parcels for categorisation as farmland for rating purposes, are as follows:-

1. An assessment is deemed to comply with the definition of farmland in terms of Section 515(1) of the Local Government Act, 1993, as amended, and subsequently may be declared as Farmland category if the dominant use is for farming and:-
  - a) The area is equal to or greater than 55 Ha where the assessment is designated to be within Land Capability Classification Group 1 to 3 - Extensive; or
  - b) The area is equal to or greater than 5 Ha where the assessment is designated to be within Land Capability Classification Group 1 to 3 – Intensive; or
  - c) The area is equal to or greater than 120 Ha where the assessment is designated to be within Land Capability Classification Group 4 & above; or
2. Where an assessment does not meet the area requirements in 1 above, it may still be deemed to comply with the definition of farmland where the land owner establishes that the assessment produces an annual Gross Margin performance level (before depreciation, loan payment and tax) equal to or greater than \$26,738.40, being 26% of the May 2024 National average annual

wage ("the assessed Gross Margin performance level"), (source ABS average Weekly Earnings, Australia, Trend, Full-time adult average weekly total earnings, annualised).

### Procedures for Assessment of Rateable Land Parcels for Categorisation as Farmland for Rating Purposes

Relevant sections of Chapter 15, Part 3 and Part 3A of the Local Government Act, 1993, as amended, must apply with qualifications in relation to procedures specific to Mid-Western Regional Council as follows:-

1. Assessment of dominant land use being for farming as defined,
2. Assessment of Rateable Land Parcels for Categorisation as Farmland for Rating Purposes:-

Refer to Guidelines for Assessment of Rateable Land Parcels for Categorisation as Farmland for *Rating Purposes*:-

- a) If an assessment's area is equal to or greater than the specified minimum area within its designated land capability classification group, then categorisation as Farmland for rating purposes may be declared.
  - b) If an assessment's area is less than the specified minimum area within its designated land capability classification group, then categorisation as farmland for rating purposes may not be declared.
3. The rateable person (or the agent or lessee) in the situation at 2(b) above, is to be notified of the declaration in accordance with Local Government Act, 1993, as amended, and is to be forwarded a Request For Further Information In Support For Change Of Category Of Land To Farmland For Rating Purposes, which may be completed at the discretion of the owner, (or the agent or lessee) and returned to Council for further assessment ("Application for Declaration as Farmland").
  4. Assessment of Properties For Categorisation as Farmland For Rating Purposes upon Application for Declaration as Farmland:-  
  
Upon return to Council of the completed Application for Declaration as Farmland refer to *Guidelines For Assessment of Properties For Categorisation as Farmland For Rating Purposes* to determine eligibility:-
    - a) If an assessment's calculated Gross Margin performance level per annum is equal to or greater than the assessed Gross Margin performance level at A(2), then categorisation as Farmland for rating purposes may be recommended for approval.
    - b) If an assessment's calculated Gross Margin performance level per annum is less than the assessed Gross Margin performance level at A(2), then categorisation as Farmland for rating purposes is not to be recommended for approval.
  5. If clarification of information supplied to Council is required, then the rateable person (or the agent or lessee) is to be requested to supply additional information or may attend Council's Office for this purpose.
  6. Determination of an application for Change Of Category Of Land To Farmland For Rating Purposes is to be made by appropriately delegated Council officers after assessment at 4(a) or (b) above.

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7. The rateable person (or the agent or lessee) may seek a review of the declaration recommended at 2(b) above at any time. Such a review will be made by an independent person with expertise in the relevant provisions of the Local Government Act, 1993, as amended.
8. If an appeal to the Land and Environment Court is lodged by the rateable person (or the agent or lessee), a review must be made by an independent person with expertise in the relevant provisions of the Local Government Act, 1993, as amended, to ensure that any declaration and/or subsequent assessment were correct. If this is confirmed, Council will proceed to Court.

### Review of Categorisation as Farmland Upon Sale of Property

Upon the sale or transfer of a property that has been previously categorised as Farmland for rating purposes, a review of the category will take place. Categorisation as Farmland can continue where the property satisfies the criteria in parts A or B above.

### Methodology underlying the guidelines and procedures for assessment of Rateable Land Parcels for Categorisation as Farmland for Rating Purposes.

1. Determination of “dominant use”, “business or industry”, “significant and substantial commercial purpose or character” and “purpose of profit on a continuous or repetitive basis”, where limited information is available:-

The Gross Margin performance level required is \$26,738.40, being 26% of the May 24 National average annual wage of \$103,813.00 (source of National average annual wage – ABS average Weekly Earnings, Australia, Trend, Full-time adult average weekly total earnings, annualised).

- a) Gross Margin performance level is defined as gross income less variable costs (not including fixed or overhead costs i.e. Depreciation, loan payments and tax).
- b) Rateable land parcels grouped by land capability as determined by Department Lands, Soil Conservation Service dated 1986. Three Land Capability Classification Groups have been determined by Council, being:-

- Land Capability Classification Group 1 to 3 – Extensive
- Land Capability Classification Group 1 to 3 – Intensive
- Land Capability Classification Group 4 and above

Maps identifying the Land Capability Classification Groups have been produced.

Where a rateable land parcel is situated within different Land Capability Classification Groups, it will be determined to be within the particular Land Capability Classification Group where it exceeds 50% of its total land area.

- c) Land Capability Classification Groups average carrying capacity in relation to Dry Sheep Equivalents (source NSW Department Primary Industries publication Using DSE’s and Carrying Capacities To Compare Beef Enterprises, 15/6/2004 and reviewed 8/4/2005), have been determined by Council, being:-

- Land Capability Classification Group 1 to 3 – Extensive – 12 DSE/Ha
- Land Capability Classification Group 1 to 3 – Intensive – 12 DSE/Ha
- Land Capability Classification Group 4 and above – 5 DSE/Ha

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- d) Gross margin per DSE (source NSW – Department of Primary Industries (www.dpi.nsw.gov.au/agriculture/budgets) and Land Capability Classification Groups minimum areas determined by minimum area of land required to produce the Gross Margin performance level of \$26,738.40, as determined by Council, as per table below:-

**GROSS MARGIN TABLES**

AVERAGE ANNUAL WAGE	\$103,813.00
% required	26.0%
Target GM	\$26,738.40

**LAND CLASSIFICATIONS 1-3**

	DSE/HA	12
<b>A – EXTENSIVE ENTERPRISES</b>		
	Gross Profit Target	\$26,738
Farming Activity	Gross Margin \$ / dse / Annum	*Ha required to achieve target GM (ha)
Cows producing weaners	\$39.79	56.0
Yearling Production	\$52.14	42.7
Growing out steers 160-340kg	\$41.41	53.8
Growing out steers 240-460kg	\$45.69	48.8
Merino Ewes – 18 micron	\$55.88	39.9
Merino Ewes – 20 micron	\$35.41	62.9
Merino Wethers – 18 micron	\$40.21	55.4
Merino Wethers – 20 micron	\$20.35	109.5
1st cross lambs	\$30.60	72.8
2nd cross lambs	\$26.38	84.5
Wheat-Short Fallow	\$39.66	56.2
Barley-Short Fallow (malt)	\$38.92	57.3
Barley-Short Fallow (feed)	\$27.25	81.8
Canola-Short Fallow	\$25.17	88.5
Faba Beans-Short Fallow	\$44.33	50.3
Field Peas-Short Fallow	\$35.00	63.7
Lupins-Short Fallow	\$31.50	70.7
Spray Irrigated Lucerne	\$138.66	16.1
Oats-Grazing/Grain	\$41.75	53.4
Oats - Short Fallow	\$48.00	46.4
Triticale-Short Fallow	\$25.17	88.5

	DSE/HA	12
<b>B – EXTENSIVE ENTERPRISES</b>		
	Gross Profit Target	\$26,738
Farming Activity	Gross Margin \$ / dse / Annum	*Ha required to achieve target GM (ha)
Grapes	\$250	8.9
Olives – Tables	\$252	8.8
Olives - Oil	\$576	3.9
Orchard - Nectarines	\$997	2.2
Orchard - Cherries	\$1,485.67	1.5

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Orchard - Apples	\$554	4.0
Orchard - Peaches	\$1,561	1.4
Orchard - Plum	\$1,530	1.5

**LAND CLASSIFICATIONS 4 AND ABOVE**

	DSE/HA	5
FARMING ACTIVITY	Gross Profit Target	\$26,738
	Gross Margin	*Ha required to achieve target GM
	\$ / dse / Annum	(ha)
Cows producing weaners	\$39.79	134.4
Yearling Production	\$52.14	102.6
Growing out steers 160-340kg	\$41.41	129.1
Growing out steers 240-460kg	\$45.69	117.0
Merino Ewes – 19 micron	\$55.88	95.7
Merino Ewes – 20 micron	\$35.41	151.0
Merino Wethers – 19 micron	\$40.21	133.0
Merino Wethers – 20 micron	\$20.35	262.8
1st cross lambs	\$30.60	174.8
2nd cross lambs	\$26.38	202.7
Wheat-Short Fallow	\$39.66	134.8
Barley-Short Fallow (malt)	\$38.92	137.4
Barley-Short Fallow (feed)	\$27.25	196.2
Canola-Short Fallow	\$25.17	212.5
Faba Beans-Short Fallow	\$44.33	120.6
Field Peas-Short Fallow	\$35.00	152.8
Lupins-Short Fallow	\$31.50	169.8
Spray Irrigated Lucerne	\$138.66	38.6
Oats-Grazing/Grain	\$41.75	128.1
Oats - Short Fallow	\$48.00	111.4
Triticale-Short Fallow	\$25.17	212.5
Grapes	\$250.00	21.4
Olives – Tables	\$252.00	21.2
Olives - Oil	\$576.00	9.3
Orchard - Nectarines	\$997.00	5.4
Orchard - Cherries	\$1485.67	3.6
Orchard - Apples	\$554.00	9.7
Orchard - Peaches	\$1,561.00	3.4
Orchard - Plum	\$1,530.00	3.5

*Note: If an enterprise is not listed in the above tables, Council will determine the Gross Margin per DSE using current credible industry data.*

- e) Land Capability Classification Groups minimum areas are determined by dividing the gross profit target (\$26,738.40) by the product of the accepted average carrying capacity in relation to Dry Sheep Equivalents and the Gross margin per DSE. The adopted minimum areas required to produce the Gross Margin performance level of \$26,738.40, are:-

— Land Capability Classification Group 1 to 3 – Extensive – 55 Ha

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- Land Capability Classification Group 1 to 3 – Intensive – 5 Ha
  - Land Capability Classification Group 4 and above – 120 Ha
2. Determination of “dominant use”, “business or industry”, “significant and substantial commercial purpose or character” and “purpose of profit on a continuous or repetitive basis”, where significant information is available:-
- a) The Gross Margin performance level of \$26,738.40 at A(2) above, must be met or exceeded.
- i. The Gross Margin performance level of a parcel of rateable land valued as one assessment will be determined from the information collected from the Request For Further Information In Support For Change Of Category Of Land To Farmland For Rating Purposes, and performing the following calculation:-
- Multiply the actual stock numbers and/or area under crop by the actual DSE for the parcel of rateable land valued as one assessment multiplied by the Gross margin per DSE at C(1)(d);  
or
- ii. Regardless of all other criteria, document that the actual gross margin achieved exceeds the required Gross Margin performance level of \$26,738.40.

### Variation

Council reserves the right to vary the terms and conditions of this policy, subject to a report to Council



## 9.3 Classification of Land - Lot 3 DP 251719 at 3 Abattoirs Road, Menah

REPORT BY THE PROPERTY OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, 26197

### RECOMMENDATION

#### That Council:

1. receive the report by the Property Officer on the Classification of Land - Lot 3 DP 251719 at 3 Abattoirs Road, Menah; and
2. classify Lot 3 DP1302496, being 3 Abattoirs Road Menah as Operational land in accordance with Section 31 of the Local Government Act 1993.

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### Executive summary

This report seeks to formalise the classification of Lot 3 DP1302496 at 3 Abattoirs Road, Menah as *Operational Land*.

### Disclosure of Interest

Nil

### Detailed report

On 16 October 2024, Council resolved to purchase Lot 3 DP1302496, located at 3 Abattoir Road, Menah, and to commence the process of classifying the land as Operational in accordance with Chapter 6, Part 2, Division 1 of the *Local Government Act 1993*, upon completion of the sale. A copy of a map showing the location of Lot 3 DP1302496 is included as Attachment 1.

Council advertised its intent to classify Lot 3 DP1302496 at 3 Abattoir Road, Menah, as Operational on 21 December 2024. Written submissions were called for, with the closing date for submissions being 18 January 2025. No submissions were received.

It is recommended that Council approve the classification of the subject land as Operational to meet its obligations under the Local Government Act 1993.

### Community Plan implications

<b>Theme</b>	<b>Good Government</b>
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**

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

## Financial implications

Not Applicable

## Associated Risks

Any land acquired by Council that is not classified under the Act i.e. resolved by council at the end of three months, is taken to have been classified as Community Land.

HANNAH FULWOOD-SMITH  
PROPERTY OFFICER

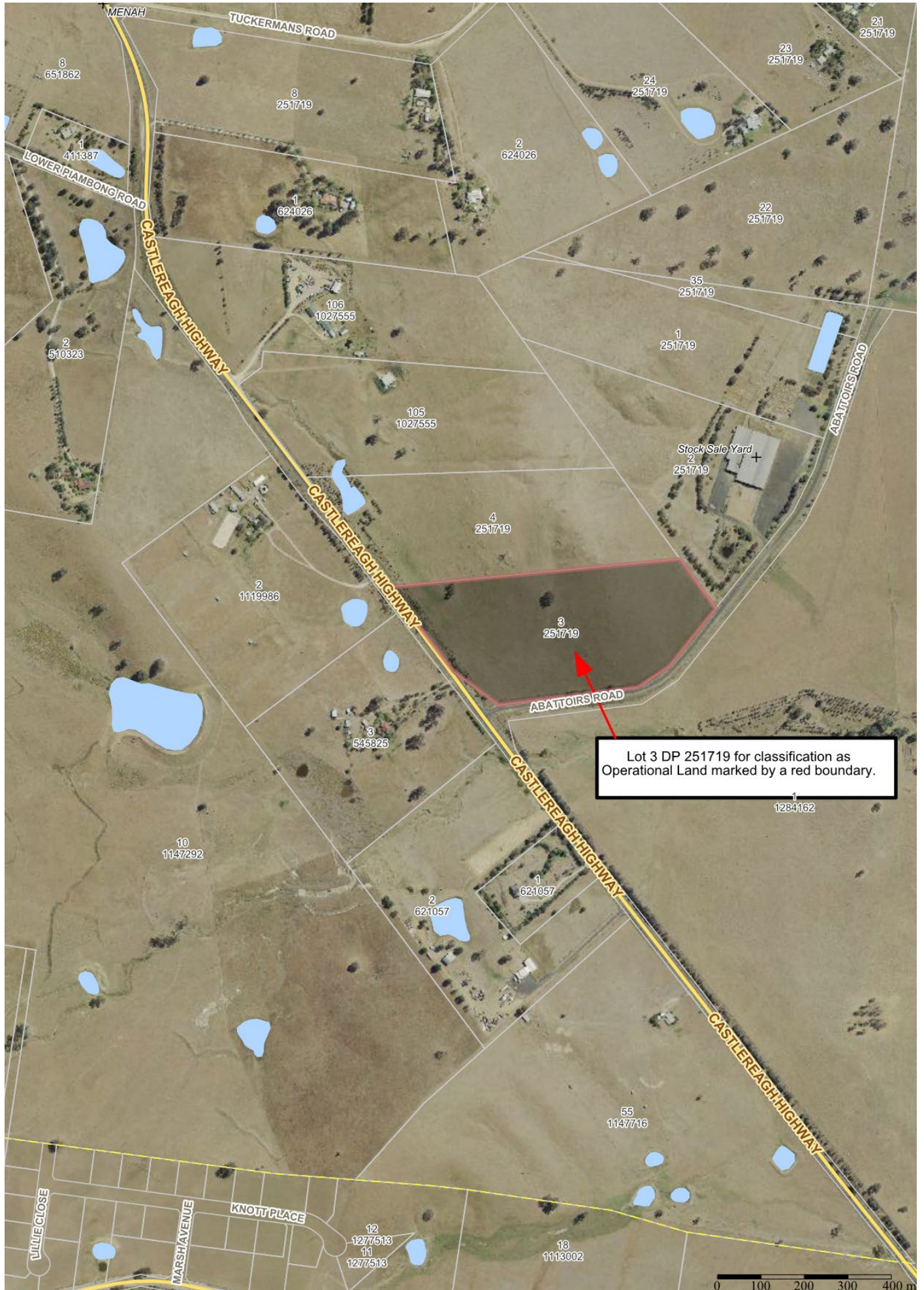
LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

21 January 2025

*Attachments:* 1. Map of Lot 3 DP 251719 for Classification as Operational Land.

### APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



## 9.4      Reclassification of Land - Lot 30 DP1307255 - 24 Marskell Circuit, Mudgee

REPORT BY THE PROPERTY COORDINATOR  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, P027642

### RECOMMENDATION

#### That Council:

1.           **receive the report by the Property Coordinator on the Reclassification of Land - Lot 30 DP1307255 - 24 Marskell Circuit, Mudgee; and**
2.           **reclassify Lot 30 DP1307255, being 24 Marskell Circuit as Community land in accordance with Section 33 of the Local Government Act 1993.**

---

### Executive summary

This report seeks to formalise the reclassification of Lot 30 DP1307255 at 24 Marskell Circuit, Mudgee as *Community Land*.

### Disclosure of Interest

Nil

### Detailed report

As part of the process of reclassification of land, Council resolved on 11 December 2024 to advertise its intent to reclassify Lot 30 DP1307255 at 24 Marskell Circuit, Mudgee as Community land in accordance with Chapter 6, Part 2, Division 1 of the Local Government Act 1993. A copy of the Map to show the location of Lot 30 DP 1307255 is appended as Attachment 1.

Council's intention to reclassify the land as Community land was subsequently advertised in the local newspaper on 14 December 2024. Written submissions were called for, with the closing date for submissions being 11 January 2025. No submissions were received.

It is recommended that Council approve the classification of the subject land as Community in pursuance of its obligations under the Local Government Act.

### 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**

No Applicable

### **Council Policies**

No Applicable

### **Legislation**

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

## Financial implications

Not Applicable

## Associated Risks

If the reclassification does not proceed, Council will not comply with the development consent for its recent subdivision of land at Marskell Circuit, Mudgee.

KELLY BARNES  
PROPERTY COORDINATOR

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

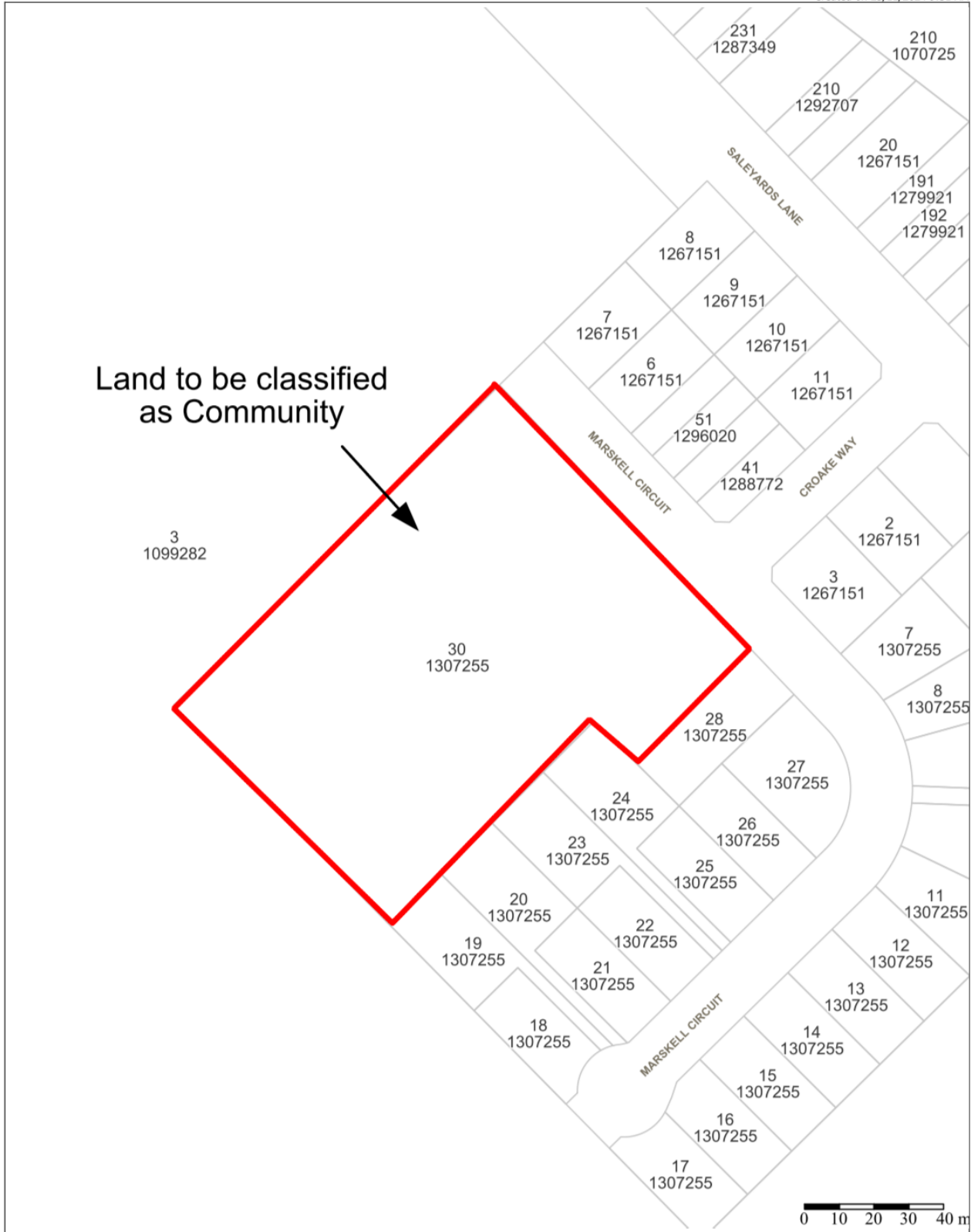
21 January 2025


*Attachments:* 1. Lot 30 Community Classification.

### APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER


Created on 25/11/2024 9:31 AM





Mid-Western Regional Council  
 PO Box 155  
 86 Market Street  
 MUDGEE NSW 2850  
 Telephone: 02 6378 2850  
 Fax: 02 6378 3815  
 Email: [ccouncil@midwestern.nsw.gov.au](mailto:ccouncil@midwestern.nsw.gov.au)

**Important Notice!**  
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**Lot 30 DP1307255  
 to be classified as  
 Community**

Date: 25/11/2024 9:31 AM

Map Scale: 1:1494 at A4

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

REPORT BY THE PROPERTY SUPPORT OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, 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. **formally approve the name of Greenview Bridge; and**
3. **advertise the approved name and submit the name to the Government Gazette.**

---

### Executive summary

Council received a request from the public to name the bridge over Grattai Creek at 1924 Hill End Road in the locality of Grattai.

### Disclosure of Interest

Nil

### Detailed report

Council received a request from a member of the public for the bridge over Grattai Creek on Hill End Road to be named. Council wrote to the neighbours of the bridge requesting their naming suggestions and public consultation was also invited in an advertisement in the 4 October 2024 Mudgee Guardian.

From submissions received, Council provisionally approved the name of Greenview Bridge at their 20 November 2024 meeting.

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

The new bridge name was advertised in the 30 November 2024 issue of the Mudgee Guardian and on Council's website with no additional submissions or objections received.

Notices of the new bridge name were served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association with no objections received.

Council has the authority to name bridges and the naming of this bridge will assist in identifying locations along Hill End Road when reporting incidents to the Emergency Services Call centre (000).

In accordance with Council's Road, Bridge & Place Naming Policy, should Council formally endorse the naming of this bridge, notice of the approved name will be:

1. Published in the Government Gazette, the Mudgee Guardian and on Council's website.
2. Concurrently, notice of the new name will be sent to Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association, and, in the case of a classified road – Transport for NSW.

## Community Plan implications

<b>Theme</b>	<b>Connecting Our Region</b>
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

Not Applicable

## Financial implications

The cost and installation of two bridge name signs is currently within existing street signage budgets.

## Associated Risks

Nil

CAROLYN ATKINS  
PROPERTY SUPPORT OFFICER

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

22 January 2025

*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



## 9.6 Naming of a new street in a subdivision off Short Street, Mudgee

### REPORT BY THE PROPERTY SUPPORT OFFICER

TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, P02326, R0790141, DA0026/2024

### RECOMMENDATION

#### That Council:

1. **receive the report by the Property Support Officer on the naming of a new street in a subdivision off Short Street, Mudgee;**
2. **formally approve the name of Nicole Place, being the new street in a subdivision off Short Street, Mudgee; 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 new street in a subdivision off Short Street in the town of Mudgee, Nicole Place.

### Disclosure of Interest

Nil

### Detailed report

Council, being the Roads Authority, is required to name new and unnamed streets and roads. Following the approval of a new subdivision off Short Street in the town of Mudgee, Council wrote to the neighbours of the subdivision on 10 October 2024 requesting their naming suggestions. Public consultation was also invited in an advertisement placed in the 18 October 2024 Mudgee Guardian and on Council's website.

From submissions received, Council provisionally approved the name of Nicole Place at their 11 December 2024 meeting.

Nicole relates to Nicole Vanessa Lynch (1973-2020). Nicole owned the property being developed and is the daughter of the current owners. Nicole (Nikki) was born in Mudgee and raised on the family farm at Botobolar. Nikki was born with severe cerebral palsy and was instrumental in establishing the rights of local people with disabilities including attendance at school, TAFE and work, participation in activities such as ten pin bowling and in the foundation of "Lifeskills" disability support service in Mudgee. All of which were significant achievements in the 1980s and 1990s. Nikki promoted recognition, awareness and acceptance of people with disabilities.

The Geographical Names Board has been advised of this street name and has no objection.

The new street name was advertised in the 21 December 2024 issue of the Mudgee Guardian and on Council's website with no additional submissions or objections received.

Notices of the new street 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 street addressing within the new subdivision. Section 162 of the Roads Act (1993) states that "a road authority may name and number all public roads for which it is the authority. A road authority may not alter the name of a public road unless it has given the Geographical Names Board (GNB) at least two months' notice of the proposed name."

In accordance with Council's Road, Bridge & Place Naming Policy, should Council formally endorse the naming of this new street, notice of the approved name will be:

1. Published in the Government Gazette, the Mudgee Guardian and on Council's website.
2. Concurrently, notice of the new name will be sent to Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association, and, in the case of a classified road – Transport for NSW.

## Community Plan implications

<b>Theme</b>	<b>Connecting Our Region</b>
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, October 2024

## Financial implications

The cost and installation of two street signs at the intersection of Short Street and the street being named will be met by the developer.

## Associated Risks

Nil

CAROLYN ATKINS  
PROPERTY SUPPORT OFFICER

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

22 January 2025

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

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

---

**From:** Pat Lynch  
**Sent:** Tuesday, 8 October 2024 11:41 AM  
**To:** Council  
**Subject:** Request to name new road DA0026\_2024-PAN-348321

Good Morning

Re: DA0026\_2024-PAN-348321

We request to name the new road in the above approved subdivision (new road off Short St) "Nicole Place".

Please advise us regarding the procedure to name this new road.

Kind Regards,  
Neville and Pat Lynch

Nicole Vanessa Lynch was born in Mudgee on the 22<sup>nd</sup> May 1973 and lived on the family farm in Botobolar all her life with her parents Neville and Pat, and younger siblings Felicity and Craig. Nicole (or Nikki) was born with severe cerebral palsy.

Nikki touched the lives of many people and was a well-known identity in the Mudgee community. Nikki was instrumental to establishing the rights of local people with disabilities including attendance at school, TAFE and work (a significant achievement in the 1980s & 90s), participation in activities such as ten pin bowling and the foundation of "Lifeskills" (a disability support service in Mudgee). Nikki promoted recognition, awareness, and most importantly, acceptance of people with disabilities.

Nikki inspired many people and was the ultimate role model in many ways. She laughed and was happy when life was not fair. She loved intensely and showed excitement in the simple things in life. Nikki taught us to look past physical appearances and see the person underneath.

Nikki purchased 68 Short St in 1993. We would like to name the new road in the approved subdivision 'Nicole Place' in recognition of Nikki and the contribution she made to the local community.

Nikki passed away on the 30<sup>th</sup> December 2020 at the age of 47 years.

**From:** Owen & Carol Fitzsimmon  
**Sent:** Monday, 21 October 2024 1:46 PM  
**To:** Council  
**Subject:** request for street name submission

for attention general manager ccouncils revenue property department mid western regional council.

i wish to put forward my family's surname of fitsimmons as a name for the street name required for the short st subdivision. my family have lived in this area continuously since my great grandfather isaac fitsimmons moved here in 1884 to marry my gg grandmother lucy fitsimmons nee dean. the couple had 14 children & owned gulgamree station on limestone creek above windermere dam & it extended to queens pinch & part of bocoble. the main reason i propose our surname is in memory of two of their sons who enlisted on 25/1/1916 to serve in france to serve in world war one & are listed as killed in action at mudgee cenotaph in robertson park - they were leslie george fitsimmons who enlisted at age 18 & was killed on christmas day of that year & isaac james fitsimmons aged 27 who was killed one month before the war ended on 8/8/1918 in an unfortunate error, my gg grandparents were advised by telegram that the wrong brother had been killed & this advice had to be rescinded & then in august 1918 were advised of the death of their second son. one of their nephews was john (jack)fitsimmons who owned a number of mudgee area hotels in the early 1900s - they included the sydney hotel (now kellys) the cudgegong now under windamere dam & the capertee hotel from 1912. while at capertee his niece lucy fitsimmons was rescued on an unknown date by james mcdonald the last mudgee blacktracker. his granddaughter told me on facebook that they had an old family story of his rescue of a fitsimmons girl. i & our family historian debbie taylor found that it was my great aunt & debbies grandmother & we were able to send mcdonalds family a photo of lucy's marriage to local charles goodman on 24/1/1917 with details of their 5 children - they were very pleased with this info. my father dudley fitsimmons was a scratch rider & the top rider with the old mudgee bicycle club during the depression years & held the gulgong-mudgee record in 1937 at 44 minutes & some seconds for about 40 years - it was when the road was not tarred. my grandmother winifred fitsimmons nee taylor of queens pinch was the granddaughter of george taylor who was one of the 9 persons who signed the proposal by richard blackman to establish mudgee as a township & the niece of adolphus taylor mudgee's member of parliament in the early 1880s. in closing i apologise for the way i which i have presented this proposal without paragraphing but am aged 80s with very limited typing skills i have attached, i hope, are relevant photos. my wife & i are the last remaining members of the fitsimmons family in this are so would like our surname to be remembered by a street name.many thanks for the opportunity.





Issac James Fitzsimmons



Leslie George Fitzsimmons



**FITZSIMMONS REUNION**

Fitzsimmons family and friends met in Mudgee on Sunday May 25 for a family reunion. The reunion was held at the home of Kevin and Janice Fitzsimmons in Mudgee. Relatives travelled from as far away as Lithgow, Dubbo and Sydney and many came from local areas.

Mrs Ada Dent (nee Fitzsimmons) one of the oldest members of the clan, was present.

Pictured at the reunion are:

Back row: John Miller, Bob Byfield, Merv Goodman, Greg Fitzsimmons, David Sampson, Edna Strike, Owen Fitzsimmons (hidden), Jock Bootle, Malcolm Bootle, Jenni Bootle, Rex Dais, Val Rhodes.

Middle row: Denise Miller, Norma Goodman, Dud Fitzsimmons, Jeanette Byfield, Faye Sampson holding baby Carly, Vida Graham, Gayle Fitzsimmons, Janice Fitzsimmons, Kevin Fitzsimmons, Elaine Bootle, Carol Fitzsimmons, Glad Rhodes, Bob Graham.

Front row: Aaron Miller, Evan Miller, Rhys Miller, Ada Dent holding Mark Fitzsimmons, John Dent, Jess Fitzsimmons.

Absent: Carmel Irvin, Ken Irvin, Mr and Mrs Chris Goodman and family, Mathew Fitzsimmons, Carmel Dent, Leanne Dent, and Bill.

**FITZSIMMONS CROSS**  
 ↓ EAGLE OR HIA  
 ↓ C.F.T.S.M.A.

Deborah Taylor

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

5 November 2024

Dear General Manager,

**Re: Request for Submission - Proposed Street Name-  
New street in a subdivision off Short street in the town of Mudgee**

I wish to make a submission for your kind consideration for the proposed new street to be named **Fitzsimmons**. The primary reasons I feel a street should be named after the Fitzsimmons family in the town of Mudgee includes the following:

- Private Isaac James Fitzsimmons and Private Leslie George Fitzsimmons, two young brothers, sadly lost their lives fighting in WW1 France.
- The Fitzsimmons family was one of Mudgee's early sheep farming families along Bocoble Rd, Queens Pinch.
- The late John 'Jack' Fitzsimmons was a prominent Mudgee Publican in the early 1900's and friend of Henry Lawson's.
- Owen Fitzsimmons who still lives in Mudgee and the late Edna Strike nee Fitzsimmons both have volunteered many years at the Mudgee Museum being very passionate about preserving Mudgee's heritage.
- The late Kevin Richard Fitzsimmons worked many years at the Mudgee Post Office.
- The late Dudley Fitzsimmons was a Mudgee cyclist.

I have collated some more detailed information about the Fitzsimmons Family of Mudgee as per attached.

Yours Faithfully,

Deborah J Taylor

## Fitzsimmons of Mudgee

By Deborah Taylor

The patriarch of the Fitzsimmons family of Mudgee was Isaac Fitzsimons (b. 1850, parent's abode was Beardie, Armidale -d.1924 Mudgee). Isaac Fitzsimons was the son of James Fitzsimons an Irish convict from Dublin, who arrived in NSW 1834 on the ship 'Royal Sovereign' and of Eliza Fitzsimons nee Smith from Sydney who were both married in Appin 1840. Isaac grew up most of his life in Stoney Creek, near Stuart Town, formerly Ironbark, where his father James Fitzsimons settled as a gold miner. Strikingly, Isaac Fitzsimons was known to be an excellent horseman and in his younger years a notable buckjumper rider.

In 1884 Isaac Fitzsimons married Lucy Olivia Dean (b.1864 Mudgee - d.1940 Mudgee). Lucy Olivia Fitzsimmons nee Dean's parents were John Dean and Lucy Dean nee Rayner of 'Fairfield' Bocoble Rd, Sawpit Flat. Lucy Olivia Fitzsimmons nee Dean's father John Dean was born in Sydney and was admitted to the Male Orphan School in 1825, then apprenticed to George Cox at Winbourne, Mulgoa in 1833 and eventually moved to Mudgee working for the Cox family. In 1847 John Dean married Lucy Rayner. Lucy Dean nee Rayner was born in England and immigrated to NSW in 1837 on the ship 'Resource' with her parents James and Eliza Rayner who were bounty immigrants sponsored by Henry Cox of Glenmore, Mulgoa. The family also moved to Mudgee working for the Cox family and eventually settled on their own farm at Triangle Swamp, Bocoble.

Isaac Fitzsimons and Lucy Olivia Fitzsimmons, as Lucy Olivia's parents and grandparents, also owned land and settled along Bocoble Rd, grazing sheep. Isaac and Lucy Olivia Fitzsimmons had 14 children, Myra Jane (Taylor) (b.1885-d.1970), Christopher Dean (b.1886-d.1971), Albert John 'Bert' (b.1887-d.1964), Isaac James (b.1889-d.1918), Herbert Cloe (b.1890-d.1970), Charles William (b.1892-d.1970), Thomas Henry (b.1894-d.1971), Robert Septimus (b.1896-d.1983), Leslie George (b.1897-d.1916), Alice May (b.1900-d.1971), Eliza Lucy 'Vera' (Goodman)(b.1901-d.1979)(my Great Grandmother), Ivy Maud (Miller)(b.1903-d.1987), Ada Lilly (Dent)(b.1906-d.1993) and Richard Edward (b.1908-d.1989).



Isaac Fitzsimons



Lucy Olivia Fitzsimmons nee Dean

Notably, two of Issac and Lucy Olivia Fitzsimmons's sons enlisted with the Australian Imperial Force on the 25<sup>th</sup> January 1916, Private Isaac James Fitzsimmons and Private Leslie George Fitzsimmons. They sailed to England and wrote a letter home to family saying how abundant and green the grass was in England which could keep 6000 sheep in a small area. Next, they were sent to fight in France, from where their letters conveyed the miserable cold and mud. Sadly, Private Leslie George Fitzsimmons aged only 19 years was killed in action on Christmas Day 25 December 1916 in France. The family back home on the farm at Queens Pinch were informed of their loss by telegram, however, were firstly incorrectly informed the other son Private Isaac James had been killed. Eventually, the family was informed it was in fact their younger son Private Leslie George Fitzsimmons who was killed on Christmas Day. Mournfully, later in WW1 Private Isaac James Fitzsimmons aged 28 years died of his wounds received in action in France on the 9 August 1918. Regrettably, both the brave Fitzsimmons boys never returned to their beloved family and home near Mudgee and are buried in France, Private Issac James Fitzsimmons at Fouilloy Communal Cemetery, Somme and Private Leslie George Fitzsimmons at Bancourt British Cemetery. Monumentally, with their names Private Issac James Fitzsimmons and Private Leslie George Fitzsimmons engraved on the Mudgee District Fallen Soldiers Memorial in Robertson Park, their memory lives on. Lest We Forget.



**Private Isaac James Fitzsimmons**



**Private Leslie George Fitzsimmons**

Another notable Fitzsimmons of Mudgee was Isaac Fitzsimmons's youngest brother John 'Jack' Fitzsimmons (b.1867 Stuart Town-d.1936 Wellington). John 'Jack' Fitzsimmons was a publican of numerous pubs in the Mudgee area including The Cudgegong 1909-1911, Parkview 1912, Capertee 1912, The Oriental 1912-1913, Miners Arms 1919-1920 and the Sydney Hotel (formerly Waratah and now Kelly's Irish Pub) 1921-1923. Apparently, John 'Jack' Fitzsimmons was quite a character and 'good yarn spinner' as described by Duke

Tritton on meeting Jack Fitzsimmons and his good friend Henry Lawson, at Jack's pub The Miners Arms in 1912 (per Meeting Henry by H.P. ("Duke") Tritton, The Bulletin, August 6, 1958). A 1913 Mudgee Guardian article posted a story about 'John 'Jack' Fitzsimmons publican of The Oriental Hotel breaking his leg after being a larrikin dancing on tables and a 1920 Mudgee Guardian article describes how John 'Jack' Fitzsimmons found snakes coiled around a beer keg in the cellar of The Sydney Hotel of which were conveniently plugging a leak. John 'Jack' Fitzsimmons also owned a racehorse called 'Charleville' and also at one time had a house in Douro Street Mudgee of which he also called 'Charleville'. John 'Jack' Fitzsimmons and his wife Mary Fitzsimmons nee O'Neal never had children of their own, however their niece Eliza Lucy 'Vera' (my Great Grandmother) lived in town with them after her elder sister chopped off part of her finger with an axe on the farm at Queens Pinch.

There is a sad story about Isaac Fitzsimons and Lucy Olivia Fitzsimmons youngest son Richard Edward Fitzsimmons and his young wife Gladys Emma Fitzsimmons nee Orth (b.1909-d.1931), who when their son Kevin Richard Fitzsimmons was only a baby, Gladys drowned while swimming in the Cudgegong River in 1931. Richard's older sister Ada Lilly Dent nee Fitzsimmons helped her brother and lovingly raised Kevin living in Horatio St, Mudgee. Kevin Richard Fitzsimmons (b.1931-d.2006) settled and raised his family in Denison St, Mudgee and worked for the Mudgee Post Office many years.

Isaac Fitzsimons and Lucy Olivia Fitzsimmons's son Herbert Cloe Fitzsimmons and his wife Winifred Fitzsimmons nee Taylor also built their house and settled along Bocoble Rd at Queens Pinch. Their son Dudley Fitzsimmons (b.1921-d.1994) was a notable Mudgee cyclist. Dudley's son Owen Fitzsimmons still lives in Mudgee, a passionate historian who has studied history and volunteered for 15 years at the Mudgee Museum.



**Kevin Richard Fitzsimmons**



**Dudley Fitzsimmons**

Notably, another Fitzsimmons descendant, Edna May Strike nee Fitzsimmons (b.1920-d.2012), daughter of Isaac and Lucy Olivia Fitzsimmons's daughter Alice May Fitzsimmons and Roland Taylor, also volunteered and contributed greatly to the Mudgee Museum.

The photo below was taken at Fitzsimmons farm along Bocoble Rd, with the Fitzsimmons family matriarch Lucy Olivia Fitzsimmons nee Dean in the middle standing next to her Grandson Darcy Allen Goodman (b.1919-d.2007) (my grandfather). A Fitzsimmons descendent, my Grandfather Darcy Allen Goodman was born in Mudgee in 1919, however his parents moved away when his was baby. However, Darcy must of enjoyed visiting his Fitzsimmons and Goodman family in Mudgee as a boy and loved Mudgee so much that he purchased a sheep property 'Katella' along Queens Pinch Rd, Upper Meroo in the 1970's.



L-R Hazel Goodman (Mitchell), Charles Christopher Goodman, \_ , Lucy Olivia Fitzsimmons nee Dean, \_ , Darcy Allen Goodman, \_ , \_ , \_ . Circa late 1920's or early 1930's.  
Only old fruit trees remain there today.

Compiled by Deborah Joyce Taylor  
5th November 2024.



**NAA: B2455, FITZSIMMONS I J**

**Series number:** B2455

**Control symbol:** FITZSIMMONS I J

**Barcode:** 3910853

**Number of pages:** 67

**Title:** Fitzsimmons Isaac James : SERN 5686 : POB Mudgee NSW : POE Lithgow NSW : NOK F  
Fitzsimmons Isaac

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**D** 48885 **ITALIAN**  **MILITARY FORCES.**  
**AUSTRALIAN IMPERIAL FORCE.**

(917) **Attestation Paper of Persons Enlisted for Service Abroad.**  
No. 5686 **FITZSIMMONS**  
Name *Isaac James Fitzsimmons*  
Unit *B. Coy 115th Infy Battalion*  
Joined on *Jan 25th 1916*

*D15964*

**Questions to be put to the Person Enlisting before Attestation.**

- 1. What is your Name? *Fitzsimmons, Isaac James.*
- 2. In the Parish of *St James* in or near the Town of *Mudgee* in the County of *McGregor*
- 3. Are you a natural born British Subject or a Naturalized British Subject? (N.B.—If the latter, papers to be shown.) *Yes*
- 4. What is your age? *26 years.*
- 5. What is your trade or calling? *Laborer*
- 6. Are you, or have you been, an Apprentice? If so, where, to whom, and for what period? *No*
- 7. Are you married? *No*
- 8. Who is your next of kin? (Address to be stated) *Father, Isaac Fitzsimmons, QUEENS, PINCH, near MUDGEES, Queens, N.S.W.*
- 9. Have you ever been convicted by the Civil Power? *No*
- 10. Have you ever been discharged from any part of His Majesty's Forces, with Ignominy, or as Incurable and Worthless, or on account of Conviction of Felony, or of a Sentence of Penal Servitude, or have you been dismissed with Disgrace from the Navy? *No*
- 11. Do you now belong to, or have you ever served in, His Majesty's Army, the Marines, the Militia, the Militia Reserve, the Territorial Force, Royal Navy, or Colonial Forces? If so, state which, and if not now serving, state cause of discharge *No*
- 12. Have you stated the whole, if any, of your previous service? *Yes*
- 13. Have you ever been rejected as unfit for His Majesty's Service? If so, on what grounds? *No*
- 14. Do you understand that no Separation Allowance will be issued in respect of your service beyond an amount which together with Pay would reach eight shillings per day *Yes*
- 15. Are you prepared to undergo inoculation against small-pox and enteric fever? *Yes*

I, *Isaac James Fitzsimmons* do solemnly declare that the above answers made by me to the above questions are true, and I am willing and hereby voluntarily agree to serve in the Military Forces of the Commonwealth of Australia within or beyond the limits of the Commonwealth.

\*And I further agree to allot not less than two-fifths of the pay payable to me from time to time during my service for the support of my wife *three-fifths* wife and children

Date *15th Jan 1916* *O J Fitzsimmons*  
Signature of person enlisted.

\* This clause to be amended where necessary and should be struck out in the case of unmarried men or widowers without children under 18 years of age.





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1375

**D** 15966 **AUSTRALIAN**  **MILITARY FORCES.**

## AUSTRALIAN IMPERIAL FORCE.

Attestation Paper of Persons Enlisted for Service Abroad.

No. <sup>(912)</sup> 5685 Name Leslie George Fitzsimmons  
Unit B Coy 45<sup>th</sup> Infy Battalion  
Joined on January 25<sup>th</sup> 1916

15966

**Questions to be put to the Person Enlisting before Attestation.**

1. What is your Name? Fitzsimmons, Leslie George
2. In the Parish of Annafield in or near the Town of Wauchope in the County of Newcastle
3. Are you a natural born British Subject or a Naturalized British Subject? (N.B.—If the latter returns to be shown.) Yes
4. What is your age? 18 years
5. What is your trade or calling? Laborer
6. Are you, or have you been, an Apprentice? If so, where, to whom, and for what period? No
7. Are you married? No
8. Who is your next of kin? (Address to be stated) Father, Isaac Fitzsimmons, QUEENS PINCH NEAR MUDGEE, QUEENS. DIST.
9. Have you ever been convicted by the Civil Power? No
10. Have you ever been discharged from any part of His Majesty's Forces, with Ignominy, or as Incurable and Worthless, or on account of Conviction of Felony, or of a Sentence of Penal Servitude, or have you been dismissed with Disgrace from the Navy? No
11. Do you now belong to, or have you ever served in, His Majesty's Army, the Marines, the Militia, the Militia Reserve, the Territorial Force, Royal Navy, or Colonial Forces? If so, state which, and if not now serving, state cause of discharge No
12. Have you stated the whole, if any, of your previous service? Yes
13. Have you ever been rejected as unfit for His Majesty's Service? If so, on what grounds? No
14. Do you understand that no Separation Allowance will be issued in respect of your service beyond an amount which together with Pay would reach eight shillings per day Yes
15. Are you prepared to undergo inoculation against small-pox and enteric fever? Yes

Leslie George Fitzsimmons do solemnly declare that the above answers made by me to the above questions are true, and I am willing and hereby voluntarily agree to serve in the Military Forces of the Commonwealth of Australia within or beyond the limits of the Commonwealth.

\* And I further agree to allot not less than two fifths of the pay payable to me from time to time during my service for the support of my wife three fifths wife and children

Date 15<sup>th</sup> January 1916 L. G. Fitzsimmons  
Signature of person enlisted.

\* This clause to be amended where necessary and should be struck out in the case of unmarried men or widowers without children under 18 years of age.

National Archives of Australia NAA: B2455, FITZSIMMONS L G

ADDITIONAL PAGES ON FILE (MWRC) AND AVAILABLE IF REQUIRED

## Local Brevities

Pte. George Fitzsimmons, who is in camp with his brother, Pte. J. J. Fitzsimmons, writes interestingly of the voyage over. He is struck with the abundance of grass in English fields, which he says would keep 6000 sheep on a very small area. He did not expect to see the firing line for 14 weeks. There is, he says, plenty of beer in the canteen, and the soldiers do not have to go far for a drink.

Mudgee Guardian Thursday 19 October 1916

## Paid the Price.

ANOTHER DISTRICT  
HERO.

PRIVATE FITZSIMMONS.

KILLED IN ACTION.

The Rev. Canon W. J. Dunstan, Rector of St. John's Church of England on Monday morning received the following wire from Colonel Luscombe, of Victoria Barracks, Sydney:—

"It is officially reported that Private I. I. Fitzsimmons, 2nd Battalion, was killed in action December 25. Please inform Mr. I. Fitzsimmons, and convey the deep regret and sympathy of their Majesties, the King and Queen, and the Commonwealth Government in the loss that they and the army have sustained by the death of the soldier."

Private Fitzsimmons was a son of Mr. Isaac Fitzsimmons, of Queen's Pinch, Windeyer road, and a nephew of Mr. John Fitzsimmons, of Church Street, Mud-

gee. The deceased soldier was 26 years of age, and prior to his enlistment, was employed on his father's property. He enlisted with his brother, Leslie George, some seven or eight months ago, and after doing seven or eight weeks' training left for the front. Private Leslie is now in France doing his bit, and it is to be hoped that he will not, like his brother, pay the great price for his patriotism and love of liberty.

### A PATHETIC LETTER.

A pathetic interest attaches to the following letter from the dead soldier and his brother, inasmuch as it was received by Mr. and Mrs. Fitzsimmons on Tuesday, or just a day after they had been advised by the Defence Department's wire that Private James Fitzsimmons had met his hero's death:—

"France, November 10, 1916.

"Dear Father and Mother,—Just a line. I got your letter a few days ago, and was very pleased to hear from home, as it is the first letter we have received from home since we left. This is a very cold place, and mud wherever you go. We came out from the front line the other day, and we are having a few days' spell. I have very sore feet. Some nights I can't sleep with the pain of them. But I think that will soon get all right again. I don't think we will be able to get home for Xmas this year, so we will wish you all a very happy Xmas. I suppose we will have ours in France. George and I are in the Lewis gun section now. It is better than in the other. I hope the war won't last much longer, as I would like to be home again. I don't think it will last much longer. Well, no more news this time, so I will have to say ta-ta, hoping this will find you all well, the same as it leaves us both (himself and brother), thank God.—Your loving sons, G. and J. Fitzsimmons."

Mudgee Guardian Thursday 18 January 1917

# Two Soldier Heroes.

## THE WRONG BROTHER REPORTED KILLED.

The Rev. Canon Dunstan, of Mudgee, has received the following telegrams from Colonel Luscombe, Victoria Barracks, Sydney:—

"Base Records do officially reported that No. 5685, Private L. G. Fitzsimmons, 29th Battalion, killed in action 25th December. Please inform father, Mr. I. Fitz-

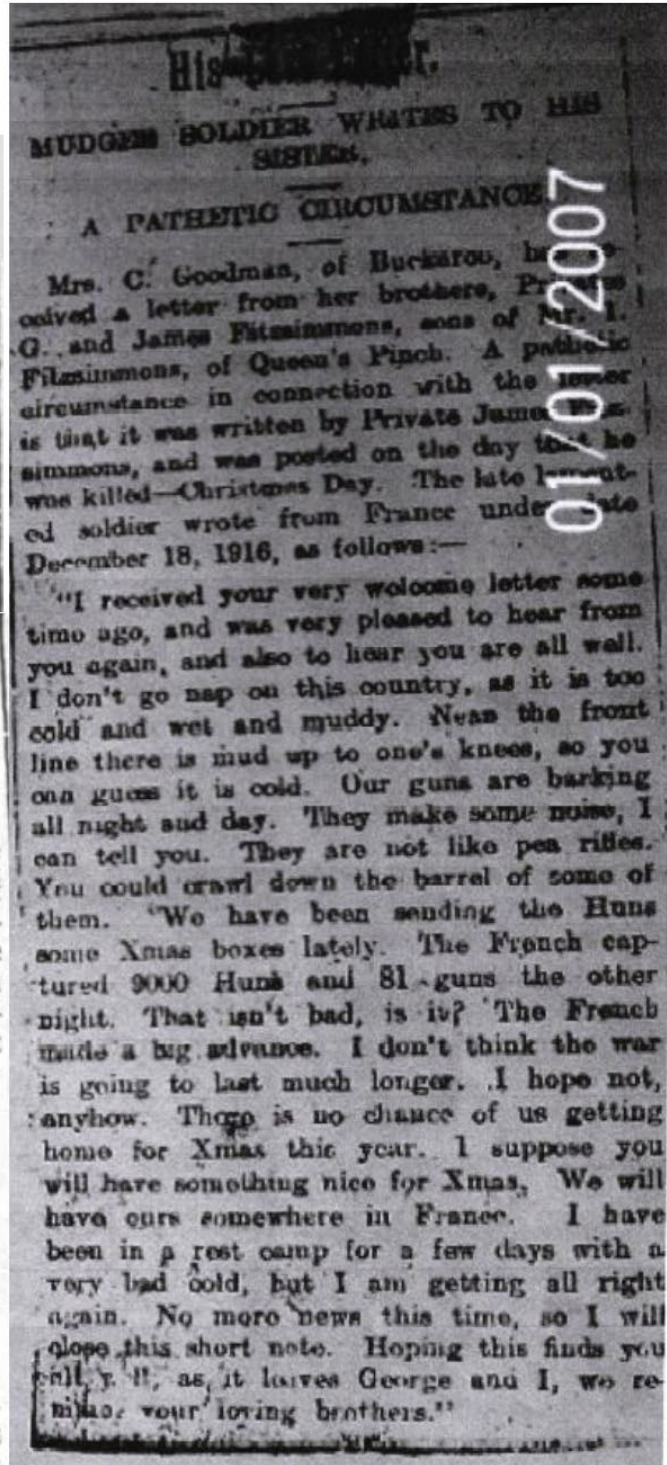
simmons, Queen's Pinch, Mudgee, and convey deep regret and sympathy of their Majesties the King and Queen and Commonwealth Government in the loss that he and the army have sustained by death of soldier."

"With reference to my wire of even date relative to death of Fitzsimmons 85, L. G. Fitzsimmons, 2nd Battalion, also my wire of 15th January, reporting death of 5686, I. J. Fitzsimmons, London office now advises that report re 5686 I. J. Fitzsimmons, incorrect. He is now reported not killed."

From the above it will be seen that it was No. 5685, Private L. G. Fitzsimmons, and not 5686, Private I. J. Fitzsimmons, who was killed in action on December 25.

The "Guardian" associates itself with the great and widespread sympathy that will be felt with Mr. and Mrs. Fitzsimmons in the loss they have sustained by the death of their brave soldier son.

Mudgee Guardian Thursday 15 March 1917



News Article  
about a letter  
received by my  
Great Grandmother  
Eliza Lucy Vera  
Goodman nee  
Fitzsimmons -  
Shared by  
Owen Fitzsimmons

## Local Brevities

Some little time since Mr. and Mrs. I. Fitzsimmons, of Queen's Pinch, Mudgee, received the intimation that their son, Private L. G. Fitzsimmons, had been killed in action in France. Previously Mr. and Mrs. Fitzsimmons had been informed that their son, Private I. J. Fitzsimmons, had fallen. It finally transpired that the victim was Private L. G. Fitzsimmons. Mrs. Fitzsimmons this week received a letter from Private L. J. Fitzsimmons giving a few particulars (but very scant) of his brother's heroic death. Private I. J. Fitzsimmons, who wrote, from France, under date January 9, says:—"I am still in rest camp. Had been working here, where it is wet and muddy, and very cold. I have some rather rotten news to tell you about dear brother George. He was killed on Christmas Eve. He had only come out of the trench the day before. A shell burst about six yards from him and killed him. I never saw him, but a friend of mine did, and he told me that he had carried another chap alongside of him." Private Fitzsimmons adds that he had not known of his brother's death until a day or so before he wrote. He himself (who was greatly unnerved by his brother's death) was driving an engine, and found it fairly good work. He had heard that Albert Fitzsimmons was somewhere in France, and had been in London on leave. He had not seen him.

Mudgee Guardian Thursday 22 March 1917

### The Late Private I. J. Fitzsimmons.

Mr. and Mrs. I. Fitzsimmons, of Queen's Pinch, Mudgee, has received the following communication (February 14) from the Defence Department in reference to the death of their son, Private I. J. Fitzsimmons, 2nd Battalion:—"I am now in receipt of advice which shows that he was admitted to the 13th Australian Field Ambulance, France, on August 9, 1918, where he died the same day of wounds received in action (shell wound right leg). He was buried at Forulloy Cemetery. The utmost care and attention is being devoted where possible to the graves of our soldiers. It is understood that photographs are being taken where practicable, and these are transmitted to next of kin when available. These additional details are furnished by direction, it being the policy of the Department to forward all information received in connection with deaths of members of the Australian Imperial Force."

Mudgee Guardian Thursday 13 March 1919

### Roll of Honor.

**FITZSIMMONS**—In loving memory of my dear son and our brother, Private L. G. Fitzsimmons, killed in France, December 25, 1916, aged 19 years.

Gone but Not Forgotten  
Rest, dear son, thy toil is o'er,  
Thy loving hands shall toil no more;

Rest darling son, gently sleep,  
Thou art not forgotten, dearest son,  
Nor wilt thou ever be,  
As long as life and memory last,  
We will remember thee.

(Inserted by his loving mother,  
father, brothers and sisters—  
Queen's Pinch).

Mudgee Guardian Thursday 23 December 1920



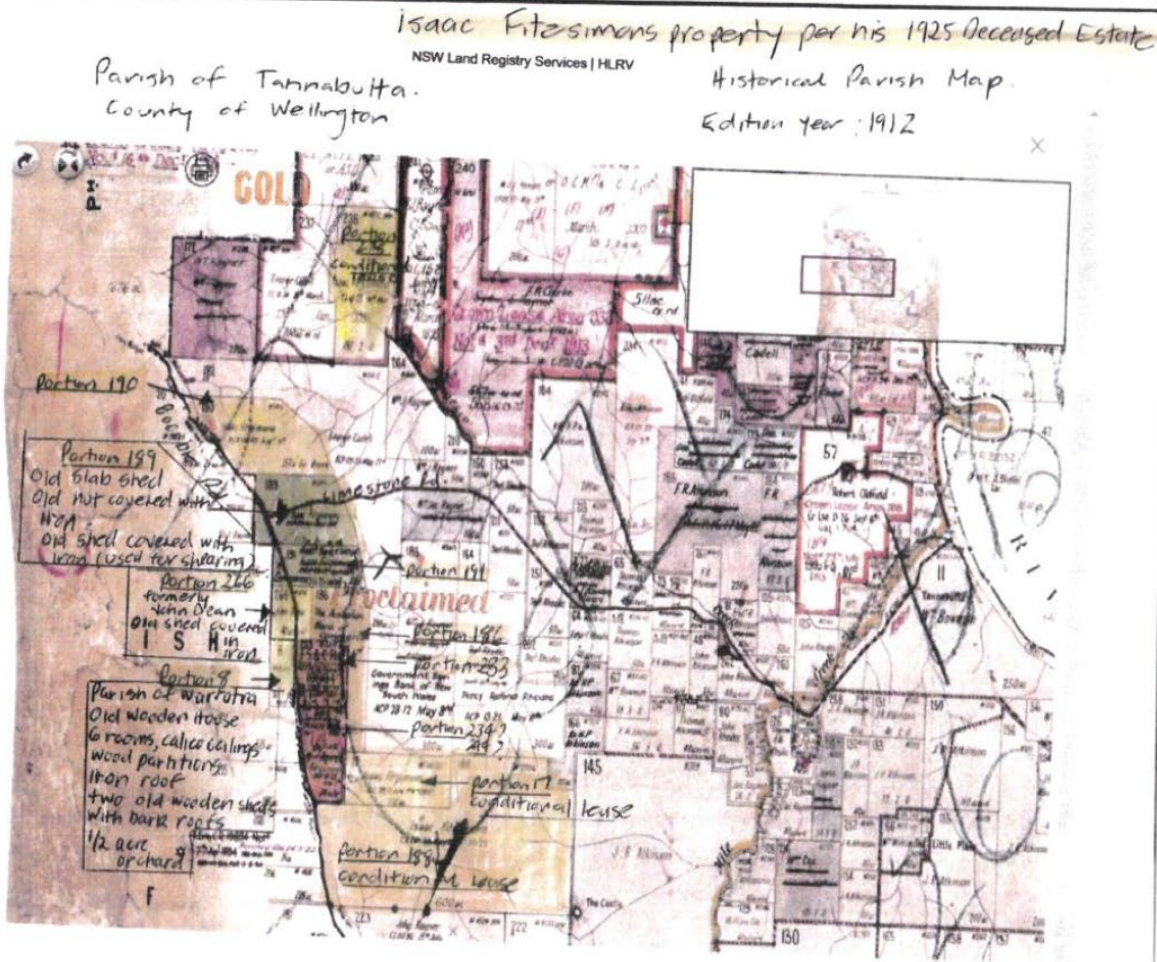
### ISAAC FITZSIMMONS, LIMESTONE.

By the sudden death at 74 of Isaac Fitzsimmons, of Limestone, the district loses one of its oldest and most respected residents. Death took place on Saturday, and burial on Sunday in the Methodist portion of the Mudgee Cemetery, where the Rev. S. Robbins read the graveside prayers. He was a brother of Mr. Jack Fitzsimons, of Durro-street, Mudgee. He leaves the following family:—Christopher (Mudgee), Albert, (Walgett), Herb (Mudgee), Richard (Limestone), Charles (Sydney), Mrs. Taylor (Mudgee), Mrs. Goodman (Sydney), Alice, Ivy and Ada (Limestone). Mr. Fitzsimmons was well known and highly respected. His death will be mourned by all who knew him. Mr. Harold Barton supervised the funeral.

**MUDGEE.**—The death has occurred of Mr. John Jennings, of Stony Pinch, at the age of 77 years. Deceased, who was a brother of the late Mr. James Jennings, of Toolamang Station, Cudgegong, is survived by four sons and one daughter.—Mr. Isaac Fitzsimmons, grazier, died rather suddenly at Limestone. Deceased was 74 years of age, and in his younger days was a noted buck-jumper rider. He leaves a widow, six sons, and four daughters. Two sons made the supreme sacrifice at the Great War.—Miss Edna Oram, daughter of Mr. G. F. Oram, president of the Meroo Shire Council, has been unanimously chosen by the councillors as "rose queen" at a forthcoming carnival.

The Sydney Morning Herald Friday 10 October 1924

Mudgee Guardian Monday 6 October 1924



### Mudgee.

On Monday afternoon Mr. Isaac Fitzsimmons, of Gulamroe station, was out wallaby shooting. His son fired at a wallaby and evidently did not perceive that his father was on the other side of the marsupial. The bullet passed clean through the wallaby and embedded itself in Mr. Fitzsimmons' leg. He was brought into town and Dr. Hawthorne extracted the bullet.

Wellington Times Thursday 20 February 1902

### BROKEN LEG.

Mr. J. Fitzsimmons, mine host of the Oriental Hotel, Mudgee, had the misfortune to meet with a simple, but serious, accident on Monday last. He was skylarking with some of the boys about the place; he stepped back, and his right leg slipped from under him; he fell, and the limb was badly broken at the knee. Jack will have to take a peaceful rest for some weeks.

Mudgee Guardian Thursday 26 June 1913

## Mudgee Marriages.

### TAYLOR-FITZSIMMONS.

The wedding was celebrated at St. John's Church of England yesterday afternoon by the Rev. H. Woodger, of Mr. Roland H. R. Taylor, son of Mr. and Mrs. Henry S. Taylor, of Bombira, Mudgee, and Miss Myra Jane Fitzsimmons, daughter of Mr. and Mrs. Isaac Fitzsimmons, of Sawpit Flat, Mudgee. The bride was attended by Miss A. Fitzsimmons as bridesmaid, while Mr. J. J. Fitzsimmons acted as best man. At the conclusion of the ceremony, a wedding breakfast was partaken of at the Park View Hotel, the residence of the bride's uncle. The usual toasts were proposed and honored. The young couple were made the recipients of many costly and useful presents.

Mudgee Guardian Thursday 4 July 1912

## WOMAN DROWNED

### In Mudgee Waterhole.

#### MUDGEE, Monday.

While her husband was playing cricket in the town, Mrs. Richard Fitzsimmons, 21, of Limestone, was drowned in the Cudgegong River, near Mudgee.

She went with other women to a swimming hole known locally at Robinson's River. This was muddy as a result of the recent rain, and the current was running strongly. Mrs. Fitzsimmons swam across the hole and attempted to scramble out on the other side, but was unable to do so. She became panic-stricken and sank.

A man named Cox, who could not swim, went to Mrs. Fitzsimmons' assistance, but she seized him, and both of them sank. The alarm was raised. Mr. A. Robinson plunged into the water fully clothed, and succeeded in bringing Cox to the bank. Cox was taken to hospital for treatment.

Mr. Robinson did not know that a second person was drowning, but the excited on-lookers told him, and he immediately plunged into the current again. After repeatedly diving for about 20 minutes he found the young woman's body and brought it ashore, where resuscitation methods were applied by a doctor unsuccessfully for an hour. Mrs. Fitzsimmons leaves a nine-months-old baby.

Sydney Morning Herald Tuesday 15 December 1931



August 6, 1958

11

# Meeting Henry in Mudgee

By H. P. ("Duke") TRITTON

IT was in 1912 I met Henry Lawson. An old schoolmate of Henry's, "Curly" Jack O'Brien, and myself had become friends—mainly, I think, because we both wrote verses which no editor thought good enough to publish.

Henry was on one of his infrequent visits to Mudgee, and when Curly asked would I like to meet him I didn't need any persuading.

We went up to the Miners Arms, then kept by Jack Fitzsimmons, another schoolmate of Henry's. He took us into a private room off the bar, and I was introduced to the man I had been hoping to meet ever since I had read and learnt to recite his poems as a boy.

His handshake was firm, his manner pleasant and friendly. As I would be about 20 years younger than any of the three I thought I might be a bit out of place among these old mates, but right from the start I was accepted as an equal and made to feel at ease.

HENRY was greatly interested when I told him I had carried my swag on the Hungerford track, and asked many questions about people in Bourke and other towns on that route. The trip to Hungerford and back to Bourke through Barrington and Ergonnia was the only time he had carried swag, with the exception of a short trip while in New Zealand.

When I asked him how he got so many stories of the outback in a few months on the track he laughed: "There is a story in every man if you look for it."

Jack Fitzsimmons and Curly Jack were both good yarn-spinners, and there were no long silences. Henry told a story concerning Old Man Bucholtz, who was the bogymon of all the kids of Eurunderee. He told it with a wealth of detail, but I can only give the main points:

"I was playing on our side of the creek when my mate suggested we hop over and pinch some quinces from the Bucholtz farm. I reckoned it was a good idea and over we went. Not being satisfied to take the quinces we could reach, or perhaps to show how brave we were, we climbed a tree and were having a great time imitating crows and currawongs. When I saw Old Man Bucholtz coming down the next row with his old muzzle-loader shotgun in his hand I think I fell out of the tree, ripping my pants on the way down. I heard the gun go off, and was sure I was shot. I kept running, wondering if it would hurt much when Mum started digging the buckshot out of my backside with the penknife she had for taking them out of my feet. I needn't have worried. I still had a few quinces in my shirt, and my pants were torn. Mum, being a woman who knew a lot about little boys, looked at the quinces and the pants, then reached for the strap."

Henry paused for a moment, then went on: "She laid it on pretty heavy, too. The strange part of the affair was our own quince-trees had a better crop than the Bucholtz trees."

I have never seen this story in print: the Bucholtz family and the quinces have been mentioned a couple of times.

WE were talking of Henry's stories and verses, and I said I thought "The Loaded Dog" was the most humorous he had written. Curly Jack, who had been with Henry when the "Dog" was conceived, urged him to tell the story. I give it as I remember it:

"Curly and I were doing a bit of digging at Pipeclay near the Budgee pub, and, not being on gold, were broke to the wide. All our credit was cut-out and we were not eating too well. Pipeclay Creek had plenty of fish—tailer, bream and jewfish—but they refused to bite. Having some explosives we thought we might blow a few up. Curly took charge of operations. He primed a plug of gelignite with cap and fuse, put it in a jam-tin, then packed it tightly with damp clay and stood it near the fire to dry-out.

"There was a dog, a big half-grown retriever type, who often used to visit us looking for scraps, though God knows we never had any to give him. But he still looked on us as friends, and I wouldn't have been surprised had he brought along a sheep now and then. He was that kind of a dog.

"He was greatly interested in the bomb, and examined it closely, even picking it up. Curly had given the bomb a very long fuse, having a theory that while it was burning the bubbles would attract the fish and cause them to gather round and we would get a good catch. When

the dog picked it up and I saw the fuse trailing on the ground near the fire the possibilities of what could happen came to my mind. And that is how "The Loaded Dog" came to be written."

He told me that he had done very little gold-digging apart from "specking" on the mullock-heaps and fossicking in the creeks. His mining stories came from yarning with the diggers at Log Paddock when he was a boy. And, as "The Loaded Dog" shows, it took very little to give him the idea for a good story.

I HAD heard of Henry as a very heavy drinker, but in three hours we had four glasses of beer for each man. He sipped very slowly and was always the last to finish. So I have no comments.

And his deafness? In those three hours no one spoke above his usual voice, yet he never asked for anything said to be repeated. The next morning I met him in the street. This time there were several men with him, and he was cupping his hand to his ear and acting in the manner of a very deaf person. Then Mudgee's leading drunk, dirty, ragged and badly in need of a shave, stumbled past. One of the men said, "That chap is a disgrace to the town. He should be locked-up and given a good wash." He spoke in a low tone, but Henry's eyes flashed, and he snapped, "There but for the grace of God goes any bloody one of us."

That was the only time I saw him display any anger or heard him swear; but the incident made me very doubtful of his deafness. I never met him again, and the shortness of the time I was with him does not qualify me to be too definite on the subject. So I leave that question to those people who knew him over many years to answer.

## HENRY'S FOREBEARS

Walter Stone, whose "Checklist of Henry Lawson's Contributions to THE BULLETIN" has been a No. 1 aid to Lawson researchers, includes an interesting new item of Lawson lore in "Biblio-News," which he conducts for the Book Collectors' Society of Australia—the following quote from a letter written to him by Odd Bjorge, of Eckboakoten, Norway:—

One of Lawson's relatives, still living in Norway, told me a few things about his (Lawson's) Norwegian forebears which might be of interest. Per Larsen, Henry's grandfather, passed his exam. at the Teacher's College of Kristiansund and was posted to Trondheim, where he met and married Martha Magrethe Holm Hertzberg Durlman. About Per Larsen it is told that he loved women, wine and song—and was inclined to poetry—a fact that ought at least to be of some moment. He was very much used as a "bidding-welcome" man (one who used to visit the houses asking people to come to weddings, funerals, etc.). He was also demanded for literary; he got Dandlingorden—the highest possible distinction in those days. It happened in

1809 during the Napoleonic Wars. A British ship attacked Trondheim when Per Larsen was the only young man left, the others having been called-up. Well, Per collected all the women and equipped them with skirts and axes, instructing them to make as much noise as possible. So the British soldiers, on the point of surrendering, thought the better of it when they saw what they thought was a whole army lined-up in the nearest wood. That's how Per got the Dandlingorden. When he got the Order, his mamma said he had some very souly remarks that previously the custom had been to put the villains on the cross, now they put the crosses on the villains. Per and Martha's youngest son, Nick, was only 19 when he left Norway. He had fallen in love with a young girl, but in returning from one of his sea-trips he found that she had been married to his brother Siler in the meantime. He then solemnly swore never to set foot in Norway again, a promise he kept. He emigrated to Australia.

Bjorge's interest in Lawson possibly springs from his own visit south—he was attached for some time to the Education Department in Tasmania. He recently completed a thesis on Henry.

THE BULLETIN, August 6, 1958

## Mousings.

(By the Offis Cat).

Dere Humans,—Once agen I cum befor yer, as ther polertishens ses. Ther reason why I hav bin silent so long is on account of the shortige of papir, so I aint bin abil ter rite my usuil epissel. In fact, thay tells me that ink is goin ter soar up orlso, so that I spose I will soon hav ter indite my sribble in ther same way as they did in ther days ov "Clancy ov ther Overflow," ter wit, namely, with my thumbnail dipped in tar (fer thumbnal please read "paw" on this occashen). So much fer meself. Now fer uther things. Sumthing is happenin in this town ov Mudgee at larst. I notis that yous has got a brand new set ov aldermen in both councils, so that ther place ort soon ter put on a appearance ov prosperity. In fact, I bleeve it is lookin better this larst few weeks. But yous cood do with one or two drops ov rain ter cheer yers up. Ov corse I realise that ther matter ov rain aint got nuthin ter do with ther averidge bloak.

That's ther parson's bisness. If he ses, roll up and let's have prayers fer rain, yer mite or yer mite not roll up; and if yer do yer only do it jist fer respecterbility sake, or fer bisness purposes, or sum uther worldly reason, but yer never reckernises ther fact that there is a Supreme Bein wot rules universal natur, and so yer jist indulge in a lot ov caterwaulin, and if it rains it is a blessin, and if it don't it is a catastrophe. That's it, here dumañs.

Meow! Prices is gettin high now.

Everything is gettin high! Why ther uther day I happened ter cum acrost a rat drowned in ther offis paiste pot, but it wos too high fer me ter negoshiate. Ther uther day I herd ov vonve of them bloakes wot owned sum shares in one ov them monopoly things, wot went up ter sich a premium he had ter send a broker up in a acroplain ter sell out.

They tell me that Billy Jews rushed out from ole England ter make everything cheap in Orstralia, but nuthin aint got cheep yet, and no one evir hears ov ennyone trying ter maik it cheep neither. It aint orfen I touch on sich subjects as these, but I spose it's ther hot wether wot has upset me liver. Ennyway, evverybody and sum

uthers besides, ses that ther corse ov orl ther trubbil is ther monopolies, wotever they is, and praps they are rite. Ther latiest monopolies wot I hav hird ov is where a man got hissself bit with a snaik, five hundred times. Ther mene retch. Howevir, I'll forgiv him, and as this is ther seasun fer snaik yarns, I'll jist append one hereto. Here it is:—

Ther uther day when Jack Fitzsimmins was makin a inspectshen ov ther varius cordials and uther substances wot he bort with ther goodwill of ther Sydney Hotel, he was horrefied ter cum acrost a large eask ov beer stowed away in the darksome depths ov ther cellar, and around wich a pair of snaiks had tightly coiled theirselves. Jack nevid was overfond ov snaiks, so he gave three yells for help, but wen ther sed help arrived it was found that ther snaiks ment no harm, but was in fact doin ther boniface a good turn. It appears that at some prehistoric period or else later ther beer barrel had sprung a leak, and ther two snaiks bein present at ther psycical momint sprang round the barrel and remained on duty until found as

above statid. They was a pair ov hoop snaiks, d'ye see! Jack Fitzsimmons will no doubt preserve them in spirits fer ther term ov thair naturil lives, so that his large number of clients wot he is goin ter git will soon be abil ter see snaiks ov orl shapes, sizes, ages and condishen.

Thi is a troo snaik yarn. Meow!

I notis that a good menny ov ther best inhabitants ov ther town is leavin us; in fact I hav bin thinkin seriously about takin on ther saim attitude meself, but boss sez I carnt be spared, so I has ter remain fer awhile at least. I don't think its rite fer us ter be loosin these folks, and sum effort should be made ter try and stop enny more from migratin, else we will hav ter rite a epitaf on the dial of the post office turrit clock after ther manner ov ther old dame wot wrote on her departid husband's toomstone ther follerin lines, namely, "He took ther good too good on earth ter stay, and left ther bad too bad ter take away."

In conclusion, I wood like ter conclood my remarks by raisin a caterwaul in protest agenst ther Agericultral Society on behalf ov ther feline sosisety of demostikat d cats. I hav looked carefully over ther shedule fer ther forthcummin show, and I'm blest if I can see enny prizes fer ther varius classes ov cats. Now these classes is numeus and comprise a fair share

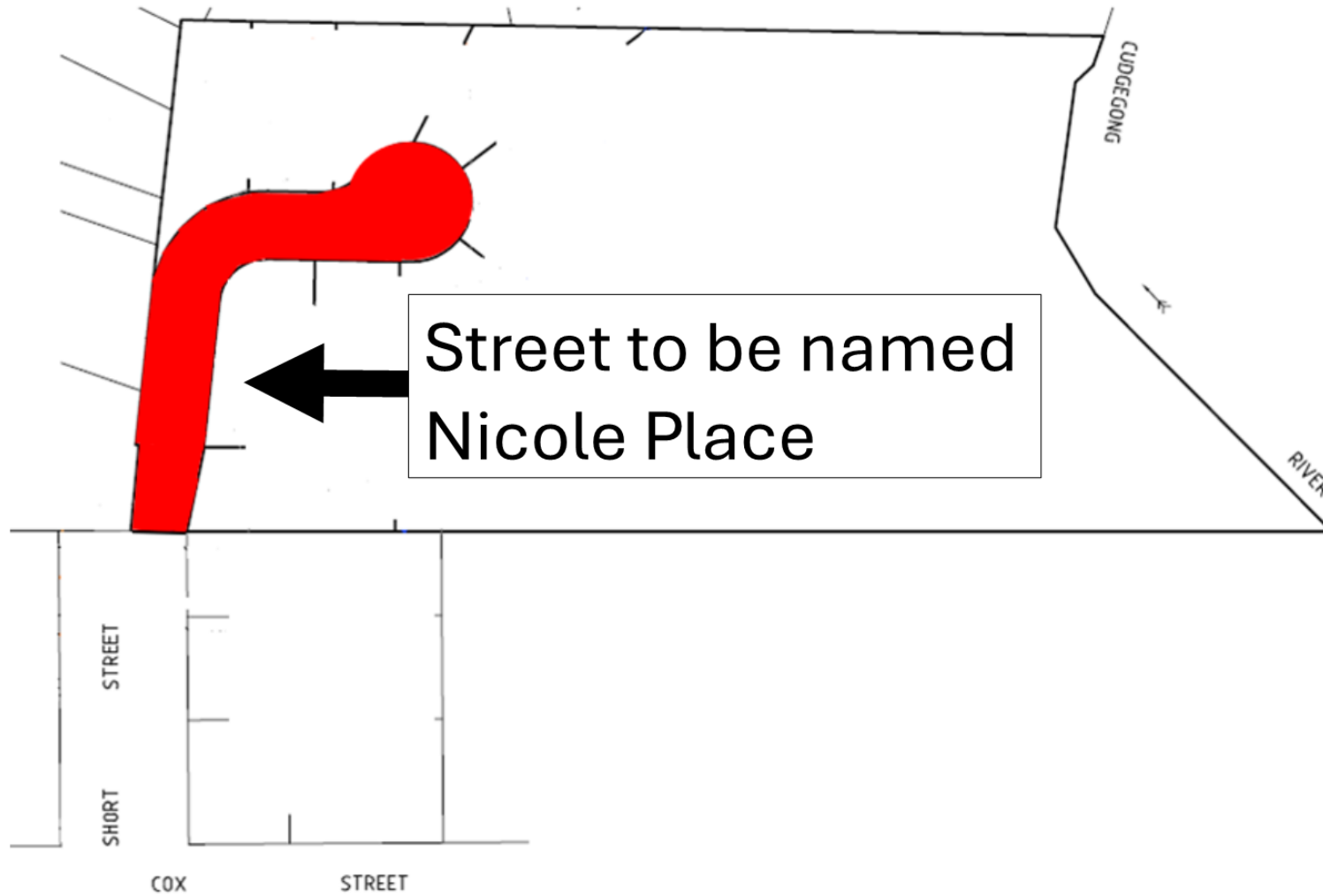
of ther community, and ennyone wot carnt sleep at nits canv tell you that they has a voice in public affares.

Why, there's white cats and black cats, tabbies and teetershells, spottid and spotless, bearded and beardless, offis cats and manx cats, and menny uthers wot cood easily out do enny of the dogs fer instanse that delite ter bark and bite. Refer yerselfs back ter histry, and yer will find ther best that cood be cronickled about dogs is ther well known poem ov ther dog in her manger, wich I need not repete here, while everyone knows ther sole stirrin lines about cats wot sez, "I luv little kitty, her coat is so warm," etseterer.

Now then, you humans, won't yer jist giv ther cats a show at yer show. Meow! Meow!

Yors,  
GRUMPUS.

Mudgee Guardian Thursday 26 February 1920



## 9.7 Naming of a new street in a subdivision off Robertson Street, Mudgee

### REPORT BY THE PROPERTY SUPPORT OFFICER

TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, P25743, R0790141, DA0324/2023

### RECOMMENDATION

#### That Council:

1. **receive the report by the Property Support Officer on the naming of a new street in a subdivision off Robertson Street, Mudgee;**
2. **name this street Mason Street, being the new street in a subdivision off Robertson Street, Mudgee; and**
3. **advertise the proposed name and receive a further report at the end of the exhibition period to formalise the name of the street.**

---

### Executive summary

A new subdivision off Robertson Street in the town of Mudgee includes one new street. Addressing requirements for the new subdivision will necessitate the naming of this new road.

### Disclosure of Interest

Nil

### Detailed report

Council, being the Roads Authority, is required to name new and unnamed streets and roads. The purpose of this report is to provide a list of names submitted by the public from which Council can choose a name for this new street.

Following the approval of a new subdivision off Robertson Street in the town of Mudgee, Council wrote to the property owner and neighbours of the subdivision on 10 December 2024 requesting their naming suggestions. Public consultation was also invited in an advertisement placed in the 14 December 2024 issue of the Mudgee Guardian and on Council's website. Submissions closed on 4 January 2025 and during this period four submissions were received with the following names suggested:

Powell

Hazel

Mason

Law

These names were evaluated via the Geographical Names Board and an issue was found with Hazel as it sounds similar to Hazelwood Road in the locality of Meroo, and with Law as it sounds similar to Lawson Street in Mudgee and Lawson Lane in the locality of Buckaroo. Powell and Mason were accepted for use so long as they did not relate to living persons.

The recommended name of Mason relates to John Daniel Mason (1872-1933) who grew up on the family property of Stony Creek in the Botobolar area then married Louisa Walsh in 1897. They purchased a property at Buckaroo which they named Eastwood, where they raised a family of four, along with breeding sheep and growing crops. The property still exists as part of Steins Wines, and is still called Eastwood. Mr Mason also operated a grocery store in Market Street, in the building that is now Husband's Saddlery, where he assisted the community by filling St Vincent de Paul vouchers during the Depression. Mr Mason was one of the founding directors of the Mudgee Friendly Society and other building societies in Mudgee, which allowed many Mudgee locals the ability to purchase their own homes during the Depression.

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 new street will allow the completion of street addressing within this new subdivision. Section 162 of the Roads Act (1993) states that "a road authority may name and number all public roads for which it is the authority. A roads 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 and Place Naming Policy, the name that Council endorses for this street will be:

1. Advertised in the Mudgee Guardian and on Council's website inviting submissions in writing from the public for a period of 21 days.
2. Concurrently, notice of the new name will be sent to Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association, and, in the case of a classified road – Transport for NSW, inviting submissions in writing for a period of 14 days.

At the expiration time for lodgement of submissions, a further report will be prepared for Council addressing any submissions received and recommending the formal adoption of the proposed road name, and Gazettal of the new street name.

## Community Plan implications

<b>Theme</b>	<b>Connecting Our Region</b>
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, October 2024

## Financial implications

The cost and installation of two street signs at the intersection of Robertson Street with the unnamed street will be met by the developer.

## Associated Risks

Nil

CAROLYN ATKINS  
PROPERTY SUPPORT OFFICER

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

23 January 2025

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

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

**From:** Justin Penney  
**Sent:** Monday, 9 December 2024 6:46 PM  
**To:** Council; Carolyn Atkins  
**Subject:** New road name request - 139 Robertson Rd

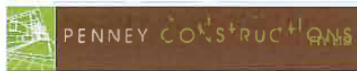
Hi there

Could i please suggest the following names for the new Cul de sac rd at the above address subdivision.

1. Powell Place - Mark Powell was the coolah vet for 40 years, he died in 2017
2. Hazel Grove (or place) - Lindy Hazel Penney, died 2021

Regards,

**Justin Penney**



One of the two names suggested by Justin has a connection to Mudgee and the other does too in its own way I suppose!

**HAZEL**

Hazel is the middle name of Justin's mother who passed away in 2023, she lived in Mudgee for a short period of time in 2007.

**POWELL**

Powell is my maiden name. Myself and my 3 siblings were born at the old Mudgee hospital in 1971, 1972, 1974 and 1975 but lived in Ooolah at the time. Our great great grandfather is Henry Crossing of Mudgee.

Warm regards

Amy Penney



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**From:** Rita Gibbins  
**Sent:** Friday, 20 December 2024 10:36 AM  
**To:** Council  
**Subject:** Road name

Good morning Mr Cam,

With reference to your request for submissions regarding naming a new street off Robertson St, may I submit the name of MASON as a tribute to my grandfather John Daniel Mason who, in addition to being a successful farmer at Buckaroo on land now owned by Steins Wines, also ran successful businesses at 39 (now 45) Market St in the early 1900s. He was one of the founding directors of the Mudgee Friendly Society and other building societies in Mudgee.

Research for my book "Grey to Gold" telling the history of the Mason/Walsh families which I plan to publish in 2025 reveals that banks were reluctant to lend for house purchases during the Depression years and building societies such as these were the only way Mudgee locals were able to afford a home.

In 1926 the Mudgee Guardian stated that "Mudgee may justly be styled the home of building societies in NSW". In 1927 an ad in the Mudgee Guardian offered shares in the Mudgee Co-operative Benefit Building Society Ltd. Shares were priced at 1/- each and application could be made by 17<sup>th</sup> January 1927 to J. D. Mason, Secretary.

I feel that a street named after him would be a fitting tribute to honour his place in Mudgee's history.

Kind regards,

Rita Gibbins

Sent from [Outlook](#)

John Daniel Mason. Was born at Pipeclay Creek on 14th November 1872 married Louisa Walsh on 24th November 1897 at Mudgee and died at Mudgee on 1st March 1933.

---

**From:** Jacqueline Layton  
**Sent:** Friday, 20 December 2024 12:00 PM  
**To:** Council  
**Subject:** Road Name Suggestion

Good morning

With reference to your request for submissions regarding naming a new street off Robertson Street, I would like to submit the name of LAW.

My parents have always had an affiliation with Mudgee Rylstone and Clandulla and owned property in these areas since the 1970's.

My parents Ernest Henry Law and Shirley Elizabeth Law (both deceased 2021 and 2017 respectively) moved from Sydney to Mudgee in 1997 on a permanent basis with my two sisters. My husband and I moved herein 2019.

Since the late 1970's my parents had race horses trained in Mudgee and owned horses that won such prestigious races such as the Goree Cup and Mudgee Cup several times.

My parents loved Mudgee and would be most grateful if their name could be considered for this road or for any future road naming.

Regards Jacqueline Layton

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Ernest Henry Law - 7/12/1930 DOB  
Shirley Elizabeth Law - 15/11/1929 DOB

Mudgee NSW 2850

2<sup>nd</sup> January 2025

Mr Brad Camm

General Manager

Re: name of a new street off Robertson St.

I wish to put forward the name 'Mason Street'

As many of the streets in Mudgee are named after prominent and worthy citizens, I feel my suggestion fits these criteria.

My Grandfather, John Daniel Mason, as third generation Australian of British origin, came to the Mudgee area in the 1860, growing up in the family property at Stony Creek, Botobolar, just north of Mudgee. After share farming on 'Havilah', he and his wife, Louisa Walsh, bought over 430 acres on which to build their home, 'Eastwood' Buckaroo, just opposite the Buckaroo Post Office, now Steins Wines. While raising a family of 4 children, they bred and kept sheep and grew crops.

John Daniel was also an astute businessman. From his premises in Market Street, now Husband's Saddlery, he operated a grocery store, where he helped St Vincent's De Paul Society by filling vouchers during and after the Depression. He began a Building Society about 1930, thus assisting the less affluent residents to build their homes. Both he and his wife contributed to Mudgee, and as noted in their Obituary Notices in the local press, both were held in high regard for their actions and charitable deeds.

Many of the descendants of this worthy couple reside in and around Mudgee and continue to contribute to the local community in many and various ways.

To have the new street named 'Mason Street' would honour such a worthy family.

Sincerely,

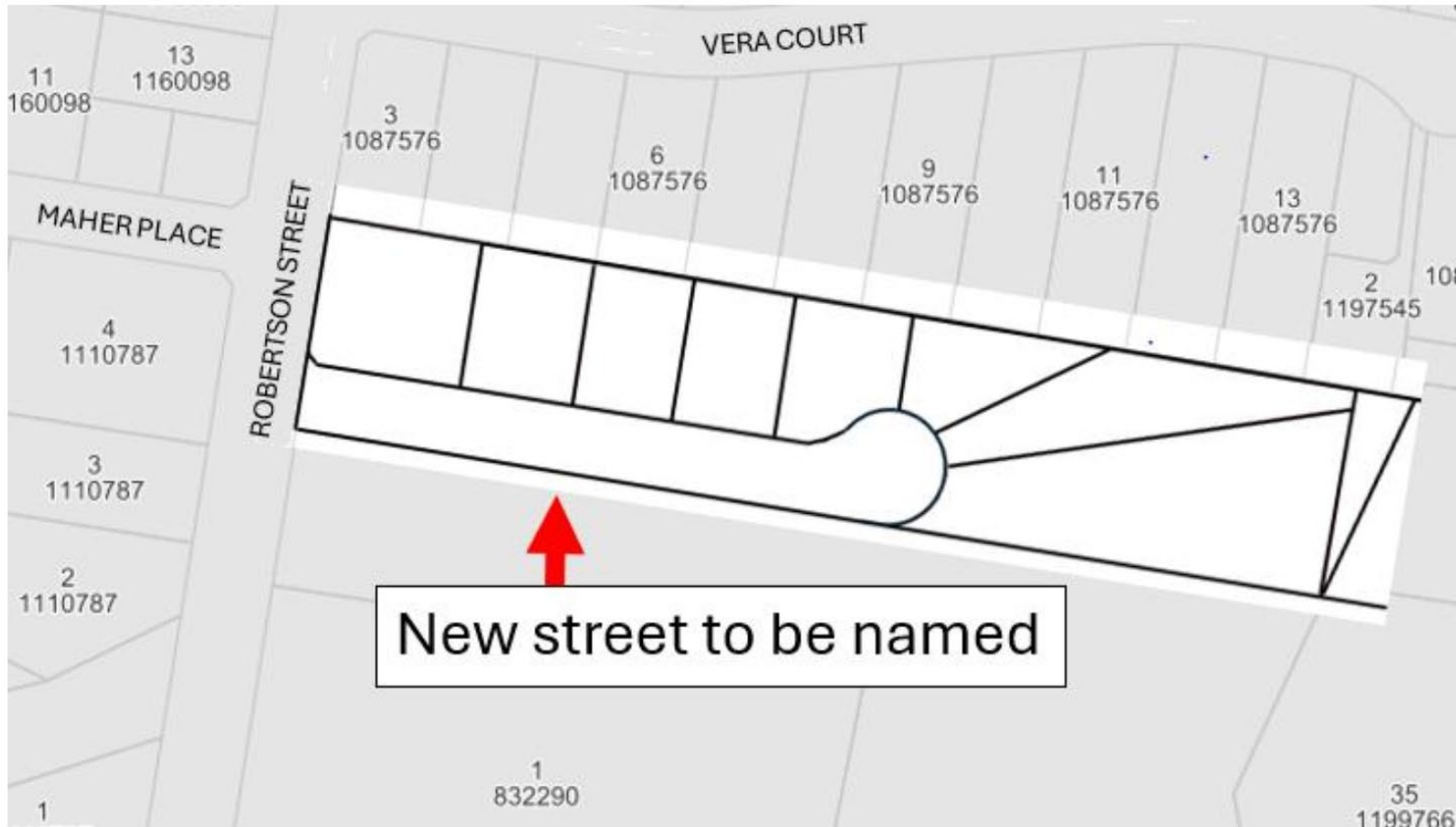
Rhonda Clarke (nee Mason).

## Mr. J. D. Mason

Genuine regret was expressed in Mudgee on Wednesday when it became known that Mr. J. D. Mason, one of the district's best known and most highly-esteemed residents had died in a local private hospital. He had been under treatment for some time, but was apparently making a satisfactory recovery. Yesterday, however, serious symptoms developed, and he passed away with tragic suddenness. Deceased was a man of sterling character, and, by sheer merit, won a place of trust in the community. His lamentable death will be a loss to the town, and deep sympathy will go out to the bereaved widow and family.

He was 60 years of age, was born at Pipeclay, and resided in this district all his life. At the time of his death he was secretary of the Mudgee Co-operative Benefit Building Society, and was formerly labor agent. He is survived by a wife and four children. The two sons are John (Earlwood, Sydney), and Frank (Buckaroo), and the daughters, Mrs. W. Morgan (Limestone), and Mrs. A. E. Heaslip (Mudgee). Messrs. T. Mason and J. Mason, of Mendooran and Spicer's Creek are brothers, and Mesdames J. J. Lynch, of Botobolar, and Buckler and Ward, of Sydney, are sisters.

The funeral took place this afternoon to the Mudgee cemetery after a Requiem Mass at the Catholic Church. The interment was in the hands of Mr. J. C. Swords.



## 9.8 Naming of an unnamed crown road reserve off Mount Pleasant Lane, Buckaroo

REPORT BY THE PROPERTY SUPPORT OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, R0790041

### RECOMMENDATION

#### That Council:

1. **receive the report by the Property Support Officer on the Naming of an unnamed crown road reserve off Mount Pleasant Lane, Buckaroo;**
2. **name this road Taylors Lane being the unnamed road off Mount Pleasant, Buckaroo; and**
3. **advertise the proposed name and receive a further report at the end of the exhibition period to formalise the name of the road.**

---

### Executive summary

Addressing is required for several properties accessed by this unnamed road reserve, requiring the road to be named.

### Disclosure of Interest

The Property Support Officer has a connection to one of the names submitted. There is a family connection to Jim Taylor and two submissions were received from her family members.

### Detailed report

Council, being the Roads Authority, is required to name new and unnamed streets and roads. The purpose of this report is to provide a list of names submitted by the public from which Council can choose a name for this unnamed road.

Following the sale of several land parcels accessed by this unnamed road, Council wrote to the neighbours of the road on 19 December 2024 requesting their naming suggestions. Public consultation was also invited in an advertisement placed in the 11 January 2025 Mudgee Guardian and on Council's website. Submissions closed on 3 February 2025 and during this period nine submissions were received with the following names suggested:

Phillips                      Marys                      Wallaby                      Wombat Hollow                      Taylors

These names were evaluated via the Geographical Names Board and an issue was found with Phillips as it sounds similar to Phillip Close in Mudgee, Marys sounds similar to Mays Place in Yarrowonga and Marsh Avenue in Caerleon, and Wallaby sounds similar to Wallinga Lane in Spring Flat.

Wombat Hollow was accepted, and Taylors was accepted for use so long as it does not relate to a living person.

The recommended name of Taylors Lane relates to James (Jim) Taylor (1926-2008), the previous owner of the land that the road being named runs through. The land was owned by the Taylor family for over 120 years until recently. Jim was a farmer, apiarist and worked at Mudgee Regional Abattoir for many years. Jim and two friends created the Mudgee Field and Game Gun Club for clay target shooting on the property in 1981. The property was the site of many State, National and Oceania level competition shoots, before the Club relocated to the Windamere Regional Shooting complex after Jim's passing. Jim represented NSW in shooting for approximately 15 years and represented Australia overseas. Jim was awarded the Australian Sports Medal in 2000 for his significant achievements and contributions to his sport, club and State over many years. The Club, now called Mudgee Sporting Clays, currently holds a memorial shoot annually, in memory of Jim and the other two founders. The most recent, on the 25<sup>th</sup> of January this year, fielded 122 competitors over the weekend. There is no doubt Jim left an enduring legacy to the region and to the sporting shooter world. Naming the road that ran through his property Taylors Lane would be a fitting tribute to Jim and to the unique and distinct link he had to the area.

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 unnamed road 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 roads 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 and Place Naming Policy, the name that Council endorses for this road will be:

1. Advertised in the Mudgee Guardian and on Council's website inviting submissions in writing from the public for a period of 21 days.
2. Concurrently, notice of the new name will be sent to Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire & Rescue, NSW Rural Fire Brigades, NSW Police Force, NSW State Emergency Service and NSW Volunteer Rescue Association, and, in the case of a classified road – Transport for NSW, inviting submissions in writing for a period of 14 days.

At the expiration time for lodgement of submissions, a further report will be prepared for Council addressing any submissions received and recommending the formal adoption of the proposed road name, and Gazettal of the new road name.

## Community Plan implications

<b>Theme</b>	<b>Connecting Our Region</b>
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 Addressing Policy and User Manual, October 2024

## Financial implications

Cost and installation of 1 street sign and a No Through Road sign at the intersection of the unnamed road with Mount Pleasant Lane is currently included in existing street signage budgets.

## Associated Risks

Nil

CAROLYN ATKINS  
PROPERTY SUPPORT OFFICER

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

23 January 2025

*Attachments:*

1. Submission.
2. Submission.
3. Submission.
4. Submission.
5. Submission.
6. Submission.
7. Submission.
8. Submission.
9. Submission.
10. Map.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



---

**From:** Daniel Phillips  
**Sent:** Friday, 24 January 2025 2:10 PM  
**To:** Council  
**Subject:** Naming of unnamed road of Mount Pleasant lane Buckaroo

To the general manager,

Please find attached document for your consideration.

A hard copy has been submitted in person to council office today

Kind regards Daniel Phillips

20<sup>th</sup> January 2025

Mid-Western Regional Council  
PO Box 156  
Mudgee, NSW 2850

To the General Manager,

In response to the letter dated December 2024, regarding the: NAMING OF UNNAMED ROAD  
OFF MOUNT PLEASANT LANE, BUCKAROO.

As a neighbour of the unnamed road off Mount Pleasant Lane, Buckaroo I would like to submit a  
suggestion for council's consideration.

Blocks 157 & 160 of DP 755410 have been in my family since the 1950's. To recognise this  
significant period of ownership I believe 'Phillips Lane' adheres to the guidelines as these  
relatives are now deceased.

My grandparents Betty & John Phillips initially purchased the blocks, then during a period of  
hardship my great uncles stepped in taking possession to keep them in the family.

If you would like further information to support this application please don't hesitate to contact  
me.

Thankyou for your consideration.

Kind regards,

Daniel Phillips

Owner of Lot 160

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**From:** Max Phillips  
**Sent:** Friday, 24 January 2025 2:26 PM  
**To:** Council  
**Subject:** Naming of unnamed road off mount pleasant lane buckaroo  
**Attachments:** IMG\_3434.jpg

To the general manager,

Please find attached document for your consideration.

A hard copy has been submitted in person to council office today.

Kind regards Max Phillips

23<sup>rd</sup> January 2025

Mid-Western Regional Council  
PO Box 156  
Mudgee, NSW 2850

To the General Manager,

In response to the letter dated 19<sup>th</sup> December 2024, regarding the: NAMING OF UNNAMED ROAD OFF MOUNT PLEASANT LANE, BUCKAROO.

As a neighbour of the unnamed road off Mount Pleasant Lane, Buckaroo I would like to submit a suggestion for council's consideration.

Blocks 157 & 160 of DP 755418 have been in my family since the 1950's. To recognise this significant period of ownership I believe 'Phillips Lane' adheres to the guidelines as these relatives are now deceased.

My parents Betty & John Phillips initially purchased the blocks, then during a period of hardship my uncles stepped in taking possession to keep them in the family.

If you would like further information to support this application please don't hesitate to contact me.

Thankyou for your consideration.

Kind regards,

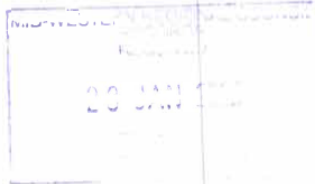
Maxwell Henry John Phillips



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

Martin and Stacey Howes

24th February 2025



Dear General Manager,

**Re: Suggested Names for Unnamed Road Off Mount Pleasant Lane, Buckaroo**

We are writing to propose three possible names for the unnamed road off Mount Pleasant Lane, which provides access to our property at 184 Mount Pleasant Lane, Buckaroo.

Our suggestions are as follows:

- 1. Mary's Lane**  
This name honours "Buckaroo Mary", a local legend who lived at 182 Mount Pleasant Lane. Mary was a well-known figure in the area, frequently featured in *The Wallaby Track* column of the *Mudgee Guardian*.
- 2. Wallaby Track**  
This name reflects the abundant local wildlife, particularly wallabies that can often be seen hopping through the bushland surrounding the road. The name also pays homage to the column in the *Mudgee Guardian*, which resonates with the community.
- 3. Wombat Hollow Lane**  
This name acknowledges the wombats that inhabit the end of the crown road at the foot of Mount Buckaroo, a distinctive feature of the area.

We believe these names reflect the character and natural beauty of Buckaroo while also recognising its heritage and wildlife.

Thank you for considering our suggestions. If you require further information or clarification, please do not hesitate to contact us.

Yours sincerely,

Martin and Stacey Howes

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**From:** judymerrett  
**Sent:** Wednesday, 29 January 2025 12:31 PM  
**To:** Council  
**Cc:**  
**Subject:** Submission for the naming of the un named road off Mt Pleasant Lane - Taylors Lane - Judy Taylor-Merrett  
**Attachments:** Jim Taylor - Australian Sports Medal 14.7.2000.JPG; Jim Taylor - The Australian Sports Medal of the year.jpg; Jim Taylor memorial shoot plaque.jpg; Jim Taylor - Bumberra parish map 1905.JPG

Mid-Western Region Council

Att: The General Manager

I would like to make a submission, for the naming of the un-named road off Mt Pleasant Lane Buckaroo, as per the recent advertisement in the Mudgee Guardian.

I would like to request the road be named, after my father's family, we would like it to named Taylors Lane.

I believe this is a fitting name, because the property that the lane transverses, was owned by my family for more than 120 years. My grandfather, Roland Taylor purchased several lots in the area in 1895, some of those lots remained in the family ownership, until the passing of my father and recent sale by my uncle.

My father Jim Taylor was born in 1926 and lived there until his death in 2008. His working life was working the land Buckaroo, and at the Mudgee Regional Abattoirs. He was a keen apiarist and was well known for supplying honey to many people around Mudgee.

Dad and two of his mates, started the Mudgee Field and Game Gun Club, on the property in 1981, he was the club president for many years.

This clay target shooting range was in a secluded valley at the rear of the property. This shooting club developed into a draw card for many shooters, bringing many shooters to Mudgee to shoot in NSW and National events.

Dad's shooting saw him represent NSW and Australia for many years. He was awarded The Australian Sports Medal of the year for his contributions to the sport and club.

Thank you for the opportunity, to contribute to the naming of the roadway, and look forward to advice that the roadway will be called Taylors Lane.

Please do not hesitate to contact me, on [redacted] if you have any questions.

Thank you  
Judy Merrett

## Mr Jim Henry TAYLOR

### Australian Sports Medal

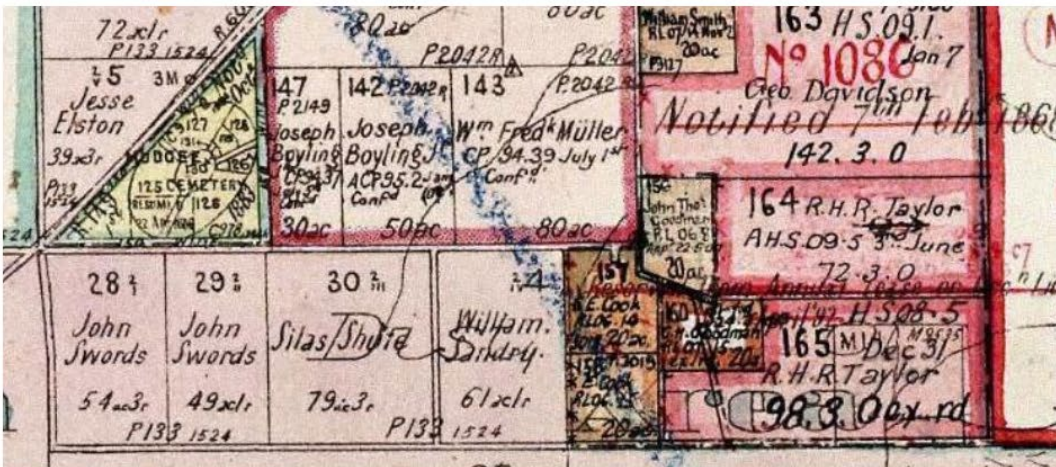
#### Post-nominals

**Awarded on** 14th of July 2000

**Award event**

#### Citation

Administration for 20 years, Past state and national veteran champion, provides venue for competitio



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**From:** Jackie  
**Sent:** Wednesday, 29 January 2025 5:14 PM  
**To:** Council  
**Cc:**  
**Subject:** Submission on the naming of the un-named road off Mt Pleasant Lane - Taylors Lane - Jackie Perring

Dear Mr Cam,

I would like to make a submission for the un-named road off Mt Pleasant Lane as recently advertised in the Mudgee Guardian.

I would like the request the road be named after a good friend of my fathers and his family, James (Jim) Taylor. I would like it to be called Taylors Lane.

The reason for my submission is that the un-named road lies entirely in the property that was known as Bumberra Buckaroo, 280 Edgell Lane, that was owned by Jim's family for approximately 120 years. Jim's Dad, Roland Henry Taylor purchased several portions in the locality between 1895 and 1905 with portion 164 and 165 remaining in the family until the passing of Jim and the recent sale by his nephew.

Jim (1926-2008) was raised on the property and lived there for over eighty years and raised his daughter there with his wife Dianne. Our family were regular visitors to the farm and knew how much he loved it. Jim was an apiarist and was well known for supplying tasty honey throughout Mudgee. Jim worked on the farm and at the Mudgee Regional Abattoir.

Jim, along with my Dad and another mate started the Mudgee Field and Game Gun Club for shot gun shooters on the property in 1981 and was the president for many years. The club is now called Mudgee Sporting Clays and moved out to Windamere range several years after Jim passed away. The club held a Jim Taylor memorial shoot in memory of Jim for many years until the passing of my father and Peter Clarkson and they now run the Atkins, Clarkson, Taylor memorial shoot, the most recent of which was held on the 25<sup>th</sup> of January this year. This shoot is attended by members of the founders' families plus many other shooters to show their respect to the men whose vision has grown into a thriving club that they all enjoy.

Jim represented NSW in shooting for approximately 15 years and went on to represented Australia in New Zealand.

Jim was awarded The Australian Sports Medal of the year in 2000 for his significant achievements and contributions to his sport and club. This was a fantastic honour for him.

This property was very important to Jim, and all our family and friends and feel that the naming of the road through that property would be a real tribute to a good friend of the family.

I look forward to hearing of your decision. Please do not hesitate to contact me if you have any questions.

*Cheers,*

*Jackie Perring*



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**From:** Steve Atkins  
**Sent:** Wednesday, 29 January 2025 10:44 PM  
**To:** Council  
**Subject:** Submission on the naming of the un-named road off Mt Pleasant Lane - Taylors Lane - Steven Atkins

Dear Mr Cam,

I would like to make a submission for the un-named road off Mt Pleasant Lane as recently advertised in the Mudgee Guardian.

I would like to request the road be named after a good friend of my father and his family, James (Jim) Taylor. I would like it to be called "Taylors Lane".

The reason for my submission is that the un-named road lies entirely in the property that was known as Bumberra Buckaroo, 280 Edgell Lane, that was owned by Jim's family for approximately 120 years. Jim's Dad, Roland Henry Taylor purchased several portions in the locality between 1895 and 1905 with portion 164 and 165 remaining in the family until the passing of Jim and the recent sale by his nephew.

Jim (1926-2008) was raised on the property and lived there for over eighty years and raised his daughter there with his wife Dianne. Our family were regular visitors to the farm and knew how much he loved and cared for the property. Jim was an enthusiastic apiarist and supplied well known honey to many in the Mudgee and Gulgong communities. Jim worked and lived on the farm and also at the Mudgee Regional Abattoir for many years.

Jim, along with my Dad and another friend started the Mudgee Field and Game Gun Club for clay target competition on the property in 1981 and was the president for many years. The club is now called Mudgee Sporting Clays and since Jims passing it has now relocated to the Windamere Regional Shooting complex. The club has hosted many State National and even Oceania level events, lots of which occurred on Bumberra. The club holds a memorial shoot annually in memory of Jim, the most recent of which was held on the 25<sup>th</sup> of January this year with 122 competitors in attendance. A sure sign of the legacy he left to the region and State in the sporting world.

Jim regularly represented NSW in National level competition for approximately 15 years and also represented Australia overseas. I am told he was also a very talented track cyclist in his younger days.

Jim was awarded The Australian Sports Medal in 2000 for his significant achievements and contributions to his sport, club and State over many years. This was a fantastic honour for him.

This property was very important to Jim and his family, along with all my family and friends. I feel that the naming of the road through that property as "Taylors Lane" would be a real tribute to a good community personality with a unique and distinct link to the area the road passes through.

I look forward to hearing of your decision. Please do not hesitate to contact me if you have any questions.

Thanks and Regards,

Steven Atkins.



Dianne Tattersall

Dear Mr Cam,

I would like to make a submission for the un named road off Mt Pleasant Lane as recently advertised in the Mudgee Guardian.

I would like the request the road be named after my late husband and his family, James (Jim) Taylor. I would like it to be called Taylors Lane.

The reason for my submission is that the un-named road lies entirely in the property that was known as Bumberra Buckaroo, 280 Edgell Lane, that was owned by my husband's family for approximately 120 years. My father-in-law, Roland Henry Taylor purchased several portions in the locality between 1895 and 1905 with portion 164 and 165 remaining in the family until the passing of Jim and recent sale by my husband's cousin.

Jim (1926-2008) was raised on the property so lived there for over eighty years and I remained on the property for a few years after his passing. Jim worked the property and also worked at the Mudgee abattoirs. Jim was also an apiarist and was well known for supplying tasty honey throughout Mudgee.

Jim, along with two of his mates started the Mudgee Field and Game Gun Club for shot gun shooters on the property in 1981 and was the president for many years. The club is now called Mudgee Sporting Clays and moved out to Windamere range several years after Jim passed away. The club held a Jim Taylor memorial shoot in memory of Jim for many years until the passing of his co-founders and they now run the Atkins, Clarkson, Taylor memorial shoot, the most recent of which was held on the 25<sup>th</sup> of January this year. This shoot is attended by members of the founders' families plus many other shooters to show their respect to the men whose vision has grown into a thriving club that they all enjoy.

Jim represented NSW in shooting for approximately 15 years and went on to represented Australia in New Zealand.

Jim was awarded The Australian Sports Medal of the year in 2000 for his significant achievements and contributions to his sport and club. This was a fantastic honour for him.

This property was very important to Jim, and all our family and friends and feel that the naming of the road through that property would be a real tribute to my late husband.

I look forward to hearing of your decision. Please do not hesitate to contact me if you have any questions.

Yours sincerely

Dianne Taylor (Tattersall)

Mick & Wendy Quinlan

To the General Manager,

I would like to make a submission for the un named road off Mt Pleasant Lane as recently advertised in the Mudgee Guardian.

I would like the request the road be named after our late brother-in-law and his family, James (Jim) Taylor. We would like it to be called Taylors Lane.

The reason for my submission is that the un-named road lies entirely in the property that was known as Bumberra Buckaroo, 280 Edgell Lane, that was owned by Jimmy's family for approximately 120 years.

Jim (1926-2008) was raised on the property so lived there for over eighty years. Jim worked the property and also worked at the Mudgee abattoirs. Jim was also an apiarist and was well known for supplying tasty honey throughout Mudgee.

Jim, along with two of his mates started the Mudgee Field and Game Gun Club for shot gun shooters on the property in 1981 and was the president for many years. The club is now called Mudgee Sporting Clays and during its life has hosted State events. The Club has gone on to become a very well know and respected Club and it all started in Jim's back paddock.

Jim represented NSW in shooting for quite a few years and also represented Australia in New Zealand.

Jim was awarded The Australian Sports Medal of the year in 2000 for his significant achievements and contributions to his sport and club. This was a fantastic honour for him.

This property was very important to Jim, and all our family and friends and feel that the naming of the road through that property would be a real tribute to our brother-in-law.

We look forward to hearing of your decision. Please do not hesitate to contact us if you have any questions.

Yours sincerely,

Mick Quinlan 

Wendy Quinlan

Max Holland

The General Manager  
Midwestern Council  
MUDGEES 2850

SUBMISSION FOR THE NAMING OF THE ROAD OFF MT PLEASANT LANE

Dear Sir,

I would like to make a submission for the naming of the un-named road off Mt Pleasant Lane Buckaroo.

I think it would be a fitting name to call this road TAYLORS LANE as the Taylor family have lived previously in the vicinity for at least three generations. Jim Taylor as his father before him spent his entire life living in the area. Both Jim and his father contributed a lot in the Mudgee community.

I think it to be fitting if this advertised lane was to be called TAYLORS LANE.

Regards  
Max Holland



## 9.9 Community Grants Program - February 2025

REPORT BY THE ACCOUNTANT REPORTING & ANALYSIS  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, GRA600009, GOV400113

### RECOMMENDATION

#### That Council:

1. receive the report by the Financial Planning Co-ordinator on the Community Grants Program - February 2025;
2. amend the 2024/25 budget to increase Community Grants Program by \$21,969 to be funded from unrestricted cash. This will increase the Community Grant Program to a total of \$131,969;
3. provide financial assistance to the following applications in accordance with the criteria and guidelines of the Community Grants Policy: and

Applicant	Recommended Amount \$
• Kandos CWA	2,700
• Mudgee Fine Foods Inc (MFFI)	5,000
• Gulgong Chamber of Commerce Inc	10,000
• Mid-Western Visual Arts Heritage Association Inc	6,520
• Mudgee Show Society	5,000
• Rylstone Kandos Business Chamber	10,000

4. not provide financial assistance to the following applicants for the reasons provided in the report:

• Lake Windamere Under Canvas Camping Inc
• Gulgong Bowling & Sporting Club Inc

5. close the Community Grants Program for the remainder of the 2025/26 financial year, as allocated funds for this program have been exhausted.

---

### Executive summary

This report considers requests for financial assistance under Council's Community Grants Program Policy.

Provision is made in Council's Community Grants Program Policy to provide financial assistance to not-for-profit community-based organisations, groups and individuals that offer a significant contribution to community outcomes and goals as provided in the Towards 2040 Community Plan.

All applications except for those under the Youth Representative Grants, Disability Representative Grant and the Mudgee Sports Advisory categories were first reviewed for eligibility and then assessed by a panel of three staff against the following criteria relative to the amount of funding requested:

- Degree of benefit to the community aligned with the Community Plan.
- Level of consultation and collaboration with other local groups.
- Organisational capacity to deliver the program or project.

Even though an application meets the criteria it may be judged that there is not a significant enough benefit to the community to fund or fully fund the request. A summary of each application is shown below, together with panel recommendations.

Applicant	Project/Activity	Funding Request \$	Total Score out of 10	Recommended Amount \$
Lake Windamere Under Canvas Camping Inc	Sewage Disposal	1,800	7	-
Kandos CWA	Kandos CWA Rates and Insurance	2,700	8	2,700
Mudgee Fine Foods Inc (MFFI)	Mudgee Fine Foods Farmers and Makers Market ground hire fee	6,000	9	5,000
Gulgong Bowling & Sporting Club Inc	Online voluntary training with CLUBMAP	3,998	6	-
Gulgong Chamber of Commerce Inc	Gulgong Chamber of Commerce administration	10,000	8	10,000
Mid-Western Visual Arts Heritage Association Inc	History of Painting, Sculpture & Ceramics in the Mid-Western Region of NSW	6,520	8	6,520
Mudgee Show Society	Mudgee Show and Rodeo	5,000	9	5,000
Rylstone Kandos Business Chamber	Rylstone Kandos Business Chamber - Business Activities Support 2025/26	10,000	9	10,000
<b>Total</b>				<b>39,220</b>

## Disclosure of Interest

Nil

## Detailed report

The information provided below gives more detail on each application and the scoring against the policy criteria.

Copies of all applications are provided as attachments to the report.

### **Lake Windamere Under Canvas Camping Inc**

Lake Windamere Under Canvas Camping Inc requests \$1,800 for Sewage Disposal. They run camping/environmental programs for the region's children. Biannual septic pump is the largest ongoing expense which leaves them with very little to maintain the site and keep fees to a minimum.

*Link to Community Plan:1.1.3 Support networks, program and facilities which promote health and wellbeing and encourage healthy lifestyles 1.3.1 Provide infrastructure and services to cater for the current and future*



*needs of our community, 2.3.3 Support programs that create environmental awareness and promote sustainable living*

**COMMUNITY GRANT CATEGORY**

Community Grants Category - In-kind Grant: Cap \$ 5,000

**RECOMMENDATION:**

\$ 0

The Panel has declined the request for funding due to budget constraints. There is limited budget left in the Community Grants Program and the Panel has prioritised programs with a scoring of 8 or more.

**Kandos Country Women's Association (CWA)**

Kandos CWA requests \$2,700 for Kandos CWA Rates and Insurance.

*Link to Community Plan:1.1.3 Support networks, program and facilities which promote health and wellbeing and encourage healthy lifestyles 1.4.3 Provide equitable access to a range of places and spaces for all in the community, 1.4.1 Support programs which strengthen the relationships between the range of community groups*

**COMMUNITY GRANT CATEGORY**

Community Grants Category - In-kind Grant: Cap \$ 5,000

**RECOMMENDATION:**

\$ 2,700

**Mudgee Fine Foods Inc (MFFI)**

Mudgee Fine Foods Inc (MFFI) requests \$6,000 for Mudgee Fine Foods Farmers and Makers Market ground hire fee. On behalf of its members, MFFI a not for profit, host and administer 22 markets annually on the grounds of Robertson Park Mudgee.

*Link to Community Plan:3.2.1 Promote the Region as a great place to live, work, invest and visit 3.1.1 Support the attraction and retention of a diverse range of businesses and industries, 1.4.1 Support programs which strengthen the relationships between the range of community groups*

**COMMUNITY GRANT CATEGORY**

Community Grants Category - Community Events: Cap \$ 5,000

**RECOMMENDATION:**

\$ 5,000

**Gulgong Bowling & Sporting Club Inc**

Gulgong Bowling & Sporting Club Inc requests \$3,998 for Online voluntary training with CLUBMAP. The training is done for its board members to develop strategic, operational, and revenue plans. These plans will enhance the club's operations and sustainability, ensuring a prosperous future for its members and benefiting the wider Gulgong community.

*Link to Community Plan:1.1.3 Support networks, program and facilities which promote health and wellbeing and encourage healthy lifestyles 1.4.1 Support programs which strengthen the relationships between the range of community groups, 1.4.2 Support arts and cultural development across the Region*

**COMMUNITY GRANT CATEGORY**

Community Grants Category - Community Events: Cap \$ 5,000

**RECOMMENDATION:**

\$ 0

The Panel has declined the request for funding due to budget constraints. There is limited budget left in the Community Grants Program and the Panel has prioritised programs with a scoring of 8 or more.

**Gulgong Chamber of Commerce Inc**

Gulgong Chamber of Commerce Inc requests \$10,000 for Gulgong Chamber of Commerce administration. Gulgong Chamber of commerce administers, finances, supports and operates major community activities and programmes. It assists many community groups in our area to help ensure the smooth running of their many events staged in the Mid-Western Regional Council area. Each chamber activity requires financial administration and provision of resources.

*Link to Community Plan:1.1.3 Support networks, program and facilities which promote health and wellbeing and encourage healthy lifestyles 3.1.1 Support the attraction and retention of a diverse range of businesses and industries, 1.4.1 Support programs which strengthen the relationships between the range of community groups*

**COMMUNITY GRANT CATEGORY**

Business Association Category: Cap \$10,000

**RECOMMENDATION:**

\$10,000

**Mid-Western Visual Arts Heritage Association Inc**

Mid-Western Visual Arts Heritage Association Inc requests \$6,520 for History of Painting, Sculpture & Ceramics in the Mid-Western Region of NSW. Phase 1: Research existing records; collect information from artists and organisations; photograph previously undocumented artworks. (This application is for Phase 1 only.) Phase 2: Review and assemble data. Phase 3: Produce and disseminate the history in print and audiovisual formats.

*Link to Community Plan:1.4.1 Support programs which strengthen the relationships between the range of community groups 1.4.2 Support arts and cultural development across the Region, 3.2.1 Promote the Region as a great place to live, work, invest and visit*

**COMMUNITY GRANT CATEGORY**

Community Grants Category - Specific Program/ Project \$ 10,000

**RECOMMENDATION:**

\$ 6,520

## **Mudgee Show Society**

Mudgee Show Society requests \$5,000 for Mudgee Show and Rodeo. Family event that brings competition, fun and exhibits to Mudgee. Competitors and Spectators travel from a vast region to attend and compete and display their works. Family fun day out with entertainment and competitions. This year will be 180 years of the Mudgee Show.

*Link to Community Plan: 1.4.1 Support programs which strengthen the relationships between the range of community groups 1.4.2 Support arts and cultural development across the Region, 1.1.3 Support networks, program and facilities which promote health and wellbeing and encourage healthy lifestyles*

### **COMMUNITY GRANT CATEGORY**

Community Grants Category - Community Events: Cap \$ 5,000

### **RECOMMENDATION:**

\$ 5,000

## **Rylstone Kandos Business Chamber**

Rylstone Kandos Business Chamber requests \$10,000 for Rylstone Kandos Business Chamber - Business Activities Support 2025/26. To provide support funding for core Business Chamber activities including:

- administration support
- social media for the towns to support visitation
- workshops and networking events
- website development and maintenance

*Link to Community Plan: 3.2.1 Promote the Region as a great place to live, work, invest and visit 3.1.1 Support the attraction and retention of a diverse range of businesses and industries, 1.4.1 Support programs which strengthen the relationships between the range of community groups*

### **COMMUNITY GRANT CATEGORY**

Business Association Category: Cap \$10,000

### **RECOMMENDATION:**

\$10,000

## Community Plan implications

<b>Theme</b>	<b>Good Government</b>
Goal	An effective and efficient organisation
Strategy	Pursue efficiencies and ongoing business improvement

## Strategic implications

### **Council Strategies**

Not Applicable

### **Council Policies**

Recommendations are made under the Community Grants Program Policy.

### Legislation

In accordance with the Local Government Act 1993 Section 356 granting of financial assistance must be approved by a Council resolution.

### Financial implications

Funding of \$110,000 was originally provided for in the Operational Plan for financial assistance. The current balance remaining after the previous grants approved is \$ \$17,251. Due to budgetary constraints, it is the recommendation of Council officers to fund only projects with a scoring of 8 or more, therefore a total proposed amount of \$39,220 is to be granted. Should Council approve the recommendations in the report, the budget will need to be amended to increase by \$21,969 which will increase the total Community Grants Program budget to \$131,969 and a balance of \$0 will remain. It is recommended to close the Community Grants Program for the remainder of this financial year, as budget allocations for this program are now exhausted. Should Council wish to leave the program open and receive a report in May, then additional funds will have to be provided at the time that report is received.

### Associated Risks

Not Applicable

SUMEDHA UPRETI  
ACCOUNTANT REPORTING & ANALYSIS

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

24 January 2025

*Attachments:* 1. Community Grant Attachment - February 2025. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

## 9.10 Appointment of Crown Land Manager for R96779

REPORT BY THE MANAGER - PROPERTY AND REVENUE  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, 7591

### RECOMMENDATION

#### That Council:

1. **receive the report by the Manager - Property and Revenue on the Appointment of Crown Land Manager for R96779;**
2. **make application to the Minister responsible for Crown Lands requesting appointment as the Crown Land Manager for Reserve 96779 for Storage, being Lot 269 DP 755433 at 19 Welcome Reef Lane Gulgong NSW 2852; and**
3. **request Crown Lands to add the additional reserve purposes of Government Purposes and Community Purposes to Reserve 96779; and**
4. **amend the Budget to include a property maintenance amount of \$2,000 funded from unrestricted cash.**

---

### Executive summary

This report seeks a resolution to make application to the Minister responsible for Crown Lands requesting appointment as the Crown Land Manager for Reserve 96779 at 19 Welcome Reef Lane, Gulgong.

### Disclosure of Interest

Nil

### Detailed report

An opportunity has arisen for Council to be appointed as the Crown Land Manager (CLM) under the provisions of the Crown Lands Management Act for Reserve 96779. The reserve is located at 19 Welcome Reef Lane Gulgong, being Lot 269 DP 755433, having an area of 1.58HA. The land is zoned R2 Low Density Residential. Appointment as a CLM gives Council effective day to day control of the land with management requirements then falling under the provisions of the Local Government Act, as with all other land owned or managed by Council.

Constructed on the reserve are three buildings, being 1 x 265m<sup>2</sup> warehouse, 1 x 140m<sup>2</sup> warehouse with attached amenities, and 1 x 10m<sup>2</sup> storage unit. The buildings are enclosed within a chain link security fence (in poor condition) while the property boundaries have a rural perimeter fence.

The site is located on the corner of the unsealed Welcome Reef Road and Grimshaw Lane, a short distance from the rear of the Gulgong Cemetery. No reticulated water or sewer is readily available, with the nearest water main terminating near the Gulgong Cemetery.

The Reserve Purpose is currently designated 'Storage'. The land and facilities could therefore readily be used for that, or similar purposes. Crown Lands have indicated they will consider the

addition of other reserve purposes should Council make such a request. While no specific use has been determined yet, it is recommended that Council request the addition of the following purposes in order to expand the possible Council or Community use of the site:

- 1) Government Purposes
- 2) Community Purposes

Below is an aerial image giving an indication of the site layout.



The site has been leased by the Crown to the Department of Regional NSW - Mining Exploration and Geoscience for a considerable period for the purpose of storage of mine core samples. The site is no longer required and will be returned to the Crown in the near future.

In preparation for the ending of the current lease, the Department of Regional NSW have indicated a willingness to undertake some make good repairs at their cost in order to make it suitable for re-use.

A series of photographs providing an indication of the improvements on the site is appended to this report as Attachment 1.

## Community Plan implications

<b>Theme</b>	<b>Good Government</b>
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

Part 2 and 3 Crown Lands Management Act, 2016  
 Chapter 6 Part 2 Local Government Ant, 1993

## Financial implications

Dependent on the final use of the site, there may be funds required to appropriately develop the site for that use. Appropriate funds would require allocation at that time.

In the interim, it is recommended to allocate a small operating budget of \$2,000, funded from unrestricted cash, in order to maintain the property.

Possible future uses could draw a revenue, which would then make the ongoing maintenance and improvement cash neutral.

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

## Associated Risks

Nil

IAN CLAYTON  
MANAGER - PROPERTY AND REVENUE

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

3 February 2025

*Attachments:* 1. Photos of Reserve 96779.

### APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

**Attachment 1 - Appointment as the Crown Land Manager for Reserve 96779 for Storage**











## 9.11 Monthly Statement of Investments as at 31 December 2024

REPORT BY THE FINANCIAL PLANNING COORDINATOR AND CHIEF FINANCIAL OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, FIN300053, GOV400113

### 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 December 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 December 2024.

It is noted that the November 2024 report presented at the 11 December Council meeting was a draft report as the TCorp managed fund balance was not finalised at the time of publishing the report. The balance has since been finalised. At the time the report was published, draft balances for the TCorp managed funds were \$12,006,998. The finalised balances for the TCorp balances at 30 June are now \$12,006,984.

It is noted that due to a reduced cash and investment balance, previously placed term deposits with BBB rated institutions now make up more of the investment portfolio than 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 into accordance 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
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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

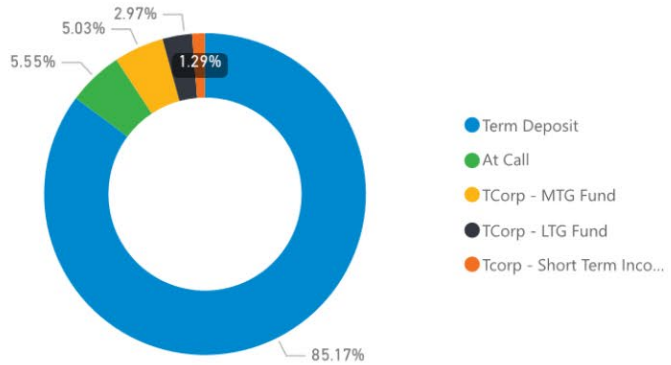
9 January 2025

*Attachments:* 1. Investment Report December 2024.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

Investments by Type

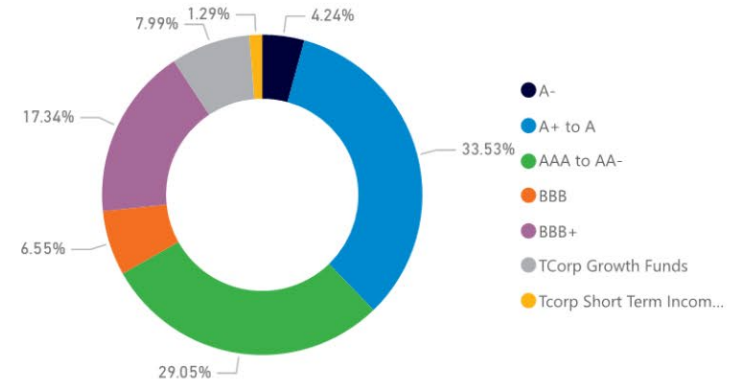


### Mid-Western Regional Council Cash and Investments as at 31 December 2024

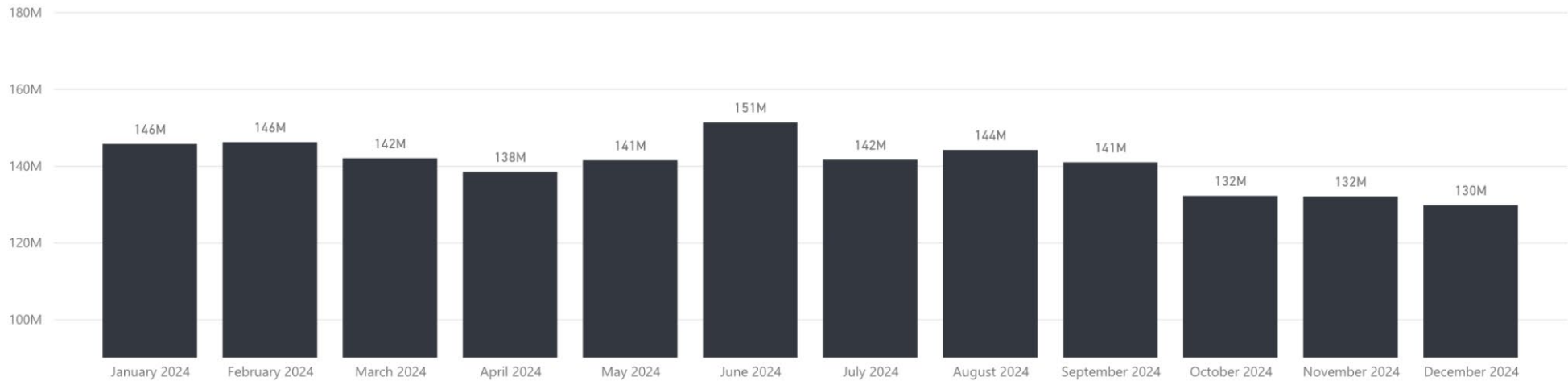
Total Investment Portfolio (\$)

129.74M

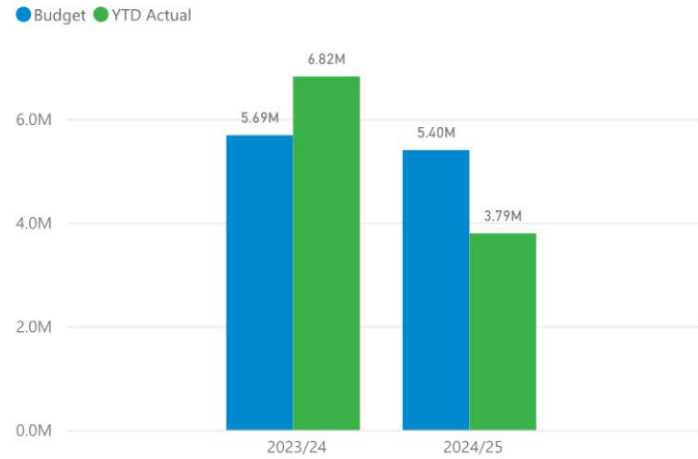
Investments by Long Term Rating



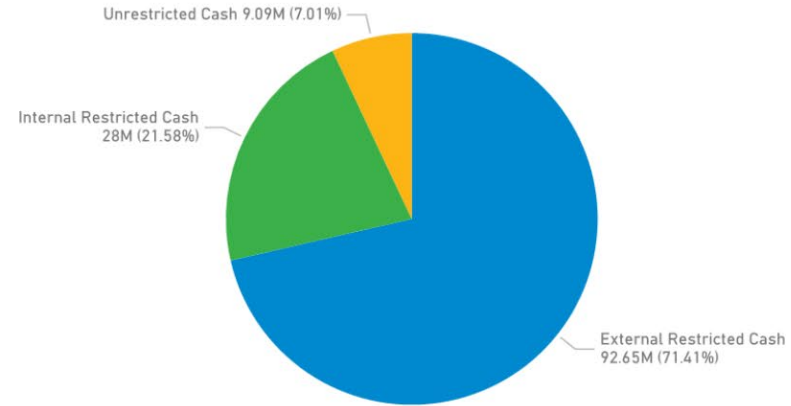
Portfolio Balance at End of Month (\$)



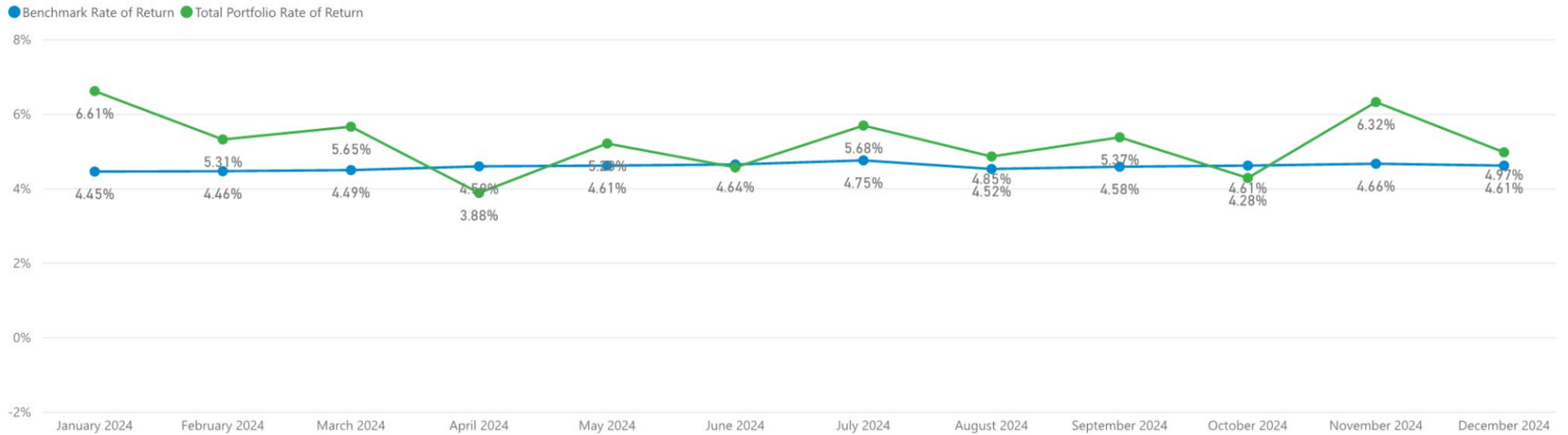
Income from Investments (\$)



Balance by Cash Category



Investment Performance



Investment Portfolio Summary

Term to Maturity	Amount	Actual	Cumulative Actual	Cumulative Minimum	Policy Compliance
Less than 3 months	\$ 45,740,598	35%	35%	20%	OK
Between 3 months and 1 year	\$ 66,500,000	51%	87%	40%	OK
Between 1 year and 2 years	\$ 16,000,000	12%	99%	50%	OK
Between 2 years and 4 years	\$ 1,500,000	1%	100%	85%	OK
More than 5 years	\$ -	0%	100%	0%	OK
<b>Total</b>	<b>\$ 129,740,598</b>				

Long Term Rating	Institution	Policy Limit	Policy Compliance (Institution)	% of Portfolio	Amount
AA-	NAB	40%	OK	13%	\$ 16,694,649
	Westpac	40%	OK	16%	\$ 21,000,000
A	ING	20%	OK	15%	\$ 20,000,000
	Rabo Bank	20%	OK	18%	\$ 23,500,000
BBB+	Australian Unity	10%	OK	3%	\$ 3,500,000
	Bank Vic	10%	OK	9%	\$ 11,500,000
	G&C Mutual	10%	OK	4%	\$ 5,500,000
	MyState Bank	10%	OK	2%	\$ 2,000,000
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%	\$ 3,847,581
TCorp Growth Funds	TCorp - Medium Term Growth Fund	15%	OK	5%	\$ 6,524,658
	TCorp - Short Term				
Tcorp Short Term Income	Income Fund	15%	OK	1%	\$ 1,673,710
	Bank Of Queensland	20%	OK	4%	\$ 5,500,000
<b>Grand Total</b>				<b>100%</b>	<b>\$ 129,740,598</b>

Long Term Rating Group	Credit Policy Limit	Policy Compliance (SP Group)	% of Portfolio	Amount
AAA to AA-	100%	OK	29%	\$ 37,694,649
BBB+	20%	OK	17%	\$ 22,500,000
BBB	5%	Over Limit	7%	\$ 8,500,000
TCorp Growth Funds	15%	OK	8%	\$ 10,372,239
Tcorp Short Term Income Fund	15%	OK	1%	\$ 1,673,710
A+ to A	50%	OK	34%	\$ 43,500,000
A-	40%	OK	4%	\$ 5,500,000
<b>Grand Total</b>			<b>100%</b>	<b>\$ 129,740,598</b>



**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)	7,494,667	- 300,018	7,194,649
TCorp - Cash Fund	-	-	-
TCorp - Long Term Growth Fund	3,844,183	3,398	3,847,581
TCorp - Medium Term Growth Fund	6,495,867	28,791	6,524,658
TCorp - Short Term Income Fund	1,666,948	6,762	1,673,710
<b>Total</b>	<b>19,501,665</b>	<b>- 261,067</b>	<b>19,240,598</b>

The below table shows matured term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
NAB	4.49%	18/12/2024	2,500,000	279,856
Australian Unity	5.50%	4/12/2024	2,000,000	111,808
NAB	5.20%	11/12/2024	3,000,000	158,564
MyState Bank	5.36%	18/12/2024	2,000,000	49,341
<b>Total</b>			<b>9,500,000</b>	<b>599,570</b>

The below table shows new term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
NAB	5.10%	24/09/2025	2,500,000	102,699
Bank Of Queensland	5.10%	23/07/2025	2,500,000	80,342
Bank Of Queensland	5.18%	18/06/2025	1,000,000	26,822
ING	4.75%	15/12/2027	1,500,000	213,164
<b>Total</b>			<b>7,500,000</b>	<b>423,028</b>

**At Call Fund and Managed Funds**

Institution	Yield	Principal Amount	Term to Maturity
NAB	4.50%	\$ 7,194,649	0
TCorp - Long Term Growth Fund	3.00%	\$ 3,847,581	5
TCorp - Medium Term Growth Fund	3.00%	\$ 6,524,658	5
Tcorp - Short Term Income Fund	3.00%	\$ 1,673,710	5
<b>Total</b>		<b>\$ 19,240,598</b>	

**Current Term Deposits**

Institution	Yield	Principal Amount	Term to Maturity
AMP	5.02%	\$ 4,000,000	176
Australian Unity	5.10%	\$ 3,500,000	99
Bank Of Queensland	5.15%	\$ 2,000,000	162
Bank Of Queensland	5.10%	\$ 2,500,000	204
Bank Of Queensland	5.18%	\$ 1,000,000	169
Bank Vic	5.28%	\$ 1,500,000	148
Bank Vic	5.33%	\$ 2,000,000	330
Bank Vic	5.33%	\$ 2,000,000	351
Bank Vic	5.08%	\$ 6,000,000	64
Defence Bank	5.25%	\$ 2,500,000	50
G&C Mutual	5.35%	\$ 1,500,000	127
G&C Mutual	5.36%	\$ 1,000,000	197
G&C Mutual	5.13%	\$ 3,000,000	239
Great Southern Bank	5.16%	\$ 2,000,000	43
ING	5.10%	\$ 3,500,000	71
ING	5.40%	\$ 3,000,000	547
ING	5.18%	\$ 3,000,000	715
ING	5.28%	\$ 3,000,000	344
ING	5.22%	\$ 2,000,000	15
ING	5.40%	\$ 4,000,000	379
ING	4.75%	\$ 1,500,000	1079
MyState Bank	5.37%	\$ 2,000,000	141
NAB	5.20%	\$ 1,000,000	36
NAB	5.30%	\$ 2,000,000	120
NAB	5.00%	\$ 3,000,000	134
NAB	5.05%	\$ 1,000,000	106
NAB	5.10%	\$ 2,500,000	267
Rabo Bank	5.37%	\$ 2,500,000	155
Rabo Bank	5.35%	\$ 2,000,000	169
Rabo Bank	5.37%	\$ 2,000,000	183
Rabo Bank	5.36%	\$ 2,000,000	351
Rabo Bank	5.48%	\$ 4,000,000	211
Rabo Bank	5.39%	\$ 4,000,000	225
Rabo Bank	5.02%	\$ 2,500,000	148
Rabo Bank	5.09%	\$ 1,500,000	92
Rabo Bank	5.02%	\$ 2,000,000	477
Rabo Bank	5.15%	\$ 1,000,000	323
Westpac	4.89%	\$ 2,500,000	29
Westpac	4.88%	\$ 4,000,000	603
Westpac	5.34%	\$ 2,000,000	190
Westpac	5.10%	\$ 2,500,000	8
Westpac	4.98%	\$ 2,000,000	176
Westpac	5.19%	\$ 2,000,000	57

Institution	Yield	Principal Amount	Term to Maturity
Westpac	5.16%	\$ 2,500,000	85
Westpac	5.17%	\$ 2,500,000	113
Westpac	5.15%	\$ 1,000,000	309
<b>Total</b>		<b>\$ 110,500,000</b>	

## 9.12 Monthly Statement of Investments as at 31 January 2025

REPORT BY THE FINANCIAL PLANNING COORDINATOR AND CHIEF FINANCIAL OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, FIN300053, GOV400113

### 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 January 2025; 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 January 2025.

It is noted that at the time of publishing the 31 January report the TCorp managed fund balances were not finalised. These balances may be subject to change.

It is noted that due to a reduced cash and investment balance, previously placed term deposits with 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

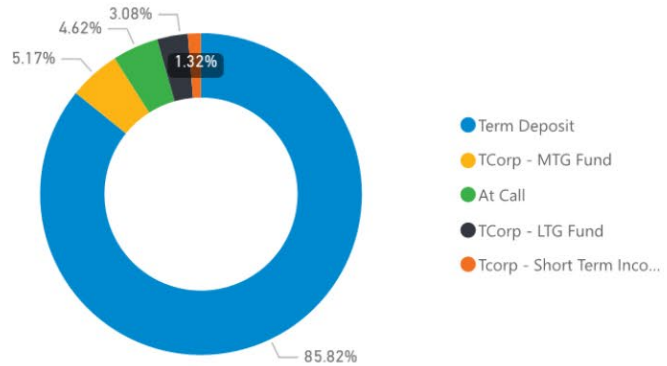
5 February 2025

*Attachments:* 1. Investment Report - January 2025.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

Investments by Type

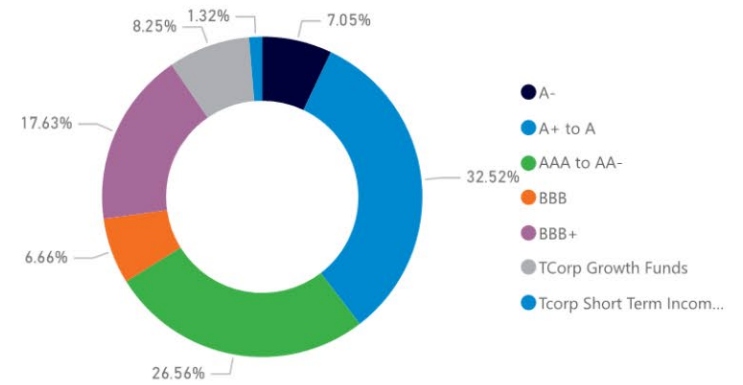


## Mid-Western Regional Council Cash and Investments as at 31 January 2025

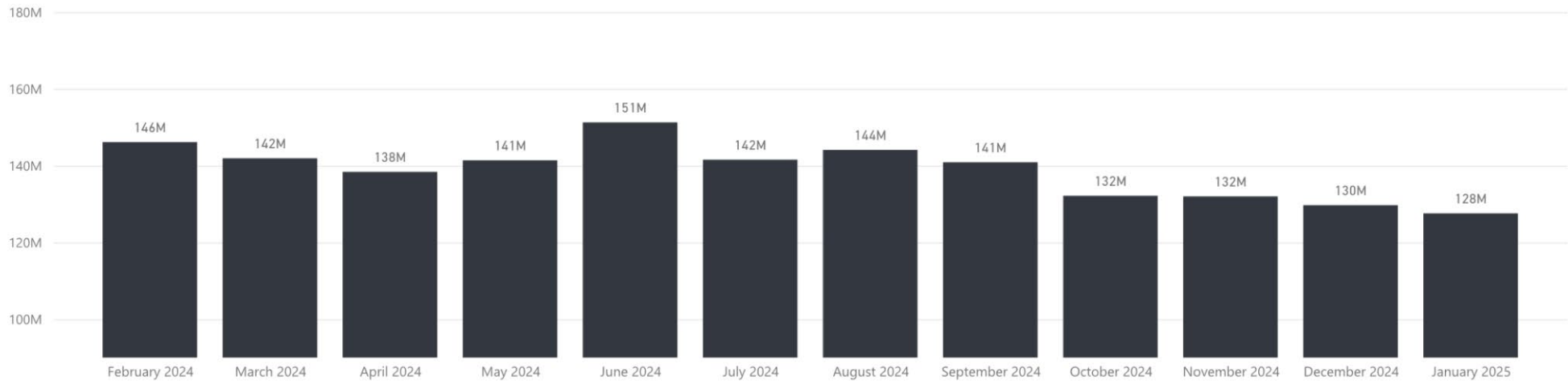
Total Investment Portfolio (\$)

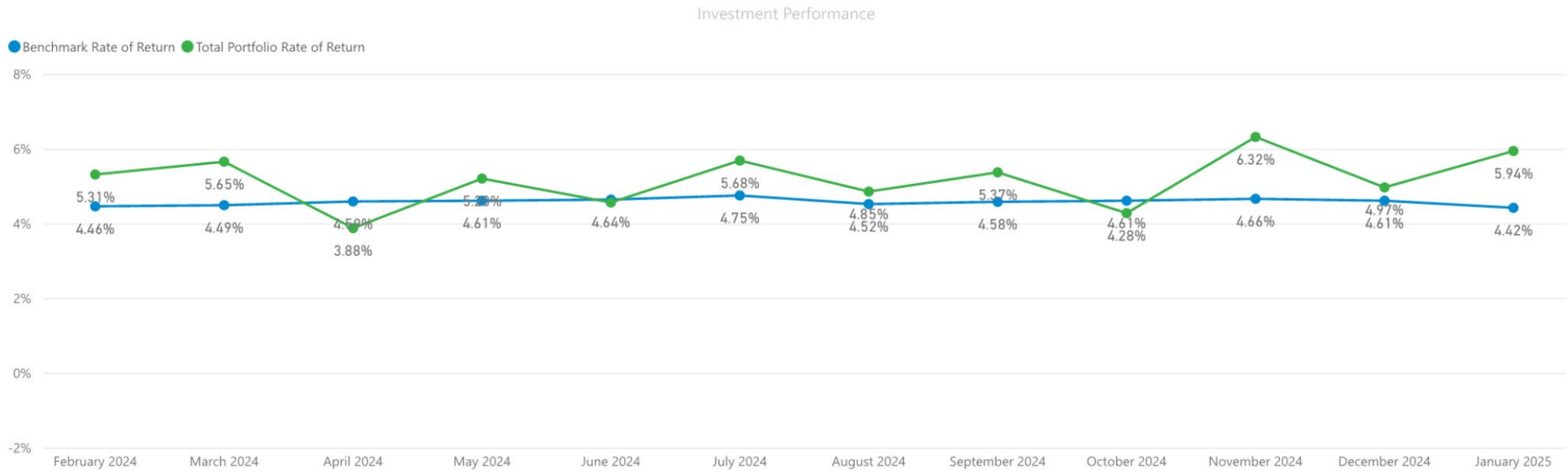
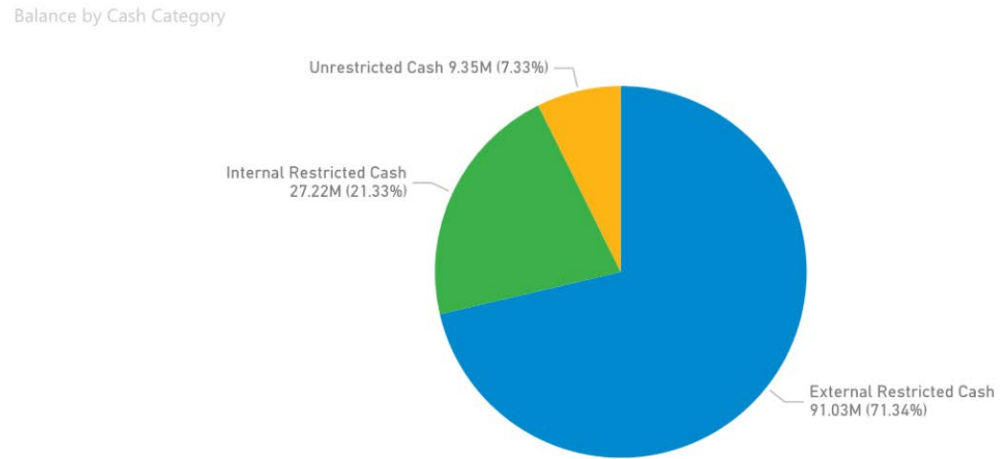
127.60M

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	\$ 48,096,200	38%	38%	20%	OK
Between 3 months and 1 year	\$ 64,500,000	51%	88%	40%	OK
Between 1 year and 2 years	\$ 13,500,000	11%	99%	50%	OK
Between 2 years and 4 years	\$ 1,500,000	1%	100%	85%	OK
More than 5 years	\$ -	0%	100%	0%	OK
<b>Total</b>	<b>\$ 127,596,200</b>				

Long Term Rating	Institution	Policy Limit	Policy Compliance (Institution)	% of Portfolio	Amount
AA-	NAB	40%	OK	13%	\$ 16,391,841
	Westpac	40%	OK	14%	\$ 17,500,000
A	ING	20%	OK	14%	\$ 18,000,000
	Rabo Bank	20%	OK	18%	\$ 23,500,000
BBB+	Australian Unity	10%	OK	3%	\$ 3,500,000
	Bank Vic	10%	OK	9%	\$ 11,500,000
	G&C Mutual	10%	OK	4%	\$ 5,500,000
BBB	MyState Bank	10%	OK	2%	\$ 2,000,000
	AMP	5%	OK	3%	\$ 4,000,000
	Defence Bank	5%	OK	2%	\$ 2,500,000
TCorp Growth Funds	Great Southern Bank	5%	OK	2%	\$ 2,000,000
	TCorp - Long Term Growth Fund	15%	OK	3%	\$ 3,928,965
TCorp Short Term Income	TCorp - Medium Term Growth Fund	15%	OK	5%	\$ 6,594,174
	Tcorp - Short Term Income Fund	15%	OK	1%	\$ 1,681,220
A-	Bank Of Queensland	20%	OK	7%	\$ 9,000,000
<b>Grand Total</b>				<b>100%</b>	<b>\$ 127,596,200</b>

Long Term Rating Group	Credit Policy Limit	Policy Compliance (SP Group)	% of Portfolio	Amount
AAA to AA-	100%	OK	27%	\$ 33,891,841
BBB+	20%	OK	18%	\$ 22,500,000
BBB	5%	Over Limit	7%	\$ 8,500,000
TCorp Growth Funds	15%	OK	8%	\$ 10,523,139
TCorp Short Term Income Fund	15%	OK	1%	\$ 1,681,220
A+ to A	50%	OK	33%	\$ 41,500,000
A-	40%	OK	7%	\$ 9,000,000
<b>Grand Total</b>			<b>100%</b>	<b>\$ 127,596,200</b>



**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)	7,194,649	- 1,302,807	5,891,841
TCorp - Cash Fund	-	-	-
TCorp - Long Term Growth Fund	3,847,581	81,384	3,928,965
TCorp - Medium Term Growth Fund	6,524,658	69,515	6,594,174
Tcorp - Short Term Income Fund	1,673,710	7,510	1,681,220
<b>Total</b>	<b>19,240,598</b>	<b>- 1,144,398</b>	<b>18,096,200</b>

The below table shows matured term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
Westpac	4.89%	29/01/2025	2,500,000	286,032
Westpac	5.10%	8/01/2025	2,500,000	129,596
ING	5.22%	15/01/2025	2,000,000	106,116
<b>Total</b>			<b>7,000,000</b>	<b>521,744</b>

The below table shows new term deposits

Institution	Yield	Maturity Date	Principal Amount	Total Interest Amount
Bank Of Queensland	4.95%	10/09/2025	1,500,000	49,839
Bank Of Queensland	4.93%	8/10/2025	2,000,000	73,747
Westpac	4.70%	13/01/2027	1,500,000	141,966
NAB	4.93%	22/10/2025	1,000,000	36,874
<b>Total</b>			<b>6,000,000</b>	<b>302,426</b>

**At Call Fund and Managed Funds**

Institution	Yield	Principal Amount	Term to Maturity
NAB	4.50%	\$ 5,891,841	0
TCorp - Long Term Growth Fund	3.00%	\$ 3,928,965	5
TCorp - Medium Term Growth Fund	3.00%	\$ 6,594,174	5
Tcorp - Short Term Income Fund	3.00%	\$ 1,681,220	5
<b>Total</b>		<b>\$ 18,096,200</b>	

**Current Term Deposits**

Institution	Yield	Principal Amount	Term to Maturity
AMP	5.02%	\$ 4,000,000	145
Australian Unity	5.10%	\$ 3,500,000	68
Bank Of Queensland	5.15%	\$ 2,000,000	131
Bank Of Queensland	5.10%	\$ 2,500,000	173
Bank Of Queensland	5.18%	\$ 1,000,000	138
Bank Of Queensland	4.95%	\$ 1,500,000	222
Bank Of Queensland	4.93%	\$ 2,000,000	250
Bank Vic	5.28%	\$ 1,500,000	117
Bank Vic	5.33%	\$ 2,000,000	299
Bank Vic	5.33%	\$ 2,000,000	320
Bank Vic	5.08%	\$ 6,000,000	33
Defence Bank	5.25%	\$ 2,500,000	19
G&C Mutual	5.35%	\$ 1,500,000	96
G&C Mutual	5.36%	\$ 1,000,000	166
G&C Mutual	5.13%	\$ 3,000,000	208
Great Southern Bank	5.16%	\$ 2,000,000	12
ING	5.10%	\$ 3,500,000	40
ING	5.40%	\$ 3,000,000	516
ING	5.18%	\$ 3,000,000	684
ING	5.28%	\$ 3,000,000	313
ING	5.40%	\$ 4,000,000	348
ING	4.75%	\$ 1,500,000	1048
MyState Bank	5.37%	\$ 2,000,000	110
NAB	5.20%	\$ 1,000,000	5
NAB	5.30%	\$ 2,000,000	89
NAB	5.00%	\$ 3,000,000	103
NAB	5.05%	\$ 1,000,000	75
NAB	5.10%	\$ 2,500,000	236
NAB	4.93%	\$ 1,000,000	264
Rabo Bank	5.37%	\$ 2,500,000	124
Rabo Bank	5.35%	\$ 2,000,000	138
Rabo Bank	5.37%	\$ 2,000,000	152
Rabo Bank	5.36%	\$ 2,000,000	320
Rabo Bank	5.48%	\$ 4,000,000	180
Rabo Bank	5.39%	\$ 4,000,000	194
Rabo Bank	5.02%	\$ 2,500,000	117
Rabo Bank	5.09%	\$ 1,500,000	61
Rabo Bank	5.02%	\$ 2,000,000	446
Rabo Bank	5.15%	\$ 1,000,000	292
Westpac	4.88%	\$ 4,000,000	572
Westpac	5.34%	\$ 2,000,000	159
Westpac	4.98%	\$ 2,000,000	145
Westpac	5.16%	\$ 2,500,000	54

Institution	Yield	Principal	Amount	Term to Maturity
Westpac	5.17%	\$	2,500,000	82
Westpac	5.19%	\$	2,000,000	26
Westpac	5.15%	\$	1,000,000	278
Westpac	4.70%	\$	1,500,000	712
<b>Total</b>		\$	<b>109,500,000</b>	

## 9.13 Monthly Budget Review - January 2025

REPORT BY THE ACCOUNTANT REPORTING & ANALYSIS  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400098, FIN300315, GOV400113

### RECOMMENDATION

**That Council receive the report by the Accountant Reporting & Analysis on the Monthly Budget Review - January 2025.**

---

### 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	✘	-	-
Future Years	-	-	✔

## Associated Risks

Not Applicable

SUMEDHA UPRETI  
ACCOUNTANT REPORTING & ANALYSIS

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

25 January 2025

*Attachments:* 1. Monthly Budget Review Attachment - January 2025.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



# MONTHLY BUDGET REVIEW – 31 JANUARY 2025

ATTACHMENT 1 – CAPITAL  
PROGRAM UPDATE

19 FEBRUARY 2025

MID-WESTERN REGIONAL COUNCIL  
FINANCE



FINANCE | MONTHLY BUDGET REVIEW – 31 JANUARY 2025

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: 19 FEBRUARY 2025

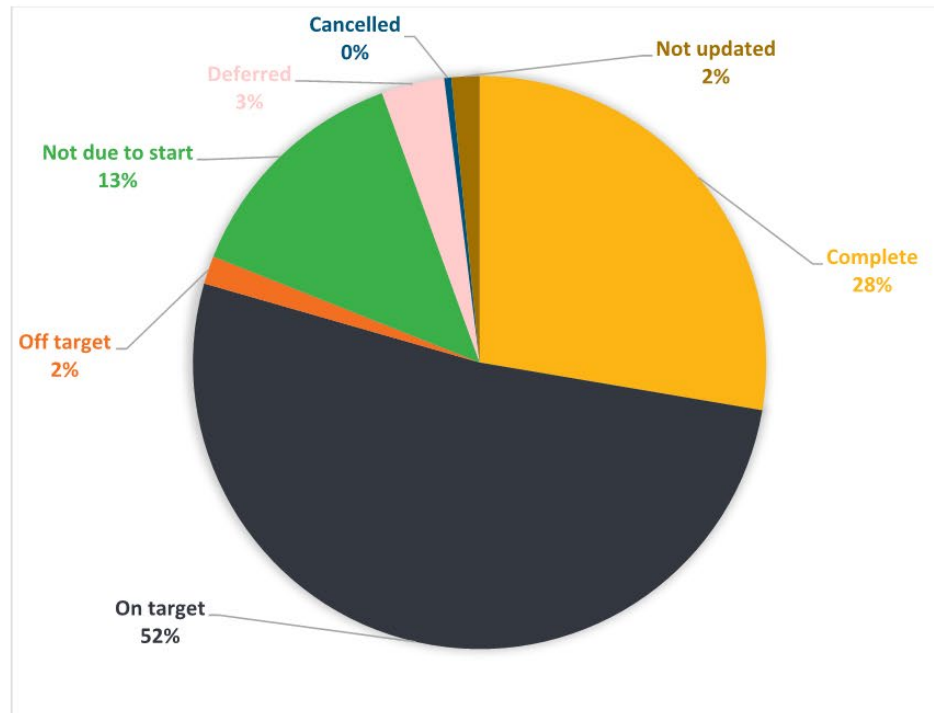
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## Capital Works Program

### Summary of Capital Works Program



**252**  
Capital Projects

**\$91.31 M**  
Budget

**\$6.86 M**  
Commitments

**\$ 31.40 M**  
Actual YTD

## Completed Projects

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget	Commitments	Project Status
RURAL FIRE SERVICE - COOKS GAP STATION UPGRADE (CAPITAL)	22	0	22	0	0%	1	Complete
YOUTH SERVICES VEHICLE PURCHASE	4	0	4	4	100%	0	Complete
COUNTRY UNIVERSITY CENTRE CAPITAL	50	0	50	37	73%	0	Complete
RYLSTONE CEMETERY - FRONT FENCE REPLACEMENT	60	0	60	54	90%	0	Complete
PUBLIC TOILETS - GOOLMA CAPITAL	6	0	6	6	95%	0	Complete
CAPITAL UPGRADE - KILDALLON	50	0	50	46	91%	2	Complete
CAPITAL UPGRADE - KANDOS PRESCHOOL	41	0	41	41	100%	0	Complete
GULGONG POOL - CLUB HOUSE UPGRADE	50	0	50	43	86%	0	Complete
KANDOS POOL - CHAIR LIFT	17	0	17	16	93%	0	Complete
GULGONG POOL - FILTERS	40	0	40	23	57%	0	Complete
GULGONG POOL STARTING BLOCKS	40	0	40	2	5%	2	Complete
SOCCER TOUCH CLUBHOUSE - INTERNAL REFURBISHMENT	25	0	25	23	94%	0	Complete
GULGONG TENNIS COURTS	218	0	218	205	94%	8	Complete
VICTORIA PARK GULGONG - CANTEEN EQUIPMENT	10	0	10	7	75%	0	Complete
GLEN WILLOW - STADIUM EXTERNAL WORKS AND INTERNAL PAINTING	166	0	166	148	89%	5	Complete
PROPERTY PURCHASE - 191 DENISON STREET	299	0	299	276	92%	0	Complete
RYLSTONE SHOWGROUND ARENA - UPGRADE	770	0	770	288	37%	4	Complete
ELECTRIC BBQ - KANDOS & RYLSTONE PLAYGROUND	10	0	10	9	88%	0	Complete
SCULPTURES ACROSS THE REGION	35	0	35	15	43%	0	Complete
DARTON PARK - WATER BUBBLER & AMENITIES BLOCK	8	0	8	6	80%	0	Complete

FINANCE | MONTHLY BUDGET REVIEW –31 JANUARY 2025

MUDGEE RIVERSIDE - WALKING TRACK IMPROVEMENTS	20	0	20	19	95%	0	Complete
MEMORIAL PARK MUDGEE - DRAINAGE IMPROVEMENT	25	0	25	20	78%	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 - SYDNEY ROAD	230	0	230	238	104%	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
MUDGEE VALLEY PARK - CARETAKER HOUSE RENOVATION	45	0	45	19	44%	0	Complete
MUDGEE VALLEY PARK - SECURITY CAMERAS	15	0	15	14	97%	0	Complete
EVENTS STORAGE COMPOUND	92	0	92	83	90%	0	Complete
SALEYARDS - BATHROOM RENOVATIONS	19	0	19	19	100%	0	Complete
SALEYARDS - LIGHTING REPLACEMENT	10	0	10	8	84%	0	Complete
URBAN RESEALS - HERBERT ST GULGONG	20	0	20	13	66%	0	Complete
URBAN RESEALS - GLADSTONE ST SEG 140 - 160	6	0	6	6	95%	0	Complete
URBAN RESEALS - BUNDERRA STREET SEG 10 GULGONG	14	0	14	12	89%	0	Complete
URBAN RESEALS - STOTT STREET SEGMENT 10,20 GULGONG	10	0	10	9	86%	3	Complete
URBAN RESEALS - TALLAWANG ROAD SEGMENT 10-30 GULGONG	20	0	20	17	86%	0	Complete
URBAN RESEALS - WILBETREE STREET SEGMENT 10-50 GULGONG	19	0	19	19	98%	0	Complete
URBAN RESEALS - YARAANDOO STREET SEGMENT 10 GULGONG	13	0	13	11	85%	0	Complete
URBAN RESEALS - CAROLINA CRESCENT SEGMENT 10-30 MUDGEE	21	0	21	16	77%	0	Complete
URBAN RESEALS - MOUNTAIN VIEW ROAD SEGMENT 10,20 MUDGEE	25	0	25	24	96%	0	Complete
URBAN RESEALS - TREFUSIS AVENUE SEGMENT 10 MUDGEE	18	0	18	16	87%	0	Complete
URBAN RESEAL - PERRY STREET SEG 70	32	0	32	61	191%	0	Complete
URBAN RESEAL - THIRD STREET SEG 10 TO 40	14	0	14	10	74%	0	Complete

FINANCE | MONTHLY BUDGET REVIEW –31 JANUARY 2025

URBAN RESEALS - LEWIS STREET SEG 10 MUDGEE	10	0	10	8	76%	0	Complete
URBAN REHAB - ROBERTSON ST SEG 90	68	0	68	51	75%	16	Complete
ROAD EXTENSION - BETWEEN PUTTA BUCCA & GLEN WILLOW	7	0	7	7	111%	0	Complete
URBAN RESEALS - WYNELLA STREET GULGONG	21	0	21	18	85%	0	Complete
URBAN RESEALS - DEWHURST DRIVE SEGMENT 60	19	0	19	16	86%	0	Complete
URBAN RESEALS - MADEIRA ROAD SEGMENT 45-50	33	0	33	11	32%	9	Complete
URBAN RESEALS - SHOULDER SYDNEY ROAD HORATIO ST	105	0	105	76	73%	0	Complete
URBAN RESEALS - ROBERT HODDLE GROVE & YARRA COURT	48	0	48	41	84%	0	Complete
URBAN RESEALS - BRODHEAD ROAD SEG10	11	0	11	10	100%	0	Complete
URBAN RESEALS - WHITE ST SEG 5	6	0	6	5	95%	3	Complete
URBAN RESEALS - WILKINS CRESCENT SEG 10	12	0	12	10	87%	0	Complete
RURAL RESEALS - COXS CREEK ROAD SEG 10,20,5 RYLSTONE	88	0	88	81	92%	0	Complete
RURAL RESEALS - NARRANGO ROAD SEG 10 RYLSTONE	44	0	44	31	70%	0	Complete
RURAL RESEALS - ILFORD HALL ROAD SEGMENT 20,25 ILFORD	70	0	70	74	106%	0	Complete
RURAL RESEAL - WINDEYER RD	77	0	77	70	90%	0	Complete
RURAL RESEALS - QUEENS PINCH RD	171	0	171	149	87%	0	Complete
RURAL RESEALS - LINBURN LANE	137	0	137	116	85%	0	Complete
RURAL RESEALS - CRUDINE ROAD SEG 10 AARONSPA	51	0	51	50	98%	0	Complete
RURAL RESEALS - KANDOS TIP ROAD SEG 10	57	0	57	39	68%	0	Complete
HILL END ROAD SAFETY IMPROVEMENTS	481	0	481	391	81%	(1)	Complete
RESEAL ULAN ROAD - TURILL AREA	476	0	476	443	93%	60	Complete
REG RDS RESEALS - BYLONG VALLEY WAY MR 208	120	0	120	111	92%	0	Complete
AIRPORT - DRAINAGE PLAN DEVELOPMENT	27	0	27	20	76%	0	Complete
PEOPLE & PERFORMANCE BUILDING - UPGRADES	30	0	30	27	88%	0	Complete
COMMUNITY DIRECTORATE & IT OFFICE - HVAC UPGRADE	35	0	35	35	101%	0	Complete

## Capital project list

\$'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
<b>Looking after our Community</b>									
RURAL FIRE SERVICE - CLANDULLA STATION EXTENSION (CAPITAL)	265	0	265	0	0%	8	Deferred	Jun-25	Jun-26
RURAL FIRE SERVICE - COOKS GAP STATION UPGRADE (CAPITAL)	22	0	22	0	0%	1	Complete	Jun-25	Jan-24
RURAL FIRE SERVICE - LAND MATTERS	15	0	15	0	0%	6	On target	Jun-25	
FAMILY DAY CARE - EXTERNAL WORKS	60	0	60	0	0%	0	Deferred	Apr-26	
YOUTH SERVICES VEHICLE PURCHASE	4	0	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	116	89%	0	On target	Feb-25	Jan-25
AGED CARE UNITS - CAP -MUDGEES ST RYL	10	0	10	0	0%	0	Not due to start		
COUNTRY UNIVERSITY CENTRE CAPITAL	50	0	50	37	73%	0	Complete	Dec-24	
CEMETERY CAPITAL PROGRAM	17	0	17	10	57%	0	On target	Jun-25	
CEMETERY EXPANSION - MUDGEES & GULGONG	40	0	40	0	0%	0	On target	Jun-25	
RYLSTONE CEMETERY - FRONT FENCE REPLACEMENT	60	0	60	54	90%	0	Complete		
ILFORD CEMETERY - FENCE REPLACEMENT	25	0	25	0	0%	0	On target	Apr-25	
PUBLIC TOILETS - GOOLMA CAPITAL	6	0	6	6	95%	0	Complete		
PUBLIC TOILET - MUDGEES RIVER WALKING TRACK	250	0	250	231	92%	1	On target	Jun-25	
PUBLIC TOILETS - SIMPKINS PARK KANDOS CAP (REQUIRES GRANT)	500	0	500	2	0%	0	Deferred	Jun-25	
LIBRARY BOOKS	96	0	96	61	64%	0	On target	Jun-25	Jun-25
HARGRAVES COURT HOUSE BUILDING - EXTERNAL WORKS	44	0	44	0	0%	0	Deferred	Apr-26	
COMMUNITY CENTRE - COURT STREET CAPITAL WORKS	15	0	15	0	0%	0	Not due to start		

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COMMUNITY CENTRES - BOTOBOLAR COMMUNITY HALL & RFS SHED	20	0	20	0	0%	0	Not due to start	
CAPITAL UPGRADE - KILDALLON	50	0	50	46	91%	2	Complete	Dec-24
COMMUNITY ELECTRICAL INVESTIGATION & UPGRADES	85	0	85	12	14%	48	On target	Jun-25
CRUDINE HALL -UPGRADE	100	0	100	15	15%	0	On target	Jun-25
CAPITAL WORKS - GULGONG PRESCHOOL	18	0	18	3	15%	9	On target	
CAPITAL UPGRADE - KANDOS PRESCHOOL	41	0	41	41	100%	0	Complete	
KANDOS HALL - UPGRADES	132	0	132	50	38%	23	On target	Dec-24
CAPITAL UPGRADE - RYLSTONE MEMORIAL HALL	86	0	86	0	0%	35	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%	83	On target	Dec-24
MUDGEE POOL - WATERPARK IMPROVEMENTS	100	0	100	9	9%	2	On target	Jun-25
GULGONG POOL - CLUB HOUSE UPGRADE	50	0	50	43	86%	0	Complete	
MUDGEE POOL HEATERS	80	0	80	0	0%	0	On target	Jun-25
LIGHTING UPGRADE - POOLS	50	0	50	0	0%	0	On target	Jun-25
KANDOS POOL - CHAIR LIFT	17	0	17	16	93%	0	Complete	
KANDOS POOL - EXPANSION JOINTS	10	0	10	0	0%	0	Not due to start	Jun-25
KANDOS POOL - PERIMETER FENCING	30	0	30	0	0%	0	Not due to start	Jun-25
GULGONG POOL - FILTERS	40	0	40	23	57%	0	Complete	
GULGONG POOL - CONCOURSE REPAIRS	45	0	45	0	0%	10	On target	Apr-25
GULGONG POOL STARTING BLOCKS	40	0	40	2	5%	2	Complete	
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	
SOCCER TOUCH CLUBHOUSE - INTERNAL REFURBISHMENT	25	0	25	23	94%	0	Complete	Oct-24
GULGONG TENNIS COURTS	218	0	218	205	94%	8	Complete	Sep-24
RYLSTONE SHOWGROUND - PUMP SHED REPLACEMENT	20	0	20	0	0%	0	On target	May-25
GLEN WILLOW FIELD ONE REFURBISHMENT	940	0	940	907	96%	31	On target	
VICTORIA PARK GULGONG- GRANDSTAND IMPROVEMENTS	33	0	33	0	0%	0	On target	
GLEN WILLOW - NETWORK ACCESS FIBRE CONNECTIVITY	97	0	97	97	100%	0	On target	Jun-24 Jul-24

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MUDGEES TEAM TRAINING VILLAGE	9,304	0	9,304	7,183	77%	1,464	On target	Jun-24	Jun-24
GLEN WILLOW - PUMP TRACK	950	0	950	790	83%	77	On target	Dec-24	
VICTORIA PARK GULGONG - CANTEEN EQUIPMENT	10	0	10	7	75%	0	Complete		
GLEN WILLOW PARKING - LIGHTING AND SECURITY	76	0	76	0	0%	0	On target	Apr-25	
GLEN WILLOW - NETBALL PRECINCT UPGRADE	142	0	142	11	7%	0	On target	Jun-25	
GLEN WILLOW - STADIUM ELEVATOR REPLACEMENT	311	0	311	0	0%	0	Deferred		
GLEN WILLOW - STADIUM EXTERNAL WORKS AND INTERNAL PAINTING	166	0	166	148	89%	5	Complete		
PROPERTY PURCHASE - 191 DENISON STREET	299	0	299	276	92%	0	Complete	Jun-24	Jun-24
PUTTA BUCCA PROPERTY UPGRADE	200	0	200	34	17%	40	On target	Jun-25	
VICTORIA PARK MUDGEES - SIGHT SCREENS & SEATING	80	0	80	0	0%	0	Not due to start	Jun-25	
VICTORIA PARK GULGONG - STORAGE SHED	30	0	30	0	0%	28	On target	May-25	
RYLSTONE SHOWGROUND ARENA - UPGRADE	770	0	770	288	37%	4	Complete	Oct-24	
MUDGEES SHOWGROUND NORTH TOILET - UPGRADE	50	0	50	34	68%	10	On target		
RECREATIONAL PROPERTY MATTERS	12	0	12	0	0%	3	On target	Jun-24	Jun-25
MUDGEES RIVERSIDE WALKING TRACK PLAYGROUND	201	0	201	0	0%	3	On target	Jun-25	
WINDEYER VILLAGE - PLAYGROUND	120	0	120	0	0%	0	On target	Jun-25	
ROBERTSON PARK - EQUIPMENT UPGRADE	159	0	159	0	0%	0	On target	Jun-25	
KANDOS INCLUSIVE ADVENTURE PLAYSPACE	117	0	117	4	3%	78	On target	Mar-25	
PROTECTIVE FENCE - WHITE CRESCENT KANDOS	20	0	20	0	0%	0	Deferred		
ELECTRIC BBQ - KANDOS & RYLSTONE PLAYGROUND	10	0	10	9	88%	0	Complete		
LAWSON PARK UPGRADES - FENCE & PATHWAY	99	0	99	21	21%	0	On target	Jun-25	
ROBERTSON PARK MUDGEES - RENEWAL	64	0	64	0	0%	0	On target	Jun-25	
STREET SCAPE IMPROVEMENTS	33	0	33	0	0%	1	On target	Apr-25	
SCULPTURES ACROSS THE REGION	35	0	35	15	43%	0	Complete	Jun-24	Jun-24
RYLSTONE RIVER WALK - IMPROVEMENT	654	0	654	344	53%	121	On target	Jun-25	
PLAYGROUND SHADING PROGRAM	49	0	49	0	0%	25	On target	Apr-25	
PARK BIN REPLACEMENT	32	0	32	1	3%	28	On target	Mar-25	
PLAYGROUND RUBBER SOFTFALL PROGRAM	60	0	60	0	0%	0	On target	Jun-25	
GLEN WILLOW SOCCER PLAYGROUND REP	207	0	207	0	0%	172	On target	Mar-25	
DARTON PARK - WATER BUBBLER & AMENITIES BLOCK	8	0	8	6	80%	0	Complete		

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PLAYGROUND EQUIPMENT UPGRADE - LAWSON PARK MUDGEE	98	0	98	4	4%	0	On target	Jun-25
BRIDGE AND STEPS REPLACEMENT - RYLSTONE COMMON	10	0	10	0	0%	0	Not due to start	Jun-25
MUDGEE RIVERSIDE - WALKING TRACK IMPROVEMENTS	20	0	20	19	95%	0	Complete	
FLIRTATION HILL MUDGEE - MASTER PLAN WORKS	80	0	80	7	9%	0	On target	Mar-25
ART GALLERY CAPITAL	108	0	108	0	0%	0	On target	
<b>Total</b>	<b>19,459</b>	<b>0</b>	<b>19,459</b>	<b>11,214</b>	<b>58%</b>	<b>2,328</b>		

### Protecting our Natural Environment

RURAL WASTE DEPOT UPGRADES	233	0	233	11	5%	24	On target	May-25	May-25
MUDGEE WASTE DEPOT UPGRADES	229	0	229	83	36%	10	On target	May-25	May-25
NEW TIP CELL CONSTRUCTION	2,411	0	2,411	1,806	75%	131	On target	Oct-24	Mar-25
RECYCLING PLANT UPGRADES	550	0	550	281	51%	0	On target	Jan-25	
HOOKLIFT BINS	65	0	65	0	0%	58	On target	Dec-24	Feb-25
LANDFILL GAS CAPTURE	50	0	50	0	0%	0	Not due to start	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	71	109%	6	On target	Dec-24	
STORMWATER DRAINAGE - BOMBIRA AVENUE	898	0	898	683	76%	121	On target	Nov-24	
STORMWATER DRAINAGE - GEORGE ST KANDOS	30	0	30	0	0%	0	Not due to start		
MEMORIAL PARK MUDGEE - DRAINAGE IMPROVEMENT	25	0	25	20	78%	0	Complete		
MUDGEE AIRPORT - STORMWATER DRAINAGE UPGRADE (REQUIRE GRANT)	440	0	440	0	0%	0	Not due to start		
PUTTA BUCCA WETLANDS CAPITAL	18	0	18	12	65%	4	On target	Mar-25	
PUTTA BUCCA WETLANDS - BOARDWALK EXTENSION	56	0	56	57	101%	0	Complete		
PUTTA BUCCA WETLANDS - REWILDING INITIATIVE	68	0	68	0	0%	0	Not due to start		
WATER NEW CONNECTIONS	103	0	103	102	99%	1	On target	Jun-25	
WATER AUGMENTATION - MUDGEE HEADWORKS	697	0	697	17	3%	4	On target	Jun-25	
WATER DISTRIBUTION - MUDGEE	3,825	0	3,825	16	0%	103	Not due to start	Jun-26	



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WATER TELEMETRY	150	0	150	0	0%	0	On target	Jun-25	
WATER RYLSTONE DAM WALL & EROSION PROTECTION	415	0	415	11	3%	32	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	238	104%	0	Complete	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, MUDGEE	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	161	80%	6	On target	Dec-24	
WATER MAINS - GOOLMA RD GULGONG	380	0	380	0	0%	2	Not due to start	Feb-25	
WATER MAINS - LAWSON ST MUDGEE	20	0	20	15	76%	0	On target	Dec-24	
WATER MAINS - BLIGH ST GULGONG	110	0	110	0	0%	0	Not due to start	Apr-25	
WATER MAINS - PRINCE ST GULGONG	60	0	60	0	0%	0	Not due to start	Apr-25	
WATER PUMP STATION - CAPITAL RENEWALS	151	0	151	46	31%	1	On target	Jun-25	
WATER NETWORK SAMPLING UPGRADES	25	0	25	0	0%	16	On target	Jun-25	
WATER RESERVOIR - BUDGET ONLY	1,305	0	1,305	0	0%	0	Not updated	Jun-25	
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	Jun-25
RAW WATER SYSTEMS RENEWALS	22	0	22	0	0%	0	Not due to start	Jun-25	
WATER TREATMENT PLANT - RENEWALS	360	0	360	16	4%	1	On target	Jun-25	
WATER TREATMENT RYLSTONE UPGRADES	296	0	296	93	31%	10	On target	Jan-25	
SEWER NEW CONNECTIONS	50	0	50	40	80%	2	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	14	3%	24	On target	Jun-25	
SEWER AUGMENTATION - MUDGEE	9,045	0	9,045	1	0%	260	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	554	0	554	0	0%	0	Not updated	Jun-25	
SEWER PUMP STATION - CAPITAL RENEWALS	126	0	126	76	61%	11	On target	Jun-25	

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SEWER TREATMENT WORKS - RENEWALS	115	0	115	2	2%	0	On target	Jun-25
SEWER TREATMENT WORKS - GULGONG STP SPILLWAY	30	0	30	0	0%	0	Not updated	
SEWER EASEMENT & LAND MATTERS	10	0	10	9	91%	0	On target	Jun-25
<b>Total</b>	<b>28,080</b>	<b>0</b>	<b>28,080</b>	<b>4,144</b>	<b>15%</b>	<b>875</b>		

### Building a Strong Local Economy

CUDGEGONG WATERS CARAVAN PARK - KIOSK & OFFICE	16	0	16	(1)	-7%	14	On target	Jun-25
MUDGEES VALLEY PARK EXPANSION	4,468	0	4,468	2,055	46%	721	On target	Jun-25
MUDGEES VALLEY PARK - CARETAKER HOUSE RENOVATION	45	0	45	19	44%	0	Complete	Jun-24 Oct-24
RYLSTONE CARAVAN PARK STAGE 2	153	0	153	94	61%	8	On target	Feb-25
MUDGEES VALLEY PARK - COMMERCIAL DRYER	17	0	17	0	0%	15	On target	Sep-24 Nov-24
MUDGEES VALLEY PARK - SECURITY CAMERAS	15	0	15	14	97%	0	Complete	Dec-24 Dec-24
MUDGEES VALLEY PARK - ACQUISITION & RENOVATION OF CABIN	99	0	99	39	39%	5	On target	Jan-25
MUDGEES VALLEY PARK - PURCHASE AND FURNISHING NEW PROPERTY	250	0	250	0	0%	0	Off target	
CHRISTMAS DECORATION PURCHASES	10	0	10	2	17%	0	On target	
EVENTS STORAGE COMPOUND	92	0	92	83	90%	0	Complete	
SIGNAGE UPGRADE	177	0	177	0	0%	16	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	4	39%	0	On target	Jun-25 Jun-25
SALEYARDS - BATHROOM RENOVATIONS	19	0	19	19	100%	0	Complete	Jun-24 Jul-24
SALEYARDS - LIGHTING REPLACEMENT	10	0	10	8	84%	0	Complete	
PROPERTY - EX SALEYARDS STAGE II	50	0	50	27	55%	13	On target	
PROPERTY - BURRUNDULLA AVE CONCEPT PLAN	236	0	236	27	11%	113	On target	
MORTIMER ST PRECINCT EXTERNAL PAINTING	48	0	48	0	0%	0	On target	Mar-25
PROPERTY PURCHASE	915	0	915	553	60%	0	On target	
COMMERCIAL PROP - GOWRIE CHILDCARE CENTRE EXTENSION	300	0	300	4	1%	0	Not due to start	

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<b>Total</b>	<b>8,467</b>	<b>0</b>	<b>8,467</b>	<b>2,947</b>	<b>35%</b>	<b>904</b>		
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### Connecting our Region

URBAN RESEALS - HERBERT ST GULGONG	20	0	20	13	66%	0	Complete	Apr-25	
URBAN RESEALS - MAYNE ST SEG 20-90	60	0	60	28	46%	0	On target	Apr-25	
URBAN RESEALS - GLADSTONE ST SEG 140 - 160	6	0	6	6	95%	0	Complete		
URBAN RESEALS - BUNDERRA STREET SEG 10 GULGONG	14	0	14	12	89%	0	Complete	Apr-25	
URBAN RESEALS - STOTT STREET SEGMENT 10,20 GULGONG	10	0	10	9	86%	3	Complete	Apr-25	
URBAN RESEALS - TALLAWANG ROAD SEGMENT 10-30 GULGONG	20	0	20	17	86%	0	Complete	Apr-25	Nov-24
URBAN RESEALS - WILBETREE STREET SEGMENT 10-50 GULGONG	19	0	19	19	98%	0	Complete	Apr-25	
URBAN RESEALS - YARAANDOO STREET SEGMENT 10 GULGONG	13	0	13	11	85%	0	Complete	Apr-25	
URBAN RESEALS - CAROLINA CRESCENT SEGMENT 10-30 MUDGEE	21	0	21	16	77%	0	Complete	Apr-25	
URBAN RESEALS - MOUNTAIN VIEW ROAD SEGMENT 10,20 MUDGEE	25	0	25	24	96%	0	Complete	Apr-25	
URBAN RESEALS - TREFUSIS AVENUE SEGMENT 10 MUDGEE	18	0	18	16	87%	0	Complete	Apr-25	
URBAN RESEALS - BROADHEAD ROAD SEGMENT 10 SPRINGFL	10	0	10	0	0%	0	Cancelled	Apr-25	
URBAN RESEAL - PERRY STREET SEG 70	32	0	32	61	191%	0	Complete	Apr-25	
URBAN RESEAL - THIRD STREET SEG 10 TO 40	14	0	14	10	74%	0	Complete	Apr-24	
URBAN RESEALS - LEWIS STREET SEG 10 MUDGEE	10	0	10	8	76%	0	Complete	Apr-25	
URBAN ROADS KERB & GUTTER CAPITAL	121	0	121	9	7%	0	On target	Jun-25	
URBAN REHAB - ROBERTSON ST SEG 90	68	0	68	51	75%	16	Complete	Aug-25	
URBAN REHAB - LAWSON ST SEGMENT 20	513	0	513	365	71%	8	On target	Apr-25	Dec-24
URBAN HEAVY PATCHING	28	0	28	8	28%	0	On target	Jun-25	
ROAD EXTENSION - BETWEEN PUTTA BUCCA & GLEN WILLOW	7	0	7	7	111%	0	Complete		

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URBAN RESEALS - WYNELLA STREET GULGONG	21	0	21	18	85%	0	Complete	Apr-25	Nov-24
RESHEETING - URBAN ROADS	12	0	12	0	0%	0	On target	Jun-25	
URBAN ROAD - HONE CREEK DRIVE EXTENSION	118	0	118	26	22%	3	On target	May-25	
BRUCE/BROADHEAD ROAD STAGE 1 UPGRADE	880	0	880	103	12%	172	On target	Jun-25	
URBAN RESEALS - DEWHURST DRIVE SEGMENT 60	19	0	19	16	86%	0	Complete	Apr-25	
URBAN RESEALS - MADEIRA ROAD SEGMENT 45-50	33	0	33	11	32%	9	Complete	Apr-25	
URBAN RESEALS - SHOULDER SYDNEY ROAD HORATIO ST	105	0	105	76	73%	0	Complete	Apr-25	
URBAN RESEALS - ROBERT HODDLE GROVE & YARRA COURT	48	0	48	41	84%	0	Complete	Apr-25	
URBAN RESEALS - BRODHEAD ROAD SEG10	11	0	11	10	100%	0	Complete	Apr-25	
URBAN RESEALS - WHITE ST SEG 5	6	0	6	5	95%	3	Complete	Apr-25	
URBAN RESEALS - WILKINS CRESCENT SEG 10	12	0	12	10	87%	0	Complete	Apr-25	
URBAN ROADS- BULGA STREET	30	0	30	0	0%	0	On target	Apr-25	
URBAN ROADS LAND MATTERS CAPITAL	16	0	16	10	62%	0	On target	Jun-25	
RURAL RESEALS - COXS CREEK ROAD SEG 10,20,5 RYLSTONE	88	0	88	81	92%	0	Complete	Apr-25	
RURAL RESEALS - LAHEYS CREEK RD SEG 10-30	138	0	138	1	0%	0	Not due to start	Apr-25	
RURAL RESEALS - NARRANGO ROAD SEG 10 RYLSTONE	44	0	44	31	70%	0	Complete	Apr-25	
RURAL RESEALS - ILFORD HALL ROAD SEGMENT 20,25 ILFORD	70	0	70	74	106%	0	Complete	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	70	90%	0	Complete	Apr-25	
RURAL RESEALS - QUEENS PINCH RD	171	0	171	149	87%	0	Complete	Apr-25	
RURAL RESEALS - COOPER DRIVE	205	0	205	95	46%	43	On target	Apr-25	
RURAL RESEALS - NULLO MOUNTAIN SEG 20	44	0	44	32	73%	0	On target	Apr-25	
RURAL REHAB - CUDGEGONG RD	1,542	0	1,542	37	2%	39	On target	Mar-25	
RURAL REHAB - LUE ROAD MOUNTKNOW	515	0	515	90	18%	10	On target	Mar-25	
HEAVY PATCHING	56	0	56	7	12%	7	On target	Jun-25	
RURAL RESEALS - ULAN-WOLLAR ROAD SEG 10-90	383	0	383	412	107%	(158)	On target	Apr-25	
RURAL RESEALS - LINBURN LANE	137	0	137	116	85%	0	Complete	Apr-25	
RURAL RESEALS - PYANGLE ROAD LUE	7	0	7	0	0%	0	On target	Apr-25	
RURAL RESEALS - CRUDINE ROAD SEG 10 AARONSPA	51	0	51	50	98%	0	Complete		

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RURAL RESEALS - KANDOS TIP ROAD SEG 10	57	0	57	39	68%	0	Complete	
HEAVY PATCHING - RIDGE ROAD	310	0	310	170	55%	5	On target	Apr-25
REHAB - LUE ROAD MUDGEE	210	0	210	8	4%	0	On target	Apr-25
RURAL SEALED ROAD LAND MATTERS	57	0	57	10	18%	9	On target	Jun-25
REG RDS RESEALS - BYLONG VALLEY WAY MR215	391	0	391	156	40%	0	On target	Apr-25
REG RDS RESEALS - HILL END ROAD MR216	194	0	194	154	80%	6	On target	Apr-25
REG RDS RESEALS - WOLLAR ROAD MR 208	133	0	133	0	0%	0	On target	Apr-25
COPE ROAD AUDIO TACTILE LINEMARKING	712	0	712	0	0%	0	On target	Jun-25
HILL END ROAD SAFETY IMPROVEMENTS	481	0	481	391	81%	(1)	Complete	Sep-24 Oct-24
RESEAL ULAN ROAD - TURILL AREA	476	0	476	443	93%	60	Complete	Apr-25
REG RDS RESEALS - BYLONG VALLEY WAY MR 208	120	0	120	111	92%	0	Complete	Apr-25
REG RDS RESEALS - GOLLAN ROAD MR 7512	94	0	94	0	0%	0	On target	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	1,315	86%	147	On target	Dec-24
SEAL EXTENSION - QUEENS PINCH RD CAUSEWAY UPGRADES AND GUARD	252	0	252	54	21%	7	On target	Jun-25
SEAL EXTENSION - SCOTTS LANE GULGONG	59	0	59	32	55%	16	On target	Jun-25
BIRRIWA BUS ROUTE SOUTH - DRAINAGE & CULVERTS	159	0	159	38	24%	4	On target	Jun-25
SEAL EXTENSION - CROSSING ROAD, MENAH	87	0	87	0	0%	0	On target	Apr-25
RESHEETING	2,298	0	2,298	2,301	100%	48	On target	Jun-25
UNSEALED ROADS LAND MATTERS CAPITAL	106	0	106	10	9%	6	On target	Jun-25
BRIDGE TO PUTTA BUCCA ROAD	280	0	280	160	57%	0	On target	Jun-25
REGIONAL ROAD BRIDGE CAPITAL	64	0	64	34	54%	0	On target	Jun-25
ULAN ROAD - REHABS, WIDENING AND CONFORMING RESEALS - BUDGET	255	0	255	6	2%	0	On target	Jun-25
ULAN ROAD -REHAB MUDGEE RACECOURSE	800	0	800	515	64%	131	On target	Dec-24
ULAN ROAD - SHORT TO LUE ROAD REHAB	900	0	900	7	1%	500	On target	
FOOTPATH REPLACEMENT (REQUIRES GRANT)	149	0	149	29	19%	0	On target	
FOOTWAYS - BUS SHELTERS	20	0	20	0	0%	8	On target	Jun-25
PEDESTRIAN ACCESS AND MOBILITY PLAN WORKS (REQUIRES GRANT)	171	0	171	24	14%	24	On target	

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NEW BUS SHELTERS - 59 LIONS DRIVE & APEX PARK MUDGEE	40	0	40	0	0%	19	On target	Jun-25	
AIRPORT - DRAINAGE PLAN DEVELOPMENT	27	0	27	20	76%	0	Complete	Jun-24	Oct-24
<b>Total</b>	<b>16,357</b>	<b>0</b>	<b>16,357</b>	<b>8,287</b>	<b>51%</b>	<b>1,148</b>			

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	
MUDGEE ADMIN BUILDING EXTENSION	447	0	447	0	0%	315	On target	Jun-24	Jun-24
MUDGEE ADMIN BUILDING - PAINTING AND REPAIRS	27	0	27	0	1%	0	On target	Mar-25	
MUDGEE OPERATIONS - OFFICE UPGRADES	225	0	225	8	4%	5	Not due to start	Jun-25	
IT OFFICE UPGRADES	65	0	65	5	8%	40	On target	Dec-24	
PEOPLE & PERFORMANCE BUILDING - UPGRADES	30	0	30	27	88%	0	Complete	Oct-24	
MUDGEE PARKS & GARDEN SHED AND COMPOUND UPGRADE	50	0	50	0	0%	0	Not due to start	Mar-25	
COMMUNITY DIRECTORATE & IT OFFICE - HVAC UPGRADE	35	0	35	35	101%	0	Complete	Dec-24	
MUDGEE ADMIN BUILDING - EAST WING RENOVATION	15	0	15	0	0%	0	Not due to start		
IT - NETWORK UPGRADES	4	0	4	0	0%	0	On target		
PLANT PURCHASES	10,538	0	10,538	2,442	23%	373	On target	Jun-25	
PLANT PURCHASES - NEW	131	0	131	0	0%	0	On target		
MUDGEE DEPOT CAPITAL WORKS	8	0	8	9	115%	0	On target		
SOLAR FARM INITIATIVE - STAGE 3	3,586	0	3,586	2,246	63%	861	On target		
RYLSTONE EMULSION TANK	7	0	7	2	34%	0	On target		
BATTERY ENERGY STORAGE SYSTEM (REQUIRES GRANT)	3,645	0	3,645	0	0%	0	Deferred		
ULP LINE REPLACEMENT	44	0	44	29	67%	3	On target		
<b>Total</b>	<b>18,946</b>	<b>0</b>	<b>18,946</b>	<b>4,804</b>	<b>25%</b>	<b>1,606</b>			

<b>Total Capital Works Program</b>	<b>91,310</b>	<b>0</b>	<b>91,310</b>	<b>31,397</b>	<b>34%</b>	<b>6,861</b>			
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RDF

## Key Operating Projects

\$'000	Current Annual Budget	Proposed Variations	Proposed Annual Budget	Actual YTD	Actual YTD/ Proposed Annual Budget
<b>Looking after our Community</b>					
URBAN RELEASE STRATEGY - MUDGEE & GULGONG	2	0	2	2	101%
EMPLOYMENT LANDS STRATEGY - MUDGEE HEIGHT MASTERPLAN	158	0	158	8	5%
HOUSING STRATEGY	198	0	198	150	75%
DEVELOPMENT CONTROL PLAN REVIEW	250	0	250	9	4%
<b>Total</b>	<b>608</b>	<b>0</b>	<b>608</b>	<b>169</b>	<b>28%</b>
<b>Protecting our Natural Environment</b>					
MUDGEE FLOODPLAIN MANAGEMENT PLAN STAGE 2	20	0	20	23	114%
STORMWATER MASTER PLANNING MUDGEE DEVELOPMENT	196	0	196	0	0%
<b>Total</b>	<b>216</b>	<b>0</b>	<b>216</b>	<b>23</b>	<b>11%</b>
<b>Building a Strong Local Economy</b>					
MAJOR EVENTS GLEN WILLOW	1,203	0	1,203	15	1%
<b>Total</b>	<b>1,203</b>	<b>0</b>	<b>1,203</b>	<b>15</b>	<b>1%</b>
<b>Connecting our Region</b>					
RURAL UNSEALED ROADS GRADING PROGRAM	2,242	0	2,242	1,364	61%
AIRPORT - MASTERPLAN UPGRADE	156	0	156	28	18%

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STATE ROADS ADMINISTRATION	226	0	226	113	50%
RM - SCHEDULED MAINTENANCE	1,473	0	1,473	553	38%
OW - BUDGET ONLY	0	0	0	0	0%
OW - RESURFACING IMPROVEMENTS	298	0	298	0	0%
OW - HEAVY PATCHING	582	0	582	2	0%
OW - RESEALS	0	0	0	0	0%
OW - RESEALS MR54	38	0	38	0	0%
OW - MISC ACCIDENTS	62	0	62	40	64%
OW - SAFER ROADS PROGRAM MENAH	3,157	0	3,157	0	0%
OW - CASTLEREAGH HIGHWAY SIGN INSTALLATION	8	0	8	13	155%
OW - RESEALS SH18	1,869	0	1,869	22	1%
OW - RESEAL MR633	290	0	290	4	1%
OW - MR633 SHOULDER & CULVERT WIDENING	158	0	158	218	138%
<b>Total</b>	<b>10,558</b>	<b>0</b>	<b>10,558</b>	<b>2,357</b>	<b>22%</b>



## 9.14 Quarterly Budget Review - December 2024

REPORT BY THE FINANCIAL PLANNING COORDINATOR AND CHIEF FINANCIAL OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, FIN300240, GOV400113

### RECOMMENDATION

#### That Council:

1. **receive the report by the Financial Planning Coordinator and Chief Financial Officer on the Quarterly Budget Review - December 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 a budget of \$22,000 for additional works required for the installation of the new tank for the Cudgegong Waters Park due to there being no potable water available resulting in food health and safety risk;**
4. **note that the General Manager used the emergency delegation conveyed to him at 3.1 of his delegation to authorise a budget of \$10,000 for asbestos removal required at the corporate IT office; and**
5. **note the opinion of the Responsible Accounting Officer regarding the satisfactory financial position of Council.**

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### Executive summary

This report, with its incorporated attachment, makes up the December 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.

#### Recommended Project change of scope

It should be noted that the previously approved 2024/25 Operational Plan included works for a playground at the Mudgee River Walk for \$200,000, funded by Local Roads and Community Infrastructure. Included in the recommended variations in the QBR is a variation to add \$238,000

and change the scope of these works to install a multipurpose outdoor court. The total recommended revised budget is \$438,000.

### **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

<b>Theme</b>	<b>Good Government</b>
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

<b>Budget Year</b>	<b>Operating Performance Ratio</b>	<b>Own Source Revenue</b>	<b>Building &amp; Infrastructure Renewal</b>
<b>2024/25</b>	✓	✓	✗
<b>Future Years</b>	✓	✓	✗

## Associated Risks

Not Applicable

AMANDA AVNELL  
FINANCIAL PLANNING COORDINATOR

LEONIE VAN OOSTERUM  
DIRECTOR CORPORATE SERVICES

5 February 2025

*Attachments:* 1. Quarterly Budget Review December 2024. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

## Item 10: Operations

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### 10.1 Unmaintained Segment of Coricudgy Road - Request to be maintained

REPORT BY THE WORKS TECHNICAL OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, R9028001, GOV400113

#### RECOMMENDATION

##### That Council:

1. **receive the report by the Works Technical Officer on the Unmaintained Segment of Coricudgy Road;**
  2. **in line with Council's 'Unmaintained and Unformed Roads' policy, decline the request to maintain the additional 125m section of Coricudgy Road; and**
  3. **in line with Council's Road Asset Management Plan, decline the request to amend the current maintenance schedule of the 11.44km section of Coricudgy Road from 24-monthly to 12/6-monthly.**
- 

#### Executive summary

Coricudgy Road is currently maintained from its intersection with Narrango Road and Nullo Mountain Road, extending east for 18.44 kilometres. The first 7 kilometre section is classified as a Collector Road and, following the recent seal extension works, is now fully sealed. The remaining 11.44 kilometre section is classified as a Minor Local Road. As this section is not part of a bus route, it is scheduled for maintenance every 24 months. Beyond this point, the road reserve is designated as an Unmaintained Road Reserve.

Council has received a request from a property owner on the unmaintained section of Coricudgy Road, on behalf of property owners along this length, for:

- An additional 125 metres of the road to be incorporated into Council's maintained road network and included in the maintenance grading program.
- The existing 24-monthly maintenance schedule to be revised to at least 12-monthly, with a preference for 6-monthly grading.
- The speed limit be revised from 100km/h and speed signs installed.

#### Disclosure of Interest

Nil

## Detailed report

Council periodically receives requests for grading of unmaintained public road reserves. In most cases, these requests receive a written response referencing Council's Unmaintained and Unformed Roads Policy. However, some residents, after reviewing the policy, formally request that a road be considered for inclusion as a maintained road, prompting this report for Council's determination.

Coricudgy Road, located in the Kandos and Rylstone region, is classified as a Collector Road for the first 7 kilometres from its intersection with Narrango Road and Nullo Mountain Road. This section is sealed and leads to the Ganguddy-Dunns Swamp campground. Beyond this point, an additional 11.44 kilometres is classified as a Minor Local Road and remains unsealed. This section is not part of a bus route and is scheduled for maintenance every 24 months.

Any repair works previously carried out on the unmaintained section of Coricudgy Road have been one-off repairs funded through State Government Natural Disaster funding, which, at the time, included provisions for repairing unmaintained roads following natural disaster declarations.

Council has received a request from a property owner on behalf of multiple landowners along the unmaintained section of Coricudgy Road, seeking:

- An additional 125 metres of road to be included in Council's maintained road network and scheduled for grading.
- A revision of the current 24-month maintenance schedule to at least 12-monthly, with a preference for 6-monthly grading.
- A review and reduction of the road's default 100km/h speed limit, and installation of speed limit signage.

Historically, the maintained section of Coricudgy Road ended at the boundary of a large property known as Kelgoola, which consisted of 21 separate land titles. These lots have since been individually sold, with 17 located beyond the maintained section of the road. Of the 17 lots currently 2 lots have a dwelling entitlement, i.e. 15 lots do not have a dwelling entitlement.

Under Council's Unmaintained and Unformed Roads Policy, roads servicing fewer than five permanent residences are not eligible for inclusion in the maintained road network. Currently, only one permanent residence exists beyond the maintained section of Coricudgy Road, meaning the request does not meet the criteria for consideration. It is therefore recommended that Council decline this request.

Council's Road Asset Management Plan (RAMP) ensures the delivery of infrastructure services in a financially sustainable manner. The RAMP states that due to funding limitations, Council cannot:

- Provide 6-monthly grading on unsealed roads.
- Increase grading frequency beyond what is currently scheduled.
- Extend the maintained road network to include unmaintained roads.

The unsealed portion of Coricudgy Road is classified as a Minor Local Road and is not a school bus route. Based on these criteria, it is recommended that Council maintain the existing 24-month grading schedule and decline the request for increased frequency.

Transport for NSW (TfNSW) is the speed authority for all roads in NSW. All rural roads carry a default 100km/h speed limit unless otherwise signposted, with motorists required to drive to conditions. TfNSW has historically been reluctant to signpost or reduce speed limits on unsealed rural roads due to variable conditions. Council has advised the applicant to contact TfNSW directly for a speed limit review, and as such, no further action is recommended by Council on this matter.

Given the current policies and funding constraints, it is recommended that Council:

- Decline the request to include an additional 125 metres of Coricudgy Road in the maintained road network.
- Maintain the existing 24-month grading schedule and decline the request for increased grading frequency.
- Take no further action regarding speed limit reductions, as this falls under the jurisdiction of TfNSW.

### Community Plan implications

<b>Theme</b>	<b>Connecting Our Region</b>
Goal	High quality road network that is safe and efficient
Strategy	Provide a roads network that balances asset conditions with available resources and community needs

### Strategic implications

**Council Strategies**

Community Plan  
 Delivery Program and Operational Plan  
 Roads Asset Management Plan

**Council Policies**

Unmaintained and Unformed Roads policy

**Legislation**

Roads Act 1993

### Financial implications

The cost estimate to bring 125m of the road up to standard is \$8,000 and minor ongoing maintenance costs.

Should the maintenance frequency be amended from 24-monthly to 12-monthly it would be an additional increased an annual cost of \$35,000 for grading biannually.

If Council was to go with the recommendation to keep this segment as an unmaintained road there will be no financial implications. Should Council decide to maintain the segment it will have the following financial implications.

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

## Associated Risks

Capacity for the Road Asset Management Plan and Unsealed Roads Grading Budget for additional roads to be added to the maintain roads list.

Creating a precedent via approval in contradiction to the policy.

The 125m requested accommodates access to an additional 7 properties via maintained road, there is an additional 14 lots that will still be required to traverse varying lengths of unmaintained road up to approx. 4km in length.

NICOLE CASSIDY  
WORKS TECHNICAL OFFICER

ANDREW KEARINS  
MANAGER WORKS

JULIAN GEDDES  
DIRECTOR OPERATIONS

13 December 2024

- Attachments:*
1. Property Owner Submission.
  2. Property Owner Submission - Additional Information.
  3. Map - Coricudgy Road Unmaintained Road Reserve.
  4. Map - Proposed Addition to Maintained Road.
  5. Letter - Property Owner - Richmond Ward Lawyers - Proposed maintenance on Coricudgy Road.
  6. Unmaintained and Unformed Roads Policy.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

Attention Councillors,  
Mid-Western Council, NSW.

**Regarding:**

The landowners located at Kelgoola, NSW, 2849 wrote to Council on 30 September 2024 requesting increased maintenance to Coricudgy Road (Kelgoola) and sought that Council extend their maintenance of the road by a further approximately 125m.

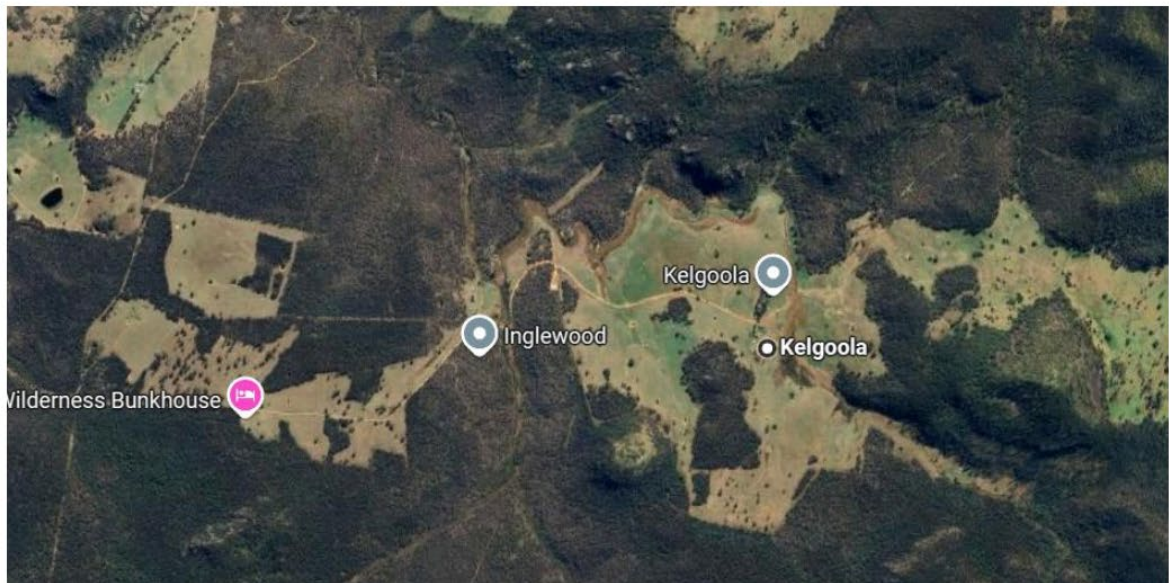


Figure 1 Satellite view of the area (Source: Google Earth)



**Background:**

Land formerly known as 1860 Coricudgy Road, Kelgoola, NSW, 2849 was owned by Alan & Meg Wales for approximately 60 years. The property consisted of 21 separate titles varying in size from 40 acres – 150 acres.

In May 2023, the property was sold to a company who purchase rural land on multiple titles. Original titles are reinstated with legal boundaries surveyed and fenced accordingly. Once works are completed the properties were sold individually.

For those unaware this is what has happened at Kelgoola. The below arial survey image gives a clear representation.

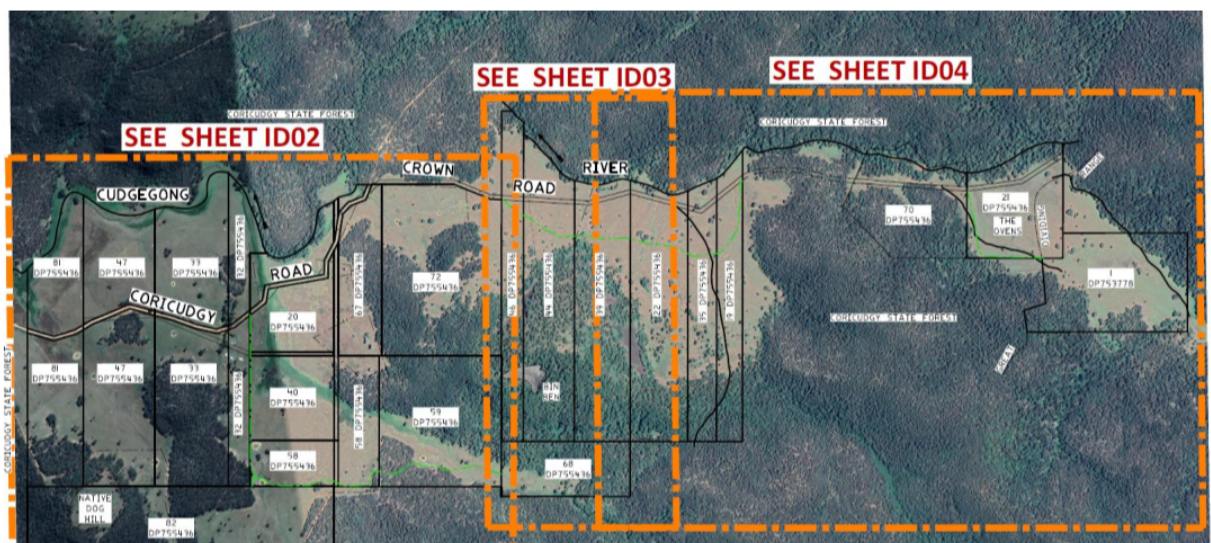


Figure 2 Survey of titles (Source: Premise)

**Request:**

Increase in routine maintenance & signage

The landowners are requesting that Council consider increasing the maintenance schedule of Coricudgy Road to a minimum once per year ideally twice per year would be sufficient. The road was recently upgraded after the flood events in 2020 / 2021 to an excellent standard. Over the last 12 months it has been increasingly obvious with the increase in local traffic along with weather events that the road has started to deteriorate in parts. Given the road is in a sound condition it would make sense to keep it to this level of condition with routine maintenance occurring on a more regular basis. It is assumed this would be a more cost effective alternative than allowing the road to deteriorate further to a condition that is not safe or fit for purpose only then to conduct repairs.

There are currently no speed limit signs. The speed limit is 100km/h which is not safe. This needs to be revised along with signage to display a safer speed limit. We understand this would be well supported by other permanent residents.

Extend the Council maintained portion of road

Currently as advised by Council via email correspondence Coricudgy Road is maintained from Nullo Mountain Road / Narrango Road intersection in an Easterly direction for 18.438Km. The previous access way for the residence based off approximate distances is 18.6km from said intersection. It is clear maintenance has already been provided for a further distance than what was provided by Council (18.438km), as seen in figure 12. Under the previous ownership of the Wales family this was suitable given all land was owned by the Wales’ and made sense on Councils behalf.

The access way for the residence had to be relocated approximately 100m-125m to the East to an existing entry gate for previously used paddocks as it was no longer able to traverse another lot under different ownership. Parallel to the new access way is an access way and easement for right of carriageway servicing 6 lots. Previously Council maintained to the access way, as such it would make sense to continue this procedure and extend it to the new access way.

Given the current condition of the road within this portion of road it is fair to suggest it is the worst condition of the whole road including the remainder of unmaintained road to the East.

**Justification:**

As previously described throughout the property is now owned by 21 individual landowners who are paying individual rates. It is approximated this would generate minimum \$20,000pa to Council.

Large parts of Coricudgy Road are no longer gravel road. The intersection of Narrango Road & Nullo Mountain Road through to Ganguddy (Dunns Swamp) is now fully sealed in bitumen approximately 7.1km. Whilst the initial cost outlay of this would have been significant it is assumed the ongoing maintenance costs are significantly lower than if this portion of road was to remain as gravel. Given Council was able to maintain this gravelled section for 18.438km, it would be justifiable to increase routine maintenance / 1 off upgrade a further 125m of road. The remaining gravel road to the existing finishing point of maintained Council Road is approximately 11.5km. If Council is to increase the maintained portion to match with the existing protocols of to the final residence dwelling than this would be approximately 11.5km.

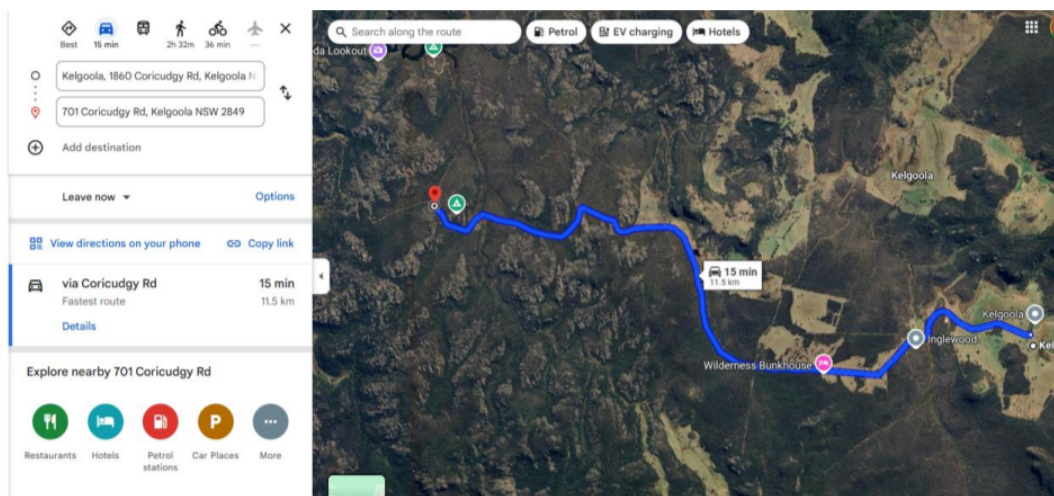


Figure 3 Satellite view of Unsealed Road portion (Source: Google maps)

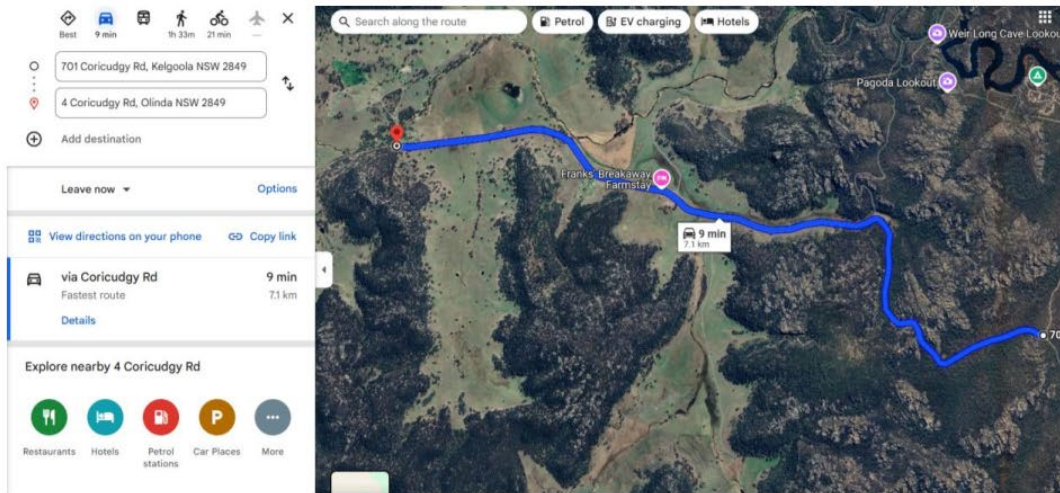


Figure 4 Satellite view of sealed portion of road (Source: Google maps)



Figure 5 New accessway for last dwelling and accessway easement for 6 lots

We refer to the email received from Nicole Cassidy on the 22/01/2025. In this communication Council appeared apprehensive why we are only requesting an approximate 125m extension and it would provide limited benefit to other land users. As discussed in the above paragraph and in line with Councils policy of maintaining Coricudgy Road to the final residences access way, this access way was relocated and by requesting 125m extension this would be in line with Councils policy. The extension would also provide benefit to the lots who use the access way via right of carriage way parallel to the residence entry way. (Lots 20, 40, 58, 82, 59, 68), whilst also providing significant benefit to the remainder of road users given this part of the road is in poor condition. We are fully supportive of Council if they are willing to consider upgrading the remainder of Coricudgy Road in an Easterly direction until the road turns to Crown Land

approximately 650m. It is noted that the lots further East (Lots 67 onwards) are also accessed via Crown Land. The below image details where Coricudgy Road turns to Crown Land and the Crown Road going in an Easterly direction is to the remaining lots.

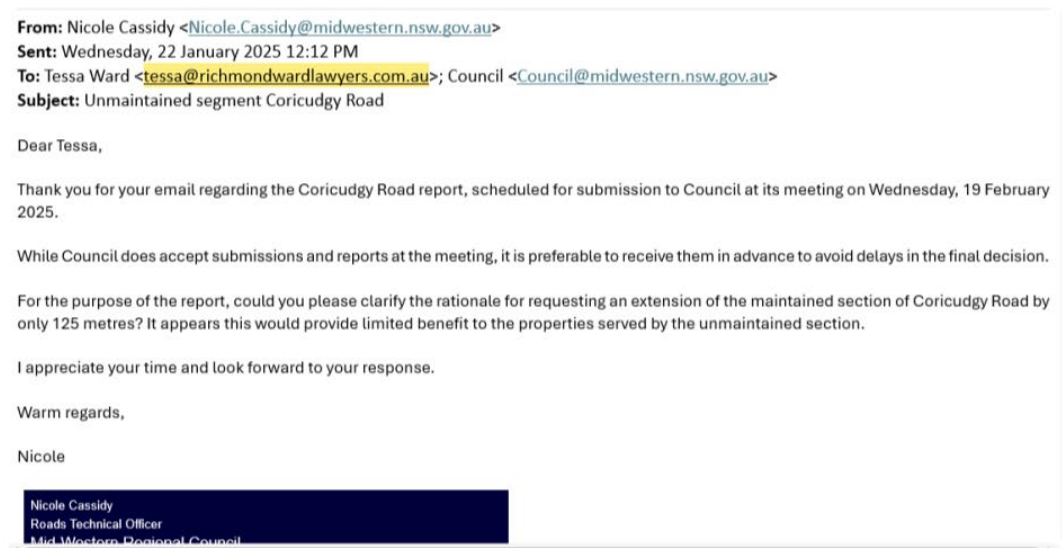


Figure 6 Email from Nicole (Source: Tessa Ward)

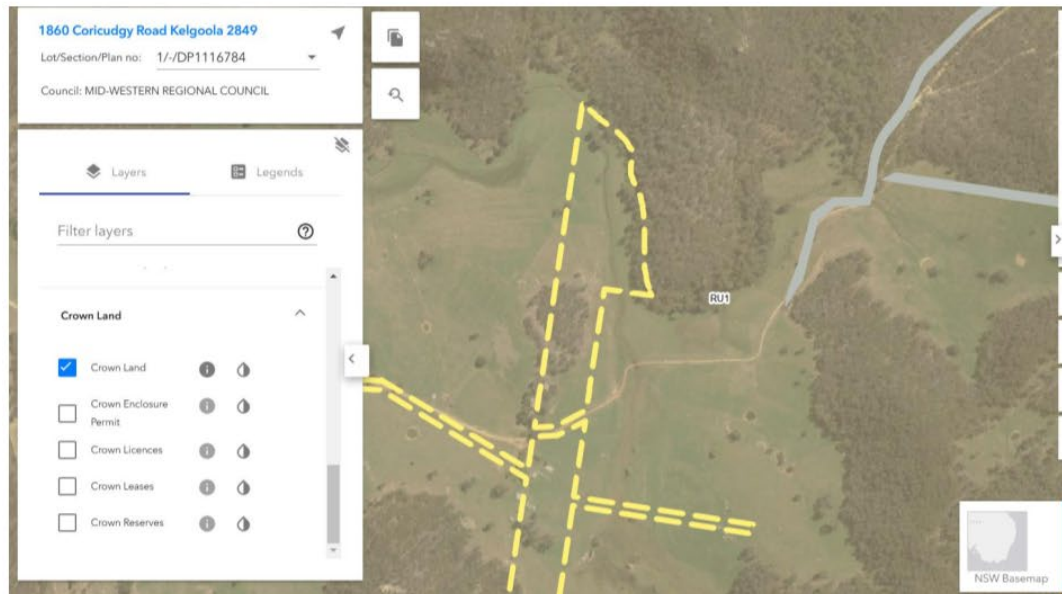


Figure 7 Crown Land Road (Source: NSW ePlanning Spatial Viewer)

The increase in traffic is not restricted to landowners only. Coricudgy State Forest allows for public entry for recreational activities.

The new individual landowners not only contribute rates to Council but provide a positive increase to the local economy through spending within the region and supporting small businesses.

It is noted that a culvert drain was installed within a portion of Coricudgy Road that is within Crown Land. The timeframe is unable to be provided, however, given the condition of the culvert and the concrete drainage pipes it is believed to be within the last 2-3 years. It is also believed this was completed by Council. Confirmation should be provided by Council as to whether this was Council works. The culvert is highlighted in red in the below image.

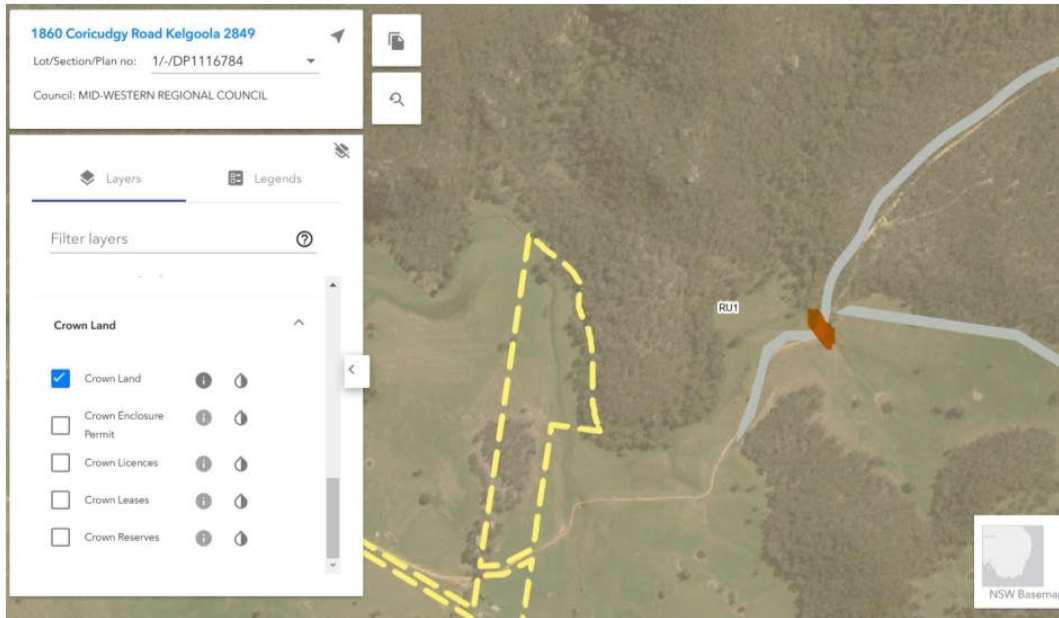


Figure 8 Location of culvert drain (Source: NSW ePlanning Spatial Viewer)



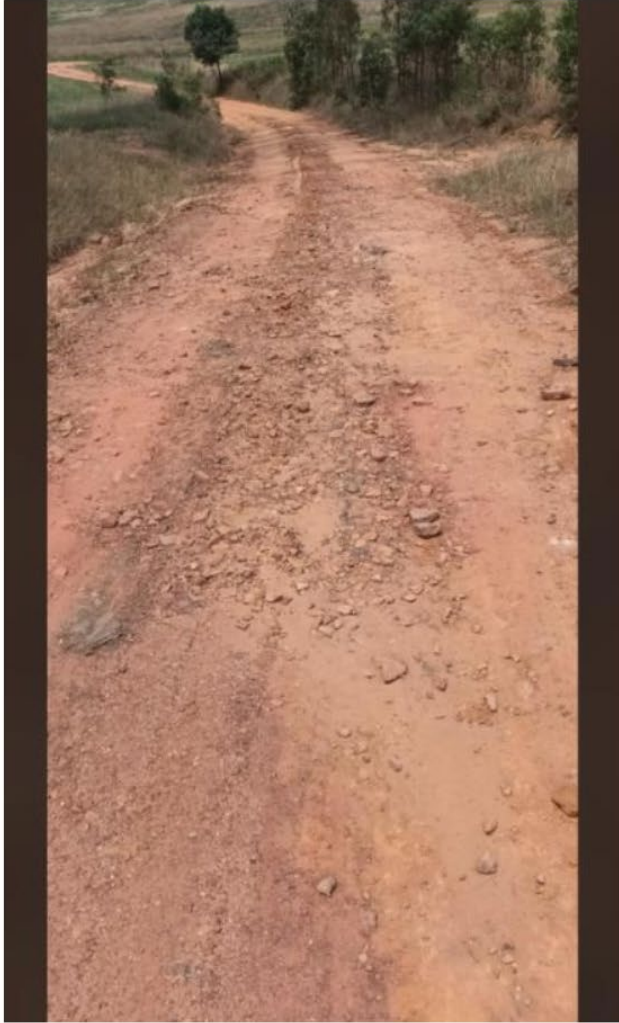
Figure 9 View of previous access way and maintained portion



*Figure 10 Culvert drains on Crown Land as discussed*



*Figure 11 Culvert drain, State Forest access ahead and remainder of lots on the right in the near distance*



*Figure 12 Road just past the previous access way. Evident this matches upgraded/maintained portions*



*Figure 13 Poor Road condition approx. halfway along the proposed 125m*





*Figure 14 Significant damage to road in front of new access way for residence and carriage way. This is unpassable at times preventing the lots further on access and preventing access to State Forest*



RIGHT OF CARRIAGE WAY ACCESS      LOT 32 NEW ACCESS



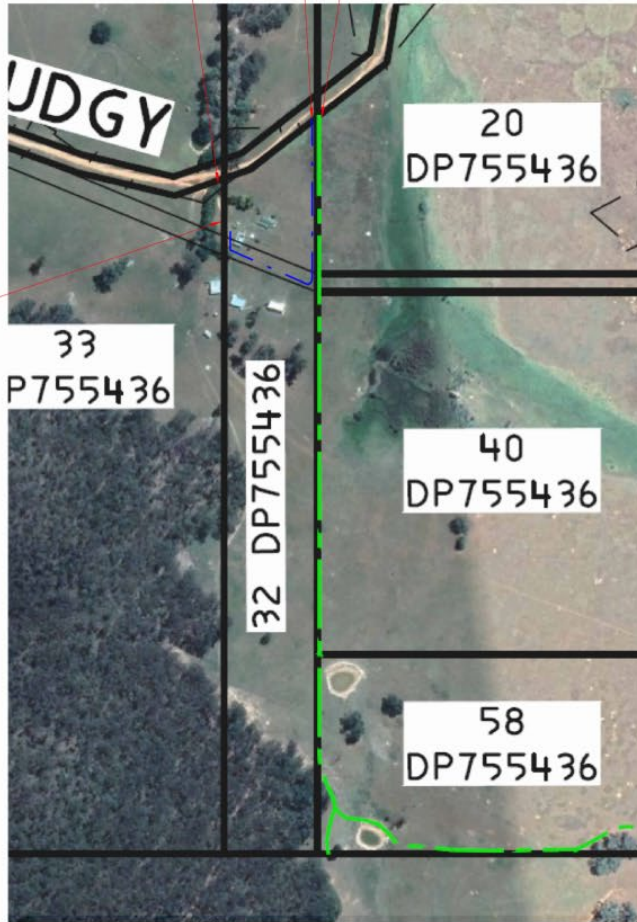
NEW ACCESS PUT IN BY VENDOR. ACCESS RUNS ON LOT 32. (IN BLUE)

ON THE ADJACENT SIDE OF BOUNDARY NEW ACCESS IS VIA A RIGHT OF CARRIAGE SERVICING LOTS 40, 58, 82, 59 AND 68 (GREEN LINE)

EXISTING ACCESS PRIOR TO LOTS GOING BACK TO ORIGINAL TITLES



BOUNDARY OF LOT 32 AND LOT 33



SITE PLAN - SATELLITE PLAN VIEW  
 NOT TO SCALE



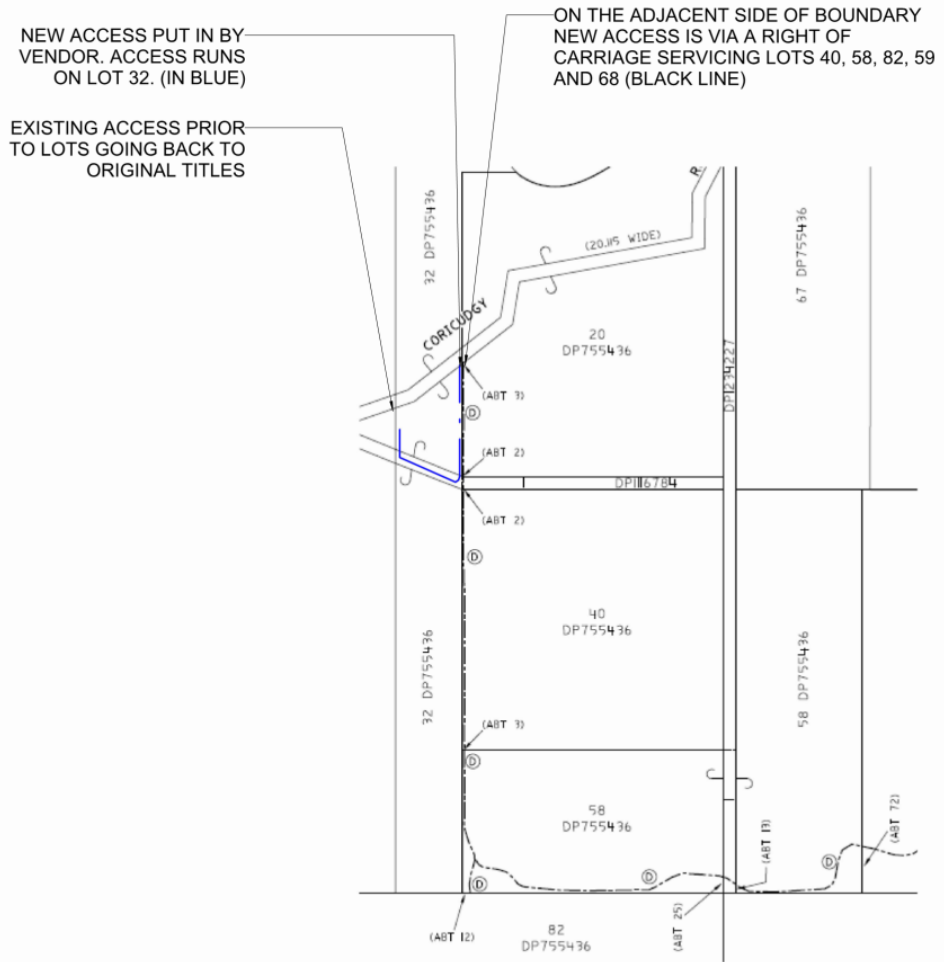
PROJECT  
**NEW ACCESS**  
 1860 CORICUDGY ROAD,  
 KELGOOLA, NSW, 2849

DRAWING TITLE  
 SITE PLAN - SATELLITE  
 CLIENT  
 GUY & TESSA WARD  
 DATE // TIME  
 3/07/2024 8:28:10 AM

SCALE  
 AS SHOWN  
 STATUS  
 P1  
 PROJECT ID  
 18RCD24

DRAWN BY  
 GUY WARD  
 BUILD BY  
 N/A

DRAWING NO.  
**A01**



**SITE PLAN - DEPOSITED PLAN VIEW**  
 NOT TO SCALE



**PROJECT**  
**NEW ACCESS**  
 1860 CORICUDGY ROAD,  
 KELGOOLA, NSW, 2849

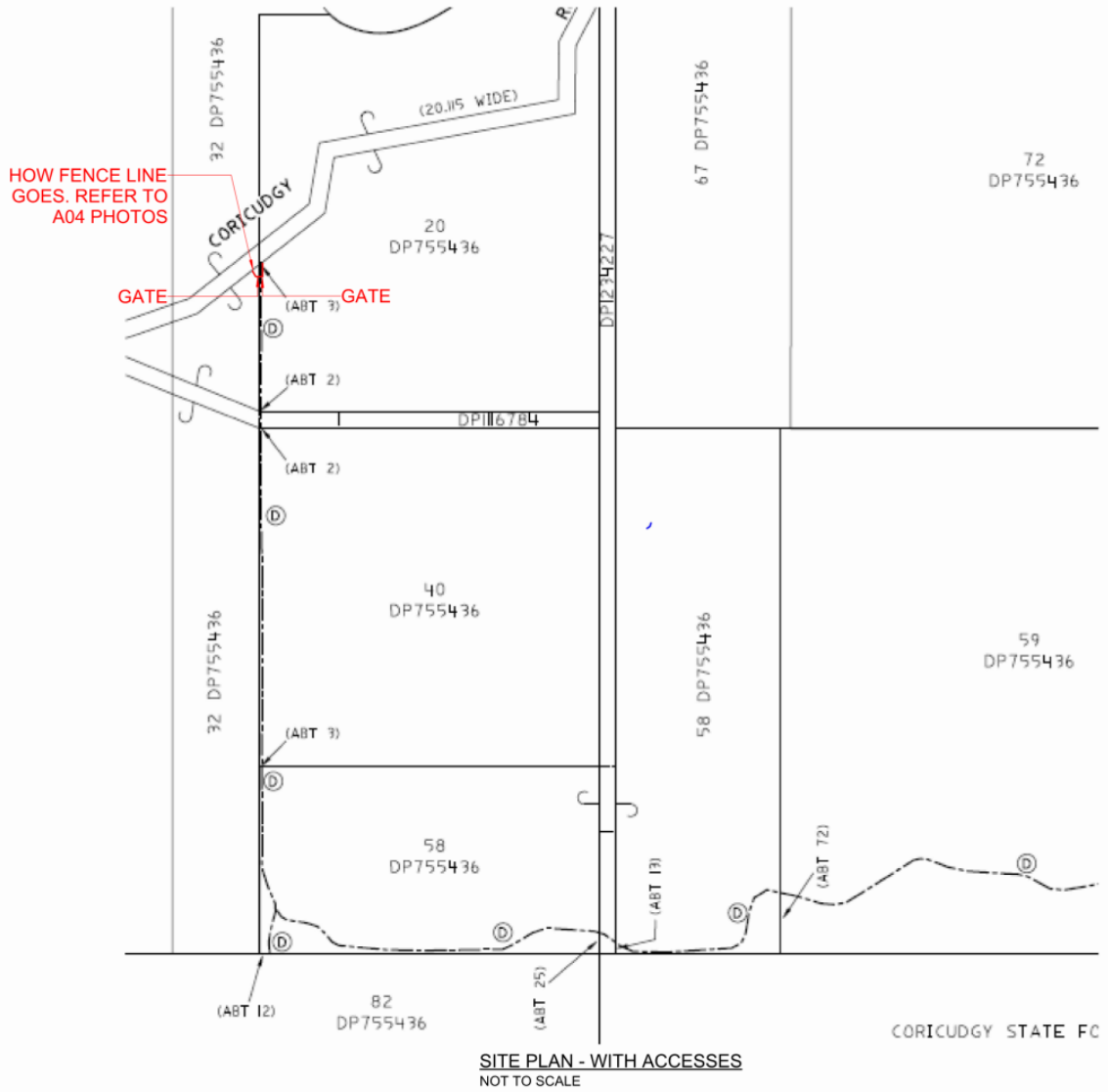
**DRAWING TITLE**  
 SITE PLAN - DP PLAN  
**CLIENT**  
 GUY & TESSA WARD  
**DATE // TIME**  
 3/07/2024 8:28:15 AM

**SCALE**  
 AS SHOWN  
**STATUS**  
 P1  
**PROJECT ID**  
 18RCD24

**DRAWN BY**  
 GUY WARD  
**BUILD BY**  
 N/A

DRAWING NO.

**A02**



PROJECT  
**NEW ACCESS**  
1860 CORICUDGY ROAD,  
KELGOOLA, NSW, 2849

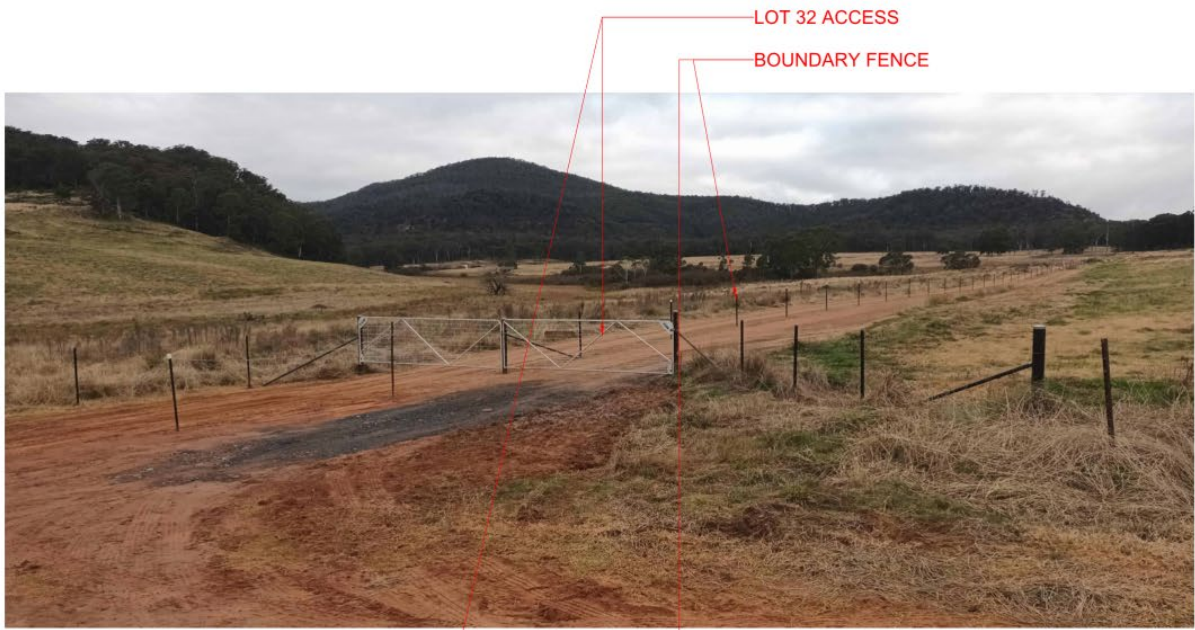
DRAWING TITLE  
SITE PLAN - WITH ACCESSES  
CLIENT  
GUY & TESSA WARD  
DATE // TIME  
3/07/2024 8:28:19 AM

SCALE  
AS SHOWN  
STATUS  
P1  
PROJECT ID  
18RCD24

DRAWN BY  
GUY WARD  
BUILT BY  
N/A

DRAWING NO.

**A03**



PROJECT  
**NEW ACCESS**  
1860 CORICUDGY ROAD,  
KELGOOLA, NSW, 2849

DRAWING TITLE  
PHOTOS  
CLIENT  
GUY & TESSA WARD  
DATE // TIME  
3/07/2024 8:28:22 AM

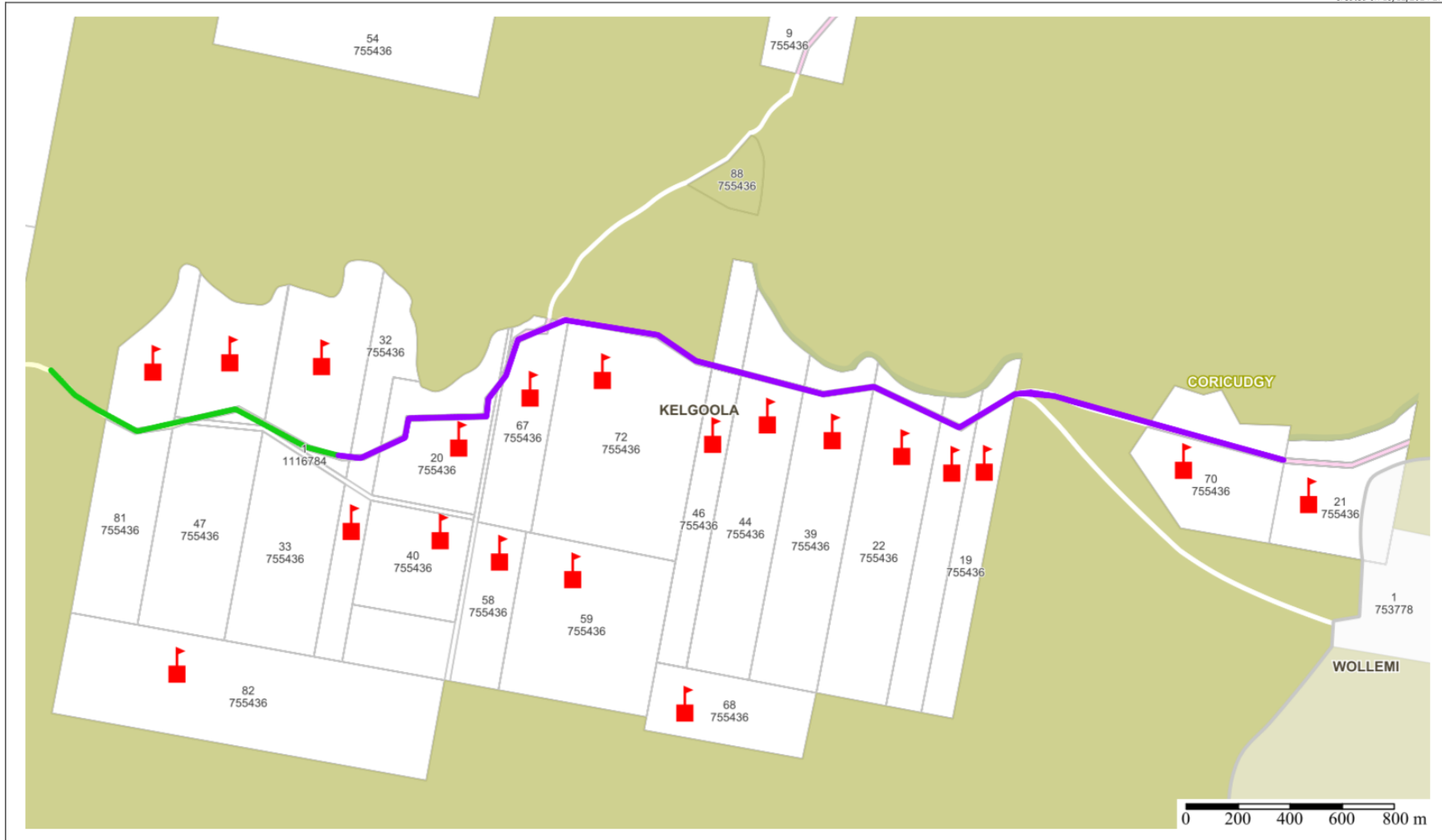
SCALE  
AS SHOWN  
STATUS  
P1  
PROJECT ID  
18RCD24

DRAWN BY  
GUY WARD  
BUILT BY  
N/A

DRAWING NO.

**A04**

Created on 13/12/2024 2:00 PM



Mid-Western Regional Council  
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 86 Market Street  
 MUDGEE NSW 2850  
 Telephone: 02 8378 2850  
 Fax: 02 6378 2815  
 Email: [council@midwestern.nsw.gov.au](mailto:council@midwestern.nsw.gov.au)

**Important Notice!**

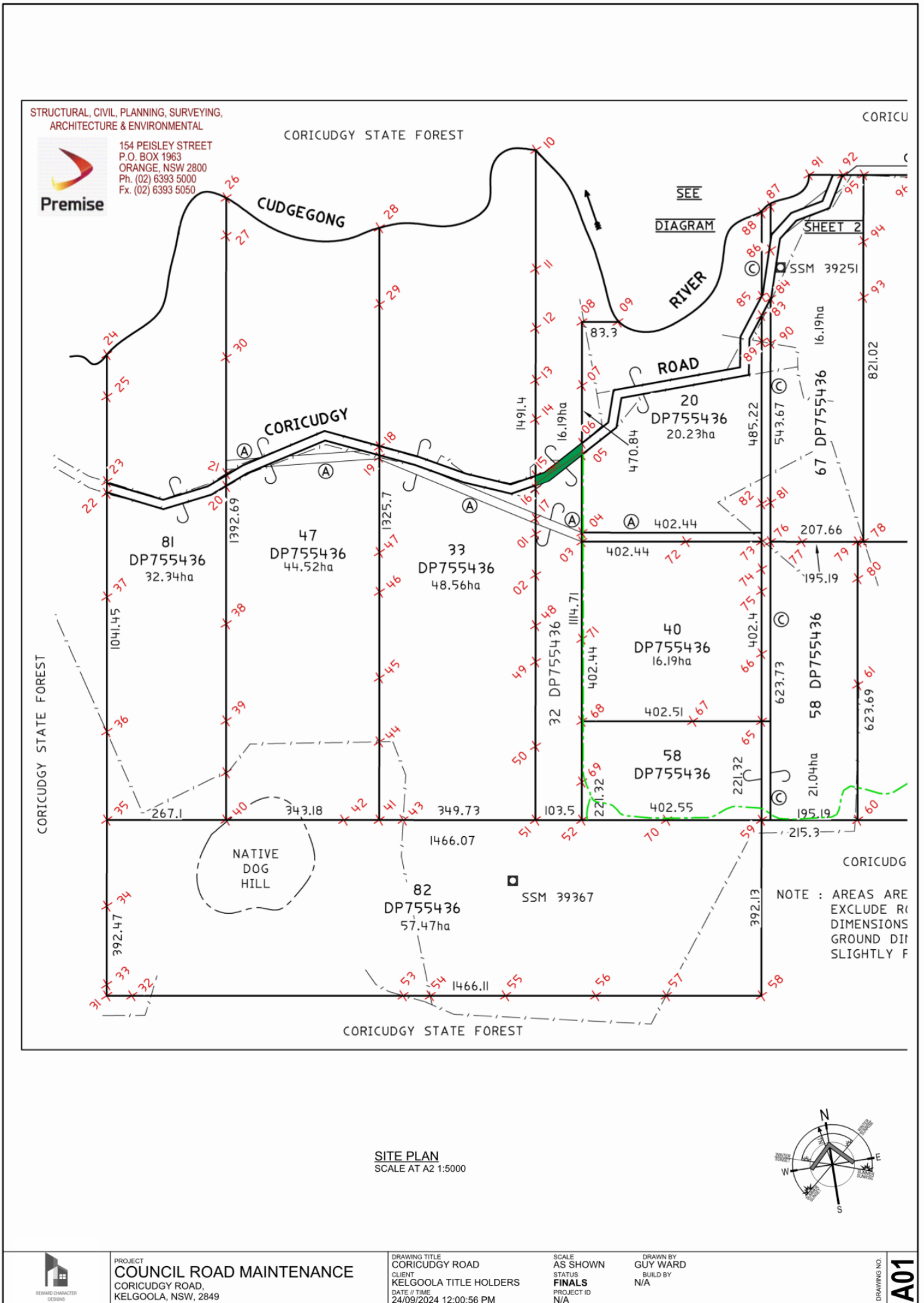
**This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.**

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Date: 13/12/2024

Map Scale: 1:20000 at A4





Our Ref: TW:202244  
Your Ref:

26 September 2024

Mid-Western Regional Council  
86 Market Street  
MUDGEES NSW 285-

*By email: [council@midwestern.nsw.gov.au](mailto:council@midwestern.nsw.gov.au)*

Dear Mr Cam,

**Re: Proposed maintenance of Council Road on Coricudgy Road, Kelgoola.**

I write to you as the joint owner of the property situated at 1860 Coricudgy Road Kelgoola and on behalf of neighbouring properties who own land situated off Coricudgy Road, Kelgoola.

As you may be aware the property titled 'Kelgoola', 1860 Coricudgy Road was sold within the last two years where the purchaser had taken all lots back to original titles (approximately 20 titles). The titles have been individually purchased by present landowners within the last 12 – 18 months.

Coricudgy road is a council owned and managed road with permanent residents on sealed and unsealed parts of the road. It is understood major upgrades were completed within the last two-three years with works performed by 'Miskles Earthmoving'. Works ceased at the former entrance of the of 1860 Coricudgy Road this is understood to occur due to this being the last permanent resident.

Approximately 1km east of the residence of 1860 Coricudgy Road, the road turns to Crown Land where it travels into Coricudgy State Forest. The residents of 1860 Coricudgy Road along with neighbouring lots would like council to consider extending the maintained section of Coricudgy Road a further approximately 125 metres from where it is clear upgrades had previously been completed. This section of road has become damaged due to weather conditions, general wear and tear and an increase in vehicle usage due to the number of individual landowners as highlighted above as well as an increase of traffic to Coricudgy State Forest. The number of users, using this road / being serviced by the road has increased and it is considered that in its current unmaintained state, that the road has now become unsafe and dangerous.

Suite 4, 176 Baylis Street, Wagga Wagga NSW 2650  
PO Box 305, Wagga Wagga NSW 2650  
T: 02 5954 9969  
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Richmond Ward Lawyers Pty Ltd  
ABN 99 664 309 193

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Whilst there remains only one permanent residence and with a legal dwelling entitlement, we can see why Council may not initially consider this a 'necessity'. However, farming infrastructure has been constructed along with landowners completing short stays for recreational activities. All landowners are individual rate payers and should be afforded safe and reasonable conditions to access their land.

It is noteworthy that notwithstanding the fact there are less than 5 permanent residents who reside (own and occupy) along Coricudgy Road from the Dunns Swamp/Gunguddy entrance to the Coricudgy State Forrest entrance the Road has been maintained by Council for a number of years. As such, we suggest that the Councils reliance on the policy for unmaintained and unformed roads being applicable to the stretch of Coricudgy Road from the 1860 Coricudgy Road entrance to the further entrance that service 6 other individual land holders is not applicable in these circumstances.

We suggest that the provision of land rates paid by 20 various owners (rather than only 1 owner) is sufficient reason for the Council to consider extension of maintenance to Coricudgy Road to the access/entrance points. Due to the current sealing of the portion of the road up until the Dunns Swamp/Gunguddy entrance, any financial burden to maintain the road further down as requested by the Kelgoola residents and lot owners is minimised by this project already occurring.

We suggest there is minimal burden on the Council for the consideration of the road maintenance by a further approximately 125m as indicated on **attached** plan highlighted in green to provide safe access for a number of properties.

It should also be noted that due to an overall increase in traffic the remainder of Coricudgy road back towards Dunns Swamp/Gunguddy be considered with increased maintenance. The road is in a sound condition due to the major upgrades completed recently and it would be a shame for this to degrade to far before works are completed.

We would appreciate acknowledgement of this letter and the issues raised above and seek that a meeting be organised on site to assist in resolving this issue.

Yours faithfully



Tessa Ward  
Director



## POLICY

### Unmaintained and Unformed Roads

*A prosperous  
and progressive  
community*

ADOPTED	VERSION NO	2.0
COUNCIL MEETING MIN NO 314/23	REVIEW DATE	DECEMBER 2027
DATE: 13 DECEMBER 2023	FILE NUMBER	ROA100072

## Objective

1. To establish guidelines for the management and administration of unformed/unmaintained roads, and
2. This policy will assist Council in achieving Theme 4, Goal 1 of the Community Plan.

## Legislative requirements

This Policy is consistent with the ROADS ACT 1993

## Related policies and plans

- The Roads Asset Management Plan
- Land Acquisition & Disposal Policy

## Scope

This policy applies throughout the Mid-Western Regional Council local government area.

This policy applies to:

- (a) All roads identified in Council's Road Asset Management Plan as "unmaintained"
- (b) All roads identified in Council's Road Asset Management Plan as "unformed"

This policy applies to all "unformed" roads regardless of if they are named or not.

## Definitions

- "Unmaintained" – for the purpose of this policy, shall mean a road reserve that can be a formed road or unformed road that is not constructed to a standard and has no assets that are maintained by Council or which is privately owned. A road is identified as unmaintained if it is not listed as maintained in Council's Road Asset Management Plan
- "Unformed" - for the purpose of this policy, shall mean that the road exists in cadastre however has either:
  - 1) not been graded to the appropriate width with appropriate crossfalls and table drains and other necessary drainage facilities do not exist. A flat dozer bladed track will still be classified as "Unformed"; or
  - 2) are "paper roads" and have had no physical work carried out on the road reserve and the reserve is generally in its natural state.

## Background

In addition to the expansive network of sealed and unsealed roads that Council maintains, there are hundreds of kilometres of Crown and Public roads across the Mid-Western Regional Council local government area that Council does not maintain. These roads, while available for Public use, are referred to as Unmaintained or Unformed roads.

The roads that Council currently maintains are listed in Council Roads Asset Management Plan. If a road or access way is not listed in this document and exists in cadastre as a Council or Crown road, it is legally accessible to the Public, however the maintenance of the road is the responsibility of the landowners who use the road for access.. The reason for this is Council does not have the funds or capacity to construct and maintain an access along every road reserve in the local government area over and above Council's maintained road network.

Even though all road reserves are owned by Council or the Crown, Council only maintains those roads that have been constructed by Council, or constructed by another party to Council's requirements then formally handed over to Council.

People wishing to upgrade their access along an unformed road are required to gain the approval of Council prior to undertaking the work. In addition, if the road is a Crown Road, approval is also required from the Department of Lands. The formation of a road to Council standards, however, does not automatically imply that Council will maintain the road. While council will receive requests for the creation of new roads it will give such requests consideration against the above background and as a rule will only take over maintenance of the road if it serves a genuine public function, for example by providing access to a minimum number of five permanent residences along the road.

An easement with right of carriageway is generally constructed to a lesser standard and will not be accepted and maintained by Council.

Unformed roads are on occasions a hindrance and a liability to property owners. There are occasions when Council will give consideration to selling unformed road reserves to the adjoining landowner(s) – refer

Land Acquisition & Disposal Policy.

## Policy

### Council Road Reserves

Roads will only be added to the maintained list after consideration by Council and taking into account the cost to bring the road up to a minimum standard (as defined in the Road Asset Management Plan), ongoing maintenance costs and the impact on the total roads program.

Sections of Council road reserve that service less than 5 permanent residences will not be considered for addition to the maintained road list, noting that historically, there are maintained roads within the local government area that do not meet this requirement.

Road extensions beyond a property boundary will not be considered. Council considers that its first priority is to provide access to individual properties, access for the improved management of a property is the responsibility of the landowner.

Council may perform maintenance on unmaintained roads under a private works arrangement with the affected property owner(s) when plant is in the region and subject to current workloads.

Private individuals or Contractors may perform maintenance on public roads that are unmaintained, if and only if:

- They have submitted Council's 'Application for Works within the Road Reserve' - such application shall detail the extent of proposed maintenance activities, experience of the person performing the works, and plant and equipment to be used for the maintenance;
- Appropriate traffic control plans are in place prior to undertaking the proposed works;
- The applicant has a current Public Liability Insurance Policy to cover any mishap which may occur with a recommended minimum level of indemnity of \$20 million and such policy shall be suitable endorsed to cover Council

Approval of a dwelling on a property on an unmaintained or unformed road or track does not commit the Council to the construction or repairs of that road. Council works are dependent on finances available and works programmed.

### Crown Road Reserves

Crown Road Reserves are administered by NSW Department of Industry - Crown Lands & Water. Council does not maintain or administer Crown Road Reserves.

Where a Crown road reserve has a road constructed on it that is maintained by Council, Council will transfer these Crown road reserves to Council road reserves.

Where a Crown road reserve that is not maintained by Council is required because it provides the only legal and physical means of access, Council will not consent to the road reserve being closed. Council will transfer these Crown road reserves to un-maintained Council road reserves, the maintenance being the responsibility of the owners of the lots gaining access from the road. All NSW Department of Industry – Crown Lands & Water fees and/or Council fees associated with any road closures and/or transfers will be borne by the landowner requesting the closure or transfer.

Council must be satisfied prior consenting to any Crown Road transfers that there are no fencing encroachments, enclosure permits (issued by Crown Lands), or misaligned roads. Under the Crown Lands Management Act 2016, there is a legal responsibility to ensure the use of the public land, including roads, is authorised. Any anomalies should be resolved prior to transfer as once Council becomes the roads authority, it also assumes the liability for the roads. Council is not responsible for any costs associated with the physical construction of any former Crown road reserve once it has been transferred to Council control. This includes (but not limited to) surveys and fencing.

The Landowner is responsible for lodgement of the required Council 'Application for Works within the Road Reserve' with council prior to commencing any physical construction of unformed road reserves, and only after the Crown road reserve has been formally transferred and gazetted to Council as the controlling authority.

Where the Crown Road provides access to 10 or more lots and the road is upgraded by the developer, Council may consider maintenance of the Crown Road. This will only be considered where the developer has constructed the road to conform to conditions of consent, and only after the Crown road reserve has been formally transferred and gazetted to Council as the controlling authority.

**POLICY: UNMAINTAINED AND UNFORMED ROADS** | 2.0, 13 DECEMBER 2023

## Private Roads

The following procedure shall be followed when a request is made to have the Council accept a privately owned road as a Council public road:

- An application to Council signed by all people having an interest in the road, such as owner in fee simple and abutting property owners having rights-of-way over the road, shall be presented. This application shall state that all parties having interest in the road will be willing to dedicate the subject road as a public road reserve. The application shall also be accompanied by a scaled drawing of the road, prepared by a licensed surveyor, locating the road with reference to existing roads, waterfronts, etc., and showing all abutting property lines.
- The Council shall accept no privately owned road unless it meets all of the minimum standards as set forth in Auspec and the Council's Road Asset Management Plan.
- A copy of the application will be submitted to Council who may suggest other requirements upon the applicants before the Council may accept the road.
- If Council accepts the transfer of the Road as a maintained public road, then the applicant(s) shall lodge a Subdivision Application for determination and registration of the road reserve.
- The road shall not be considered a Council maintained road until all conditions and requirements have been met and approved by the Council.

## 10.2 Wastewater Quality Management Policy

REPORT BY THE WATER QUALITY OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, SEW200105

### RECOMMENDATION

#### That Council:

1. **receive the report by the Water Quality Officer on the Wastewater Quality Management Policy;**
2. **endorse public exhibition of the Wastewater Quality Management Policy for a period of twenty-eight (28) days; and**
3. **adopt the Wastewater Quality Management Policy, if no submissions are received after the exhibition period.**

---

### Executive summary

The Wastewater Quality Management Policy states Mid-Western Regional Council's commitment to the sustainable management of wastewater product from its source, through its collection, transfer to a sewage treatment plant (STP) and discharge of treated effluent.

### Disclosure of Interest

Nil

### Detailed report

MWRC is developing and implementing a Wastewater Quality Management Plan (WWQMP), in line with the *Australian Wastewater Quality Management Guidelines 2022*. By adopting the approach detailed in these guidelines, MWRC will have a systematic mechanism to better manage wastewater quality and the associated inputs.

Implementation of this WWQMP and the supporting documents will assist MWRC in;

- Assessing the impact of wastewater on the safety of worker and public
- Managing the wastewater system assets
- Treating wastewater effectively
- Meeting environmental licences and regulations

One key requirement of the *Australian Wastewater Quality Management Guidelines 2022* is commitment from MWRC to wastewater quality management. The Wastewater Quality Management Policy demonstrate commitment from MWRC to sustainable management of wastewater and continuous improvement.

## Community Plan implications

<b>Theme</b>	<b>Protecting Our Natural Environment</b>
Goal	Provide total water cycle management
Strategy	Maintain and manage waste water quality to meet Environmental Protection Agency (EPA) standards

## Strategic implications

### Council Strategies

Not Applicable

### Council Policies

If the Policy is not adopted, MWRC would not comply with its own Wastewater Quality Management Plan.

### Legislation

Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (General) Regulation 2021 as well as Environmental Protection Authority (EPA) licences 5230, 1958, 1737 and 5808 require utilities to manage all aspect of the sewerage system.

## Financial implications

Not Applicable

## Associated Risks

Without a Wastewater Quality Policy, there is a risk that commitment to Wastewater Quality Management will not be seen as a priority by MWRC staff. This could lead to potential environmental incident and risk to public health.

FRANCOISE PIELTAIN  
WATER QUALITY OFFICER

JULIAN GEDDES  
DIRECTOR OPERATIONS

10 January 2025

*Attachments:* 1. Wastewater Quality Management Policy.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



## POLICY

### Wastewater Quality Management

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COUNCIL MEETING MIN NO	VERSION NO	VERSION 1.0
DATE: 19/02/2025	REVIEW DATE	19/02/2029
	FILE NUMBER	SEW200105

## Objective

To provide a commitment to implementing and maintaining a Wastewater Quality Management Plan that improves efficiency and productivity, ensuring all statutory and regulatory requirements are compliant and our services meet the requirements of our customers.

MWRC has five key risk-based objectives while managing wastewater quality:

1. Safety of people (both sewer workers and the community)
2. Protection of assets
3. Protection of treatment plant processes
4. Facilitation of regulatory and licence compliance, including protection of receiving environments
5. Facilitate development of a Circular Economy

## Legislative requirements

MWRC reticulation systems and sewage treatment plants (STP) are regulated by the Environmental Protection Agency (EPA) and must comply to their individual EPA licence.

*The Australian Wastewater Quality Management Guidelines 2022* provide a framework for effectively managing the wastewater product from its source, through its collection and treatment at the STP.

- Protection of the Environment Operations Act 1997
- Protection of the Environment Operations (General) Regulation 2021
- Water management Act 2000
- Local Government Act 1993
- Environment Protection Authority (EPA) licences 5230, 1958, 1737 and 5808
- Work Health and Safety Act 2011

## Related policies and plans

- MWRC Wastewater Quality Management Plan - Mudgee, Gulgong, Kandos and Rylstone Sewerage systems (draft)
- Liquid Trade Waste Regulation Policy
- Pressure Sewer System Policy – Backlog Sewerage Schemes
- Strategic Business Plan for Sewerage Services
- Sewerage Development Servicing Plan



POLICY: ERROR! REFERENCE SOURCE NOT FOUND. | 3, 13 DECEMBER 2023

- Sewer Systems Asset Management Plan
- Mid-Western Regional Council Risk Management Framework

## Policy

To achieve the sustainable management of wastewater, Mid-Western Regional Council will:

- Manage wastewater quality at all points along the delivery network from the collection point to the effluent discharge point
- Use a risk-based approach in which potential risks are identified and managed to minimise any threat to safety of people, assets, treatment process
- Promote community participation in decision making processes and ensure that community expectations are considered.
- Implement a Wastewater Quality Management Plan in line with *The Australian Wastewater Quality Management Guidelines 2022*
- Continually improve our management practices by assessing performance against corporate commitments, stakeholder expectations and Industry standards
- Continually improve the capability of staff by encouraging and supporting participation in training and professional development and ensure all employees are aware of and actively seek to achieve the aims of this policy.

All managers, employees, and contractors of Mid-Western Regional Council that are involved in the provision of wastewater collection, treatment and discharge are responsible for understanding, implementing, maintaining and continuously improving the Wastewater Quality Management Plan.

## 10.3 Regulatory and Warning Signage Policy Review

REPORT BY THE WORKS TECHNICAL OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400113, ROA100072

### RECOMMENDATION

#### That Council:

1. **receive the report by the Works Technical Officer on the Regulatory and Warning Signage Policy Review; and**
2. **adopt the *Regulatory and Warning Signage Policy* if no submissions are received during the public exhibition period.**

---

### Executive summary

This policy is being reviewed with minor wording adjustments and an additional clause for the consideration of threatened species road crossing warning signage.

### Disclosure of Interest

Nil

### Detailed report

Historically, Council has not supported the widespread use of wildlife crossing warning signage. The rationale is that overuse of warning signs, particularly for conditions that are readily apparent, tends to reduce their overall effectiveness by diminishing respect for signage in general. Across our region, where large populations of wildlife are present, motorists must remain vigilant at all times and should not rely solely on signs to indicate potential hazards.

Council's current policy states that wildlife crossing warning signs will only be considered under specific circumstances, including:

#### Advance Crossing Warning Signs (e.g., Kangaroos, Bicycles):

- Not installed on roads with a speed limit of 60 km/hr or less.
- May be installed on collector or arterial roadways with a speed limit of 50 km/hr or greater, but only where a high incidence of the event is documented.

However, with the growing population of koala habitat within our region, it is proposed that these circumstances be revised, and additional criteria be added to the policy to account for threatened species warning signage.

The proposed criteria amendments are as follows;

- i) May be installed on roadways with a speed limit of 80 km/h or greater
- ii) The road is sealed.
- iii) Traffic counts exceed 500 vehicles per day.
- iv) If the species is listed under the Biodiversity Conservation Act 2016 or the Environment Protection and Biodiversity Conservation Act 1999 as a threatened species, confirmed

sightings of the species have been recorded along the proposed road, and the location serves as a known connectivity corridor.

- v) In the case where the signage is not related to threatened species, only where a high incidence of the event occurs

By incorporating these additional criteria into the policy, Council aims to address the unique needs of threatened species while maintaining the integrity and effectiveness of warning signage. This targeted approach will ensure that signage is both meaningful and impactful, particularly for critical wildlife corridors and high-risk areas.

## 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

Not Applicable

### Legislation

Roads Act 1993

## Financial implications

Nil

## Associated Risks

The updating of this Council policy ensures suitable governance arrangements and guidance exists for the implementation of Council's functions. Amending policies reduces the risk of policies becoming out of date, not meeting best practice or referencing out of date or incorrect legislation

NICOLE CASSIDY  
WORKS TECHNICAL OFFICER

ANDREW KEARINS  
MANAGER WORKS

JULIAN GEDDES  
DIRECTOR OPERATIONS

13 January 2025

*Attachments:* 1. DRAFT POLICY UPDATE - Regulatory and Warning Signage.

### APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



## POLICY

### REGULATORY AND WARNING SIGNAGE

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ADOPTED	VERSION NO	1.1
COUNCIL MEETING MIN NO 25/24	REVIEW DATE	FEBRUARY 2027
DATE: 21 FEBRUARY 2024	FILE NUMBER	ROA100072

#### Objective

This policy outlines Council's stance on requests for the installation of new signage.

This policy will assist Council in achieving Theme 4, Goal 4.1 of the Community Plan, "Connecting our Region High Quality Road Network that is Safe and Efficient"

#### Legislative requirements

- Roads Act 1993
- Road Transport (Safety and Traffic Management) Act 1999
- Road Rules 2008
- Road Transport (Road Rules) Regulation 2017

#### Related policies and plans

- ~~Roads and Maritime Services~~ [Transport for NSW \(TfNSW\)](#), Delegation to Councils Regulation of Traffic
- Traffic Control at Worksites technical manual

#### Policy

Signs will only be installed if authorised by the Roads Authority and must comply with the relevant Australian Standards and meet the appropriate Transport for NSW guidelines.

#### Background

~~In order to~~ To achieve safe and efficient operation of the road network, it is essential that all signage provided is necessary, clear and unambiguous and gives its message to road users at the appropriate time. The message must be quickly and easily understood at the point it is needed, neither too soon that the information be forgotten, not too late for the safe performance of any necessary maneuver. The excessive or insensitive use of traffic signs and other street furniture has a negative impact in the success of the road network as a place.

Regulatory signs inform road users of traffic laws and regulations. They tell road users what they must do by law in different situations (where it may not be otherwise obvious). Regulatory signs include, but are not limited to, stop signs, give-way signs, roundabout signs, keep left or keep right signs, no entry sign, no left turn or no right turn signs, school crossings, hospital zone sign, pedestrian, accessible parking, loading, speed limit signs and parking signs.

Warning signs are used when it is deemed necessary to warn traffic of existing or potentially hazardous conditions on or adjacent to a roadway. These can be permanent or temporary traffic hazards and obstacles. Warning signs are easily recognisable, usually diamond shape,

POLICY: REGULATORY AND WARNING SIGNAGE | VERSION 1.1 , 21 FEBRUARY 2024

yellow/fluorescent background and black symbols or text. Some road warning signs may be red, such as 'prepare to stop' signs, or a bright green colour, such as a warning for pedestrians or children that may be in the area.

Warning signs use diagrams and symbols to alert you of potential hazards or dangers up ahead – for example, a black cross means a crossroad is ahead, or a black T means the road ahead is ending. They will also signal curves or sharp turns ahead, giving you the opportunity to appropriately adjust your driving in a timely manner.

### Regulatory Signs

Regulatory signs are a form of prescribed traffic control device which fall within two categories:

1. Regulatory signs which are delegated to council to install on the network they manage. Council can only authorise their installation in accordance with conditions of the delegation, and must seek the advice of Local Traffic Committee prior to exercising its delegation to install this signage.
2. Signs ~~which that~~ are ARE-NOT delegated to councils. Signs such as speed zone signs can only be authorised by direct Transport for NSW written approval.

Information regarding signs delegated to Council for authorisation can be found within Transport for NSW's Traffic Signs database.

Council may authorise Roadwork Speed Limit signs (Speed Series (R4) Sign No. R4-212n). This should be done in accordance with the Traffic Control at Worksites manual.

Council staff will work with the applicant and gather the pertinent facts for requested changes/additions to regulatory signage. A report may be prepared and submitted to the Local Traffic Committee, who will provide technical advice to Council and/or Transport for NSW.

It is important to note that the legislative power to control traffic through the authorisation of traffic control devices, lies with Transport for NSW and the delegation of this power does not remove Transport for NSW's ability to exercise those delegated functions should circumstances warrant action.

### Warning Signs

Transport for NSW has responsibility for authorizing and installing warning signs on all State roads, including Castlereagh Highway.

Council has responsibility for authorizing and installing signs on regional roads. Regional roads include Ilford Road, Bylong Valley Way, Wollar Road, Ulan Road, Hill End Road, Goolma Road, Cope Road and Gollan Road.

Council is wholly responsible for signage on local roads.

Traffic analysis, engineering, and property use facts and data shall be reviewed when considering warning signs. In the absence of supporting facts and data, warning signs will not be erected on the region's roads.

Warning signs will only be considered in the following circumstances and remain subject to budgetary and resource availability constraints:

POLICY: REGULATORY AND WARNING SIGNAGE | 1.1, 21 FEBRUARY 2024

- a) Speed Advisory Warning Sign - In conjunction with another warning sign where geometrics or operating conditions warrant a reduced speed. Generally, not to be installed on roads with a classification lower than Collector and only where the defined speed is less than 70km/hr on Collector and Sub-Arterial Roads, and less than 100km/hr on Arterial Roads
- b) Curve or Turn Warning Sign - Installed in locations when inadequate sight lines warrant. Installed when a roadway turns at a right angle, or for roads complying with clause 1, or where the defined radii of the curve indicates an 85th percentile speed of less than 40km/hr.
- c) Blind Driveway Warning Sign - Installed on roads classed as collector and higher where the speed limit is 60 km/hr or greater and inadequate sight lines warrant.
- d) Pedestrian, School, School Crossing, & School Bus Stop Warning Signs - Installation in accordance RMS-TfNSW guidelines
- e) Advance Crossing Warning Signs (Kangaroos, Bicycles, Etc.) will only be considered when the following applies.
  - i) Not installed on roads with a speed limit less than or equal to 60 km/hr. May be installed on collector or arterial roadways with a speed limit of 50-80 km/hr or greater only where a high incidence of the event occurs
  - ii) The road is sealed.
  - iii) Traffic counts exceed 500 vehicles per day.
  - iv) If the species is listed under the Biodiversity Conservation Act 2016 or the Environment Protection and Biodiversity Conservation Act 1999 as a threatened species, confirmed sightings of the species have been recorded along the proposed road, and the location serves as a known connectivity corridor.
  - e)v) In the case where the signage is not related to threatened species, only where a high incidence of the event occurs
- f) Senior Citizen Warning Signs - Installed on any street in the vicinity of a senior citizen housing project, nursing home, residential care facility or other locations generating crossings by seniors.
- g) Crest Warning Sign - Installed in advance of a downgrade where the length percent of grade, horizontal curvature or other physical features require special precautions on the part of drivers and only on roads classed as Collector or higher, unless specific risk assessment warrants.
- h) Stop Ahead, Give Way Ahead, Signals Ahead Warning Signs - Installed on approaches where the traffic control sign is not continuously visible to the driver for the distances identified in the appropriate guidelines
- i) Chevron Alignment Warning Sign - Installed to give notice of a sharp change of alignment with the direction of travel, and only on roads classed as Collector or higher, unless specific risk assessment warrants.
- j) No Through Road Warning Signs - Installed where a roadway terminates in a dead end or where a turn-about is necessary to return to a point of origin.
- k) Disabled Person Warning Signs

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POLICY: REGULATORY AND WARNING SIGNAGE | VERSION 1.1 , 21 FEBRUARY 2024

- i) Council may install warning signs upon the request of a disabled person or by the representative of a disabled person.
- ii) Requestors will be asked to notify the Council to remove the sign when the disability no longer exists, or the person moves.
- iii) Disability specific signs or signs of a more generic nature will be the choice of the requestor.

## 10.4 Cudgegong Riverbank Stabilisation Project

REPORT BY THE ENVIRONMENT COORDINATOR

TO 19 FEBRUARY 2025 ORDINARY MEETING

GOV400113, ENV200069

### RECOMMENDATION

#### That Council:

1. **receive the report by the Environment Coordinator on the Cudgegong River Remediation; and**
2. **amend the 2024/25 budget to allocate an additional \$18,900 to allow for a structural solution, draft bill of quantities and construction cost estimate.**

---

### Executive summary

The Cudgegong River is focal point of our Local Government Area. The pathways that run adjacent to the river provide an interface for green and blue recreation from the CBD to northern urban areas. Council also recently acquired Riverside Caravan Park. The section of riverbank behind Riverside Caravan Park is eroding and currently within 50 cm of the pathway with a steep drop into the river. The Cudgegong River is alluvial, so it naturally wants to move across the floodplain over time. Currently, the river is trying to flow into the pathway, but due to development, can no longer naturally meander.

To protect our assets, improve pedestrian safety particularly for young children and enhance the overall health of the Cudgegong River, a geotechnical report is required to accompany our bank stabilisation project.

### Disclosure of Interest

NIL

### Detailed report

In December, Alluvium Consulting were engaged via and RFQ process to provide a bank stabilisation design along the Cudgegong River behind Riverside Caravan Park. Alluvium will offer 3 design options: At the inception meeting, we decided on a soft engineering approach which does involve the optional geotechnical report. However, during the site inspection, it was determined the steep slope of 1:1 would need a combination of hard and soft engineering solutions, and a supplementary geotechnical report is required for these works.

The geotechnical report will provide insight into the soil composition and stability. We must have this report for hard engineering solutions as well as construction. In addition, the report will support draft construction costs ensuring estimates are satisfactory for future construction funding.

Remnant vegetation and iconic species like platypus inhabit this section of the Cudgegong River. A diversity of users enjoy this space for walking, jogging, bike riding, Mums with prams and teenagers sliding down to a popular fishing hole.



With this geotechnical report, Council can deliver a water sensitive urban design that has yet to be implemented on Council managed areas. Combining natural materials, engineering and endemic vegetation to produce a sustainable and beautiful riverbank stability structure. The community and assets are safe while reducing sedimentation and improving water quality.

## Community Plan implications

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

## Strategic implications

### Council Strategies

Delivery Program and Operational Plan Strategy 2.1.1 Environmental Protection – Ensure land use planning and management enhance and protects biodiversity and natural heritage  
 Towards 2030 Community Plan  
 Recreation Strategy  
 Asset Management Strategy 2022-26  
 Community Land Plan of Management  
 Water Supply Systems Asset Management Plan  
 Development Control Plan  
 Youth Strategy  
 Mudgee Flood Study  
 Mid-Western Local Environment Plan

### Council Policies

Drinking Water Quality Policy

### Legislation

NSW Government’s Flood Prone Land Policy  
 Murray-Darling Basin Plan  
*Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*  
*Biodiversity Conservation Act 2016 (BC Act)*  
*Fisheries Management Act 1995 (FM Act)*  
*Protection of the Environment Operations Act 1997 (POEO Act)*  
*Water Management Act 2000 (WM Act)*

## Financial implications

The geotechnical report funding source is unrestricted cash reserves.

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2022/23	<span style="color: red;">✘</span>	-	-
Future Years	-	-	-

## Associated Risks

Our current project provides a trajectory of erosion. If this section of riverbank remains as is with no erosion controls, then eventually, the pathways will be undercut and deemed unsafe. Where we either build a bridge, move the pathway into Riverside Caravan Park or close the pathway all together. All costly to Council financially and/or reputationally.

Sedimentation will continue each day as the river flows into the bank resulting in turbidity, poor water quality and supporting ideal habitat for invasive species like carp. Poor water quality affects native fauna through habitat degradation impacting species like the endangered eel-tailed catfish. Sedimentation could impact drinking water quality downstream for Gulgong. Council could face reputational damage as well as health and safety risk if allow extensive erosion throughout Council-managed waterways.

The slope is less than 1:1 and 1 foot from the pathway, so even with the current plain wire fence, the area is a possible hazard for our littlest community members who fly by on their balance bikes.

MCKENZIE REDFERN  
ENVIRONMENT COORDINATOR

JULIAN GEDDES  
DIRECTOR OPERATIONS

5 February 2025

*Attachments:* Nil

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

## Item 11: Community

---

### 11.1 Acceptance of Grant Funding - Foundation for Rural Regional Renewal Strengthening Rural Communities - Prepare & Recover Program

REPORT BY THE EMERGENCY MANAGEMENT OFFICER  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, EME900027, GOV400113

#### RECOMMENDATION

##### That Council:

1. **receive the report by the Emergency Management Officer on the Acceptance of Grant Funding - Foundation for Rural Regional Renewal Strengthening Rural Communities - Prepare & Recover Program;**
  2. **if successful, accept \$25,000 in funding from the Foundation for Rural Regional Renewal Strengthening Rural Communities – Prepare & Recover program the Get Ready Mid-Western Expo 2025;**
  3. **amend the 2024-25 budget to increase expense budget by \$5,000 and amend funding to be fully funded from grant funding”; and**
  4. **authorise the General Manager to finalise and execute the funding agreement.**
- 

#### Executive summary

The Foundation for Rural Regional Renewal (FRRR) Strengthening Rural Communities (SRC) Prepare & Recover program supports communities in remote, rural and regional communities across Australia to implement initiatives that prevent and prepare for future climate related impacts, or recover from existing disasters in the medium to long-term timeframe, generally one to ten years after the disaster.

Council submitted an application for funding for the Get Ready Mid-Western Expo 2025. The Get Ready Expo which started in 2023 is an annual event to engage with the community on emergency and disaster preparedness. Held as part of the Mudgee Small Farm Field Days each July, the event involves collaboration between Council and local emergency services agencies.

The funding will be used in conjunction with existing budgets for this important community engagement opportunity. If successful, it is recommended that Council accept this funding.

#### Disclosure of Interest

Nil

## Detailed report

The Mid-Western LGA has experienced a number of natural disaster events and has received the following disaster declarations for bushfires, storms and flooding since 2019:

- AGRN1139: Mid-Western NSW Bushfire 6-16 December 2023
- AGRN1083: Mid-Western NSW Bushfires – 2 October 2023
- AGRN1077: Mid-Western NSW Bushfires from 17 October
- AGRN1052: NSW Bushfires 6 March 2023
- AGRN1034: NSW Flooding from 14 September 2022 onwards
- AGRN1012: NSW Severe Weather and Flooding from 22 February 2022 onwards
- AGRN987: NSW Sever Weather and Flooding 9 December 2021 onwards
- AGRN898: NSW Storms and Flood 15 January 2020 onwards
- AGRN871: NSW Bushfires 31 August 2019 onwards

All of the above events have impacted community members directly and indirectly. The Get Ready Expo was introduced in 2023 as part of the Mid-Western region's biggest events, the Mudgee Small Farm Field Days which attracts approximately 20,000 people annually. The Get Ready Expo is managed by Mid-Western Regional Council but includes collaboration with local emergency services agencies including NSW Rural Fire Service, NSW State Emergency Service, NSW Fire + Resuce, NSW Police, VRA Rescue NSW and Local Land Services. to ensure residents are aware of their disaster risk and armed with practical tools to help them be prepared for future events. It is also an opportunity to check-in with previously impacted member of the community on their recovery.

The FRRR funding will be used for site and infrastructure costs, promotion of the Get Ready Expo, event collateral including document wallets and costs associated with the hire of the SimTable – an interactive modelling tool to show fire activity based on different scenarios.

If successful, it is recommended that Council accept this funding to ensure this important emergency and disaster preparedness community engagement activity can continue following the success of the event in previous years.

## Community Plan implications

<b>Theme</b>	<b>Looking After Our Community</b>
Goal	A safe and healthy community
Strategy	Work with key partners and the community to reduce crime, anti-social behaviour and improve community safety

## Strategic implications

### **Council Strategies**

Not applicable.

### **Council Policies**

Not applicable.

### **Legislation**

State Emergency and Rescue Management Act 1989

## Financial implications

This funding will be used in conjunction with existing Council budget to deliver the Get Ready Expo. The additional funding will allow more activities to take place at the event.

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

## Associated Risks

Council has a role to play in ensuring community safety. The Get Ready Expo aims to increase the level of emergency and natural disaster preparedness and reduce the impacts of future events. There is a risk that if the Expo does not go ahead that the community will be less prepared and this could have direct and indirect impacts on prevention of, preparation for, response to and recovery from future events.

ALAYNA GLEESON  
EMERGENCY MANAGEMENT OFFICER

JULIAN GEDDES  
DIRECTOR OPERATIONS

11 December 2024

*Attachments:* Nil

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

## 11.2 Village Subsidy Review 2025/26

REPORT BY THE ACTING DIRECTOR COMMUNITY  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400103, FIN300052, GOV400113

### RECOMMENDATION

#### That Council:

1. **receive the report by the Acting Director Community on the Village Subsidy Review 2025/26; and**
2. **note the recommendations on the payment of village subsidies for 2025-2026.**

---

### Executive summary

A number of village community groups in the Mid-Western Regional Council area currently receive an annual village subsidy to maintain a variety of parks, sports facilities and buildings. This report details a recommended increase in the village subsidy to further support the work undertaken by volunteers in our village communities.

### Disclosure of Interest

Nil

### Detailed report

A review has been undertaken of the village subsidy payments and the recommended amounts are set out in this report.

It is noted that the subsidy for Goolma remains at a higher level than other villages. This relates to the additional work undertaken on facilities at Goolma, including the support of the public toilet block and the payment of electricity.

For the 2024/25 financial year, correspondence has been sent to eighteen village organisations who currently receive the annual subsidy on the 9<sup>th</sup> July 2024 including village subsidy payment letter and village subsidy contact and financial information form. (18 villages were contacted, 14 returned a response).

As with previous years, subsidies are paid on return of annual information regarding contact details, bank details and insurance information. Where no response is received, payment is not made and is not carried forward to a future year unless approved.

The following village subsidies are recommended for the 2025/26 financial year:

<b>Village</b>	<b>2025/26</b>	<b>2024/25</b>
Birriwa Sportsground Trust	2,000.00	2,000.00
Botobolar Community Committee*	2,000.00	2,000.00
Bungaba Progress Association	2,000.00	2,000.00
Bylong Hall Committee*	2,000.00	2,000.00

Cooks Gap & District Progress Association*	2,000.00	2,000.00
Cooyal Sportsground Trust*	2,000.00	2,000.00
Grattai CWA branch	2,000.00	2,000.00
Goolma Amenities Committee	4,000.00	4,000.00
Hargraves Progress Association	2,000.00	2,000.00
Ilford Hall Trust	2,000.00	2,000.00
Lue Hall and Recreation Committee	2,000.00	2,000.00
Meroo Hall Trust	2,000.00	2,000.00
Mullamuddy Rural Fire Brigade	2,000.00	2,000.00
Olinda Community Hall Committee*	2,000.00	2,000.00
Pyramul Recreation Ground Trust	2,000.00	2,000.00
Running Stream Reserve Trust	2,000.00	2,000.00
Windeyer Progress Association Inc.	2,000.00	2,000.00
<b>Total</b>	<b>36,000.00</b>	<b>36,000.00</b>

*\*Villages where response was not received.*

## Community Plan implications

<b>Theme</b>	<b>Looking After Our Community</b>
Goal	Vibrant towns and villages
Strategy	Maintain and promote the aesthetic appeal of the towns and villages within the region

## Strategic implications

### **Council Strategies**

Community Strategic Plan  
 Open Spaces and Recreation Asset Management Plan

### **Council Policies**

Not Applicable

### **Legislation**

Not Applicable

## Financial implications

Village subsidies are provided from the existing village subsidy budget. No increase to this budget is proposed.

## Associated Risks

Village subsidies can play an important function by engaging with the local village community to take ownership of the various open spaces and buildings in their area. Without the work of the village groups, it may become more expensive for Council to provide the same levels of service, or a lower standard of service would be delivered.

RACHEL GILL  
ACTING DIRECTOR COMMUNITY

16 December 2024

*Attachments:* Nil

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



## 11.3 Mudgee Centre of Excellence Training Camp Progress Update

REPORT BY THE ACTING DIRECTOR COMMUNITY

TO 19 FEBRUARY 2025 ORDINARY MEETING

GOV400105, FIN300368, GOV400113

### 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 continues, internal works on Building B & C are almost complete including pavements around these buildings. All trades are now working on Building A. Building construction and external work on landscaping, carpark, and fencing will continue with the aim of project completion within the next 3 months.

Over \$13.9 million has already been spent on the project to date. Current commitments total just over \$16 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

4 February 2025

*Attachments:* 1. Mudgee Centre of Excellence Training Camp Progress Report February 2025.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



MUDGEES CENTRE OF  
EXCELLENCE  
TRAINING CAMP  
PROGRESS REPORT

4 FEBRUARY 2025

MID-WESTERN REGIONAL COUNCIL  
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: 4 FEBRUARY 2025

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COMMUNITY | MUDGEES CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT

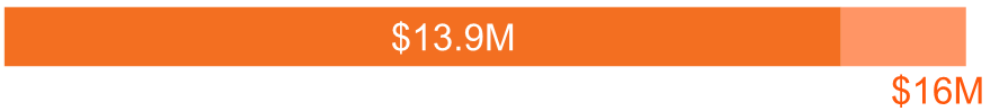
# Mudgee Centre of Excellence Training Camp Progress Report

As of 4 February 2025, the project progress for the Mudgee Centre of Excellence Training Camp is 80%.

## 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 B & C – internal works almost complete
- Pavements complete around Buildings B & C
- All service trades are now working in Building A

## Next 3 Months

- Building B & C - mechanical commissioning almost complete
- Building B & C – electrical to be completed
- Outdoor area (outdoor kitchen, fire pit & recovery) to be completed
- Building A – continuation of all work
- Perimeter fencing has commenced
- Landscaping to commence
- Carpark work to commence
- Project completion

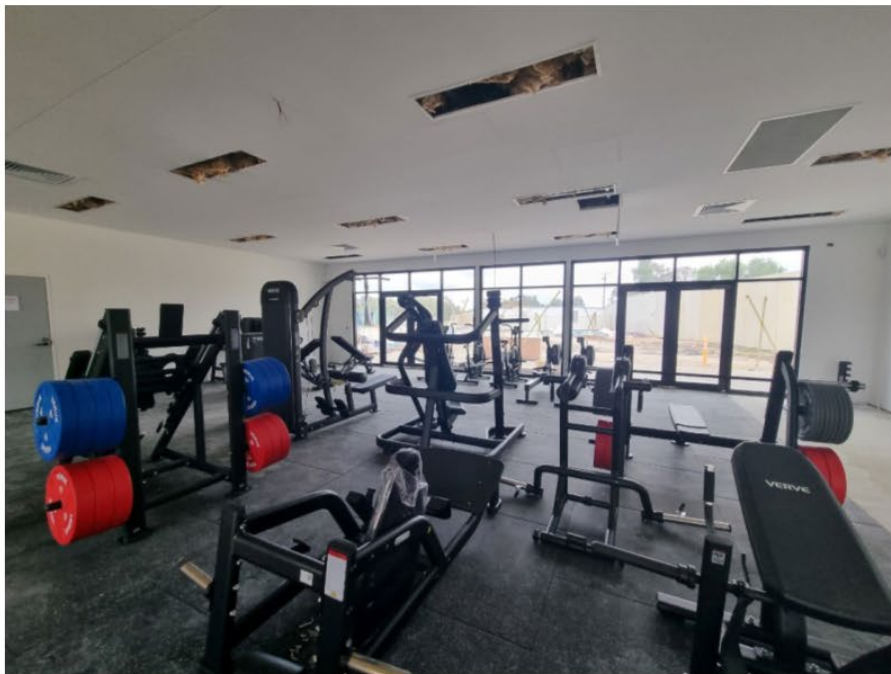
COMMUNITY | MUDGEE CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT

## Photos





COMMUNITY | MUDGEE CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT



COMMUNITY | MUDGEE CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT



COMMUNITY | MUDGEE CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT



COMMUNITY | MUDGEES CENTRE OF EXCELLENCE TRAINING CAMP PROGRESS REPORT



## 11.4 Mudgee Valley Park Expansion Project Progress Update

REPORT BY THE ACTING DIRECTOR COMMUNITY

TO 19 FEBRUARY 2025 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 seven one-bedroom cabins have been completed and are now ready to be occupied and all two-bedroom have been installed and furnished. Procurement of some infill one-bedroom cabins is taking place. Progress continues on installing all four-bedroom cabins, and infrastructure is continuing to proceed.

### 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

30 January 2025

*Attachments:* 1. Mudgee Valley Park Expansion Project Stage 3 Progress Report - January 2025.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



MUDGE VALLEY  
PARK EXPANSION  
PROJECT – STAGE 3  
PROGRESS REPORT

30 JANUARY 2025

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:  
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DATE OF PUBLICATION: 30 JANUARY 2025



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COMMUNITY | MUDGE VALLEY PARK EXPANSION PROJECT – STAGE 3 PROGRESS REPORT

## Stage 3 Progress Report

As of 30 January 2025, the stage 3 project progress for the Mudgee Valley Park Expansion Project is 49%.

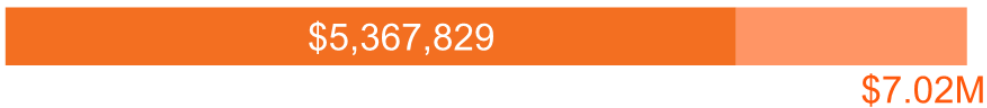
### STAGE 3 PROJECT PROGRESS



### 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 x 1 – Bedroom cabins have been completed ready to be occupied
- The opportunity to have some infill cabins has taken place 3 X 1-bedroom cabins we are in the process of procuring these cabins.
- All two-bedroom cabins have been installed and furnished

## Next 6 Months

- All 4-bedroom cabins will be installed
- 3 x 1 bedroom infill cabins will be installed
- Infrastructure is continuing to proceed

COMMUNITY | MUDGE VALLEY PARK EXPANSION PROJECT – STAGE 3 PROGRESS REPORT

## Photos



COMMUNITY | MUDGEE VALLEY PARK EXPANSION PROJECT – STAGE 3 PROGRESS REPORT



COMMUNITY | MUDGEE VALLEY PARK EXPANSION PROJECT – STAGE 3 PROGRESS REPORT



## 11.5 Solar Array Progress Report

REPORT BY THE ACTING DIRECTOR COMMUNITY  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400103, ENE100032, GOV400113

### RECOMMENDATION

**That Council receive and note the report by the Acting Director Community on the Solar Array Progress Report.**

### Executive summary

At the 19 April 2023 Ordinary Council Meeting, Council provided endorsement of Stage 3 of a 5MW (battery ready) Solar Array. Stage 3 includes onsite the construction, commissioning, and energisation of the solar array. The attached report sets out the progress of the Solar Array Project.

### Disclosure of Interest

Nil

### Detailed report

The construction of the Solar Array is complete including fencing. Work still to be completed includes installation of the Ring Main Unit, Network Augmentation, and Network Approval.

### Community Plan implications

Theme	Good Government
Goal	An effective and efficient organisation
Strategy	Pursue efficiencies and ongoing business improvement

### Strategic implications

#### Council Strategies

Community Plan  
Operational Plan and Development Plan

#### Council Policies

Not Applicable

#### Legislation

Not Applicable

### Financial implications

Council has provided a budget of \$9,364,000 for the Stage 3 works.

Construction	\$7,764,000
Network Upgrades	\$750,000
Consulting Stage 3, including project management & network connections	\$600,000
Project contingency	\$50,000
Business oncosts and insurance	\$200,000
<b>Total Stage 3</b>	<b>\$9,364,000</b>

## Associated Risks

There are numerous contracts to manage with this project which is exposing Council to potential issues and cost overruns. These contracts are being carefully managed to ensure minimal impact on the budget and on the project timeline. Ultimately, each delay in the project has potential cost impacts contractually as well as the ongoing requirement of Council to continue its existing electricity arrangements.

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

7 January 2025

*Attachments:* 1. Solar Array Project Update - Feb 2025.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER





## SOLAR ARRAY PROGRESS REPORT

31 JANUARY 2025

MID-WESTERN REGIONAL COUNCIL  
MID-WESTERN REGIONAL COUNCIL  
COMMUNITY

■ ■ ■ ■ ■ TOWARDS 2030

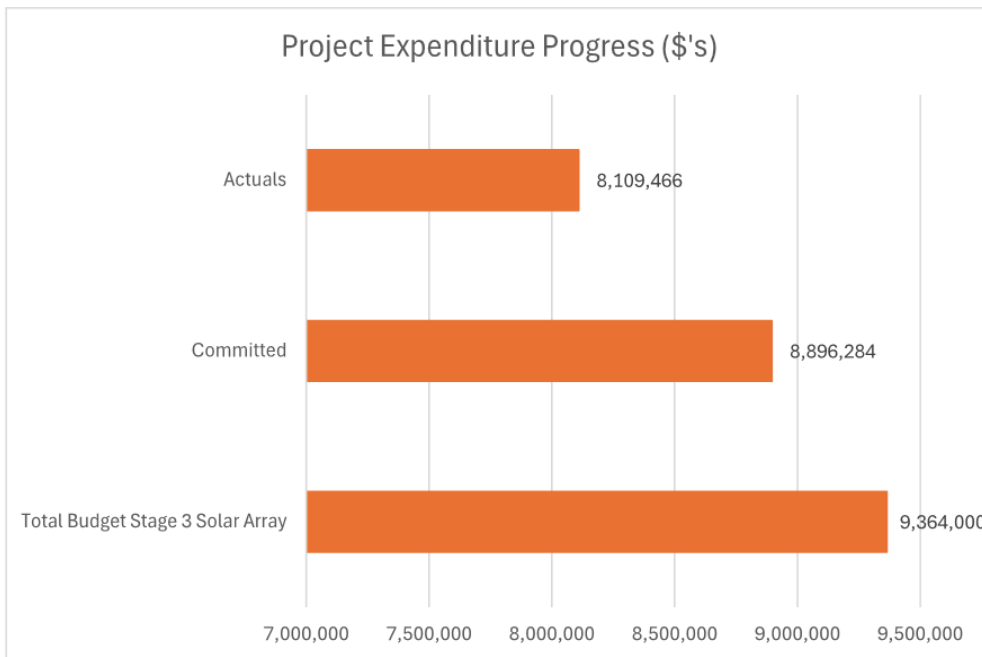
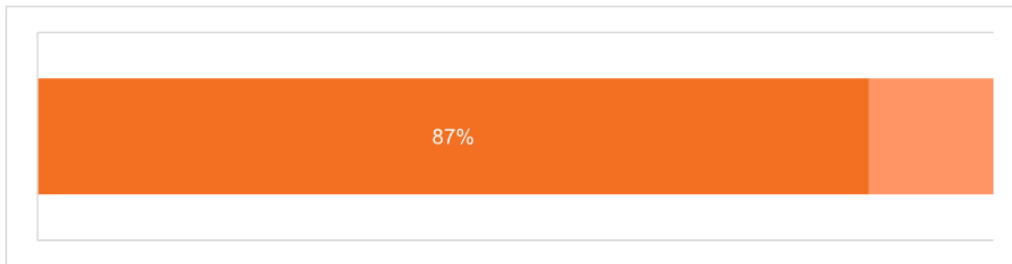


COMMUNITY | SOLAR ARRAY PROGRESS REPORT

## Project Update

As of 31 January 2025, the overall project progress of the Solar Array Project was approximately 87% complete.

### OVERALL PROJECT PROGRESS



COMMUNITY | SOLAR ARRAY PROGRESS REPORT

## Achievements and Highlights

- Construction of the solar array has been completed
- Fencing for the solar array has been completed

## Works still to be completed

- Ring Main unit needs to be installed
- Network Augmentation
- Network Approval

COMMUNITY | SOLAR ARRAY PROGRESS UPDATE



COMMUNITY | SOLAR ARRAY PROGRESS REPORT



## 11.6 Library Services Quarterly Report - October to December 2024

### REPORT BY THE ACTING MANAGER LIBRARY SERVICES

TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, F0620020, GOV400113

### RECOMMENDATION

**That Council receive and note the Library Services Quarterly Report - October to December 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 October - December 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 trialled staying open to the community on Saturday 21 December 2024, after Council's shutdown on 20 December. 114 people visited the branch on this day, which is on par with other Saturdays in December. Many members commented that they appreciated being able to print time-sensitive documents or borrow some items for the end of year period, as they had not been able to attend prior to midday on Friday 20 December.

#### OUR COLLECTIONS

- Staff commenced a project in November of rearranging the shelving locations of several collections at the Mudgee Library. It is anticipated that the new locations will improve access and usability for members of the public. The project will be staggered over the November to February period to allow the tasks to be managed safely.
- After discussions regarding the changing demographics of the region and the evolving technology and format preferences of members, it has been determined that the Library will trial two new junior collections in early 2025: a parallel/dual language text collection, and a 'read along' collection. Staff have commenced investigating suppliers and products for the new collections.

#### OUR PROGRAMS AND ACTIVITIES

- The *1000 Books Before School* early literacy program continues to show good rates of sign up and engagement since its launch in July. During this quarter the Library was notified of the first participant to reach the milestone of reading 1000 books.
- The Library hosted 19 school holiday activities across three of its branches during the spring school holiday period. A total of 190 children attended the various sessions, which followed a 'pop culture' theme.

- The Library's long-term volunteer facilitator of the term-time children's Chess Club at Mudgee Library, resigned in December as a consequence of relocating out of area. Present staff do not have the relevant skills to conduct this program at the service level the volunteer did. There has also been an incremental decrease in demand for the program over the last two years; as a consequence the program will be put on hold at Mudgee for the next term while options are evaluated. There have been enquiries about conducting a similar program in Kandos, and the viability of this option is presently being explored.
- The Library launched its annual Summer Reading Program in December. This year's theme is 'Neverland'. Signup to the program has been steady so far.

## OUR PEOPLE

- Recruitment for the position of the full time Library Officer was conducted this quarter. The vacancy was the result of staff promotion in August and response to the advertisement was higher than expected. Due to the Council closure period, the successful candidate for the full-time position will commence in January and will bring a variety of previous public library experience with them. Additionally, three casual Library Officers have also been hired as a result of the process; they will commence on a rolling basis from late January to early February.
- The Acting Manager Library Services attended the Central West Library Zone meeting in October. It was held over two days in Narromine. The meeting presented an opportunity to discuss the challenges and successes of operations and programs at libraries in our region, that actively reflect the unique nature of the Central West compared to metropolitan libraries. The group also discussed questions and voting issues to present at the NSW Public Libraries Association AGM at the SWITCH conference.
- The Acting Manager Library Services attended the annual industry SWITCH conference in November. The conference was held over four days in Coffs Harbour and presented an excellent opportunity to network with other public library professionals, suppliers, and Local Government Councillors. The focus of the program this year was technology and the impact (from positives to things to be aware of regarding accessibility, discrimination, and environmental impact) of artificial intelligence.

## 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

7 January 2025

*Attachments:* 1. Library Services Quarterly Statistics: October - December 2024.

### APPROVED FOR SUBMISSION:


BRAD CAM  
GENERAL MANAGER



# Library Services

Quarterly Statistics – October/November/December 2024



We handle enquiries for the  
**25,760**  
 residents who call  
 our region home




## Collections | Print and Online

 Total Loans <b>25,746</b> 19,949 <sup>1</sup>	 eResource Access <b>10,451</b> 6,110 <sup>1</sup>	 New Items Added <b>9,277</b> 2,270 <sup>1</sup>
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## Requests for Items

 Purchase Requests <b>210</b> 94 <sup>1</sup>	 Total Inter-Library Loan Requests <b>65</b> 32 <sup>1</sup>
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## Outreach | Mobile Library

 Visits <b>307</b> 309 <sup>1</sup>	 Loans <b>938</b> 960 <sup>1</sup>
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## Programs and Activities

 Book Group Attendance <b>57</b> 45 <sup>1</sup>	 Total Events <b>118</b> 112 <sup>1</sup>	 Total Attendees <b>1,216</b> 1,274 <sup>1</sup>
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## People | Across All Branches

 Visits <b>18,366</b> 17,139 <sup>1</sup>	 Members <b>13,683</b> 50.1% of residents 12,913 <sup>1</sup>
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## Spaces | Bookings

 Meeting Room <b>60</b> 33 <sup>1</sup>	 Event Zone <b>40</b> 41 <sup>1</sup>
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## Internet Access

 PC Usage <b>1,737</b> 1,612 <sup>1</sup>	 Wifi <b>6,737</b> connected hours 5,261 <sup>1</sup>
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## Online Engagement

 App Launches <b>1,622</b> 1,385 <sup>1</sup>	 Facebook Page Reach <b>9,776</b> 7,558 <sup>1</sup>	 Website Views <b>8,404</b> 7,960 <sup>1</sup>	 Catalogue Views <b>11,473</b> 6,909 <sup>1</sup>
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<sup>1</sup> 2023 quarterly comparison

## 11.7 Community and Cultural Services Quarterly Report

### REPORT BY THE ACTING DIRECTOR COMMUNITY

TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, COS300010, GOV400113

### RECOMMENDATION

#### That Council:

1. **receive the report by the Acting Director Community on the Community and Cultural Services Quarterly Report; and**
2. **note the recent services provided and activities coordinated by Council's Community & Cultural Services Team.**

---

### Executive summary

This report aims to familiarise Council with services and activities provided by its Community & Cultural Services Department, and to inform it of issues and events of note that arose during the period October to December 2024 (inclusive).

### Disclosure of Interest

Nil

### Detailed report

Details of Community & Cultural Services quarterly activities, events, milestones, and points of note are contained in the attachment to this report. Of particular interest:

- Community Development continues to coordinate regular Interagency meetings which are well attended by a broad range of community service agencies;
- Planning for the Seniors Festival to be held in March this year is well underway.
- Community Transport is made possible by the ongoing contributions of its 18 person strong volunteer team and, because of their ongoing dedication, only three requests for transportation were denied during this quarter due to volunteer (or vehicle) unavailability.
- The waitlist for families requesting care in Family Day Care environments has increased just slightly from 104 to 105 children this quarter.
- Meals on Wheels continued roll out of meals during the Christmas break for those clients spending the holiday period at home.
- The Mudgee Arts Precinct Portrait Prize exhibition continues to prove its popularity with 89 finalists on display and almost 4,000 instances of visitation over the course of the exhibition. A third of the artists on display were from the Mid-Western Region. The Next Gen Portrait Prize exhibition also displayed artwork from over 150 young artists from the Mid-Western Region.
- Youth Services coordinated 25 activities during this quarter which catered to a total of 481 attendees.

## Community Plan implications

<b>Theme</b>	<b>Looking After Our Community</b>
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**

Cultural Plan

### **Council Policies**

Not Applicable

### **Legislation**

Not Applicable

## Financial implications

Not Applicable

## Associated Risks

Not Applicable

RACHEL GILL

ACTING DIRECTOR COMMUNITY

7 January 2025

*Attachments:* 1. Community Services Quarterly Report October to December 2024.

### APPROVED FOR SUBMISSION:

BRAD CAM

GENERAL MANAGER

**COMMUNITY SERVICES QUARTERLY REPORT OCTOBER – DECEMBER 2024**

**COMMUNITY DEVELOPMENT**

Monthly **Mudgee and Gulgong Interagency Meetings** hosted by Council were well attended with a 100% increase in attendance over the quarter. Housing, mental health and cost of living were the key issues of discussion. The Kandos and Rylstone Interagency Meetings were chaired in October and November and key topics included the Rylstone Family Fun Day, domestic violence services and transport.

**Service Representation** at meetings has been broad and includes attendees from outside the region. Regular attendees include: Wellways, Marathon Health, Veritas House, NALAG, Plus Community, Barnardos, Warrabinga, Uniting, Disability Advocacy NSW, Social Futures, StandBy Support, Department of Communities and Justice (DCJ), Council – Community Transport, Meals on Wheels and Road Safety.

The **Mid-Western People Against Violence** Group held the final meeting of the year in November with a renewed focus for 2025 on organisational structure, awareness and community development and training programs. MWRC provides secretariat support to this group. Incorporation of the organisation aims to demonstrate business viability and strong financial management capacity to potential funders, strengthening funding applications to secure support to deliver objectives such as domestic violence training.

The **Seniors Festival 2025 Planning Committee** has met and is focused on events and initiatives that celebrate and connect our Seniors across the region. The theme is ‘Time to Shine’ and community representatives, along with Councillors Dicker and Thompson, are coordinating a busy two-week calendar from 3 to 16 March. Activities include lunches, morning teas, workshops, a bus trip, awards, competitions and an exhibition. These activities aim to celebrate seniors, provide connections to the community and decrease isolation. DCJ grant funding of \$4,500 has been secured and advice on the application of another community grant for \$2,500 is pending.

Community Connections activities delivered included a weekly singing group, who also performed at a Family Christmas Carol event arranged by Community Development in December at Kandos Community Hall. Over 200 community members attended the event with free food and drinks for the audience. The singing group also performed at two local aged care facilities in December. Community Development coordinated First Friday Afternoon Events at Wirimbili-yalni Wiradjuri walan Indigenous Plants Community Garden in November and December. Events will continue on a monthly basis from February 2025.

**COMMUNITY TRANSPORT**

Commonwealth Home Support Program trips	1278
Community Transport Program trips	151
National Disability Insurance Scheme trips	90
Department of Veterans Affairs trips	22
Health related transport trips	82
Full cost recovery trips	187
<b>Total</b>	<b>1810</b>

**Unmet requests for transport**

Requests made when service was already fully booked	3
Cancellations by clients and/or medical service	74

**Total 77**

**Volunteers** – 18 registered

During this period, two vehicles were replaced due to their age and excessive kilometres. The new vehicles are already providing a more comfortable experience for clients and volunteer drivers.

Community Transport conducted several social outings during this period, including Sculptures in the Gardens, shopping in Dubbo and Bathurst, tour of Gulgong, the Garden Spectacular and a Christmas lights tour. Client feedback regarding social outings has been very positive, with many repeat bookings and suggestions for future locations. Social outings prevent isolation and provide connections for clients to the community.

#### **FAMILY DAY CARE**

##### **Educators**

Mudgee	2
Gulgong	3
Kandos	1
Wellington	1
<b>Total</b>	<b>7</b>

The waiting list fluctuated slightly throughout the period, sitting at 105 children requiring care at the end of the reporting period. We continue to take calls and emails from families seeking care within the region. Family Day Care continues to test different ways to recruit suitable educators for this valuable service.

In the 2024-25 Federal Budget it was announced that all family day care schemes will be provided to directly collect Child Care Subsidy (CCS) gap fees from families with an implementation date of 1 July 2025. This means that educators will, in future, no longer collect the gap fee themselves and this will now fall to the Council's Family Day Care Scheme to manage. The Scheme is currently working with Council's Finance Team to identify the most appropriate tools and systems to undertake this task and ensure compliance. Provided the most appropriate system is selected, this should be resource-friendly and fraud-prohibitive.

#### **MEALS ON WHEELS**

##### **Meals delivered** (including hot, frozen, desserts, sandwiches and soups)

October	678
November	788
December	725
<b>Total</b>	<b>2,191</b>

##### **Clients**

Active	42
New	12
Exited	5

**Volunteers – 96**

Businesses and community groups	11
Individual volunteers	7

Meals on Wheels onboarded a new supplier of meals in October 2024. The overall standard of hot meals delivered has greatly improved and feedback on the meals from clients, volunteers and staff is very positive.

Hot meals were delivered over the Christmas period confirming there is a need for such a service for those spending Christmas alone.

**MUDGEES ARTS PRECINCT**

**Exhibition program**

***Cementa Friendship: 2 August – 27 October 2024***

*Cementa Friendship* was a review and celebration of ten years of one of the most unique contemporary arts festivals in Australia. Curated by co-founder Ann Finegan and current Creative Director and co-founder Alex Wisser, the exhibition explored and celebrated the journey and evolution of Cementa from the uncertainty and provocation of the first festival to the firm establishment of a unique model of collaboration and engagement that broadened the horizon of art making for both artists and audiences.

Total instances of visitation	3015
Total daily average visitation (47 days)	64
Exhibition opening	150

***MAP Portrait Prize: 1 November 2024 – 2 February 2025***

This year, there were 89 outstanding finalists on display. Over a third of the artists hail from the Mid-Western Region, highlighting the exceptional artistic prowess within the local community.

***Next Gen Portrait Prize: 16 October – 2 February 2025***

Sponsored by the Property Shop, the Next Gen Portrait Prize 2024 highlighted the remarkable talent of over 150 young artists in Mid-Western Region, celebrating the individuals who hold special significance in their lives.

Total instances of visitation	3935
Average daily visitation	67
Exhibition opening	498

**Peripheral programs**

**David Squires Youth Portrait Workshop (with Youth Services)** – two workshops which guided participants to create entries for the upcoming Next Gen Youth Portrait Prize sponsored by The Property Shop.

**Ronnie Grammatica Portraits Photography Workshop (with Youth Services)** – held over two days for youth, participants were given a masterclass in portrait photography.

**Christmas Portraits Workshop** - over 40 local school-aged students and their families started the school holidays with some festive portrait fun by creating a Christmas portrait of themselves or someone they love.

### Accessible Arts

Ongoing art workshops in a safe, accessible environment for the disability community. The pilot program started in July and grew through word of mouth with the final session attended by 16 people with a disability as well as a number of carers and an interpreter.

The rapid growth in attendance throughout this period suggests there has been an unmet need for art classes and social opportunities for people with a disability within our community.

In parallel to the Accessible Arts classes, we have also been running regular workshops for Mudgee Life Skills Plus and Mudgee Disability Support Services. The program for these workshops has been adapted from the Culture Dose for Kids program that was developed by the Black Dog Institute in conjunction with the Art Gallery of NSW. These fortnightly sessions have been well attended (12 – 15 participants per session) and will continue in 2025.

### Art for Seniors

The Art for Seniors program is popular with all 15 spots filled and a waiting list. The program was originally scheduled to run for four sessions but due to the interest and enthusiasm of participants, an additional three sessions were held. Participants included individuals living independently in the community as well as three women living in supported accommodation and a carer. The oldest participant was 94 years old.

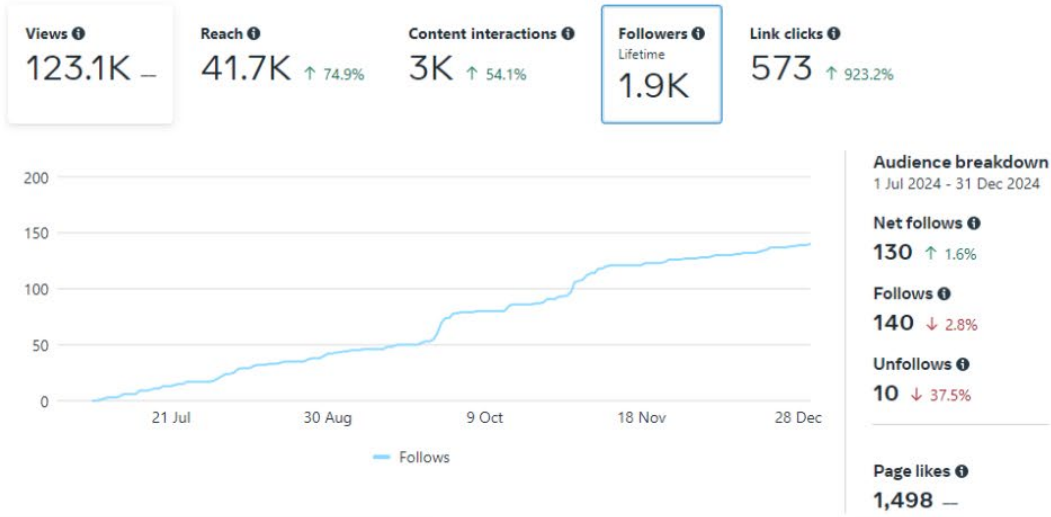
### Social media data

#### Facebook performance summary

#### Views



**Followers**

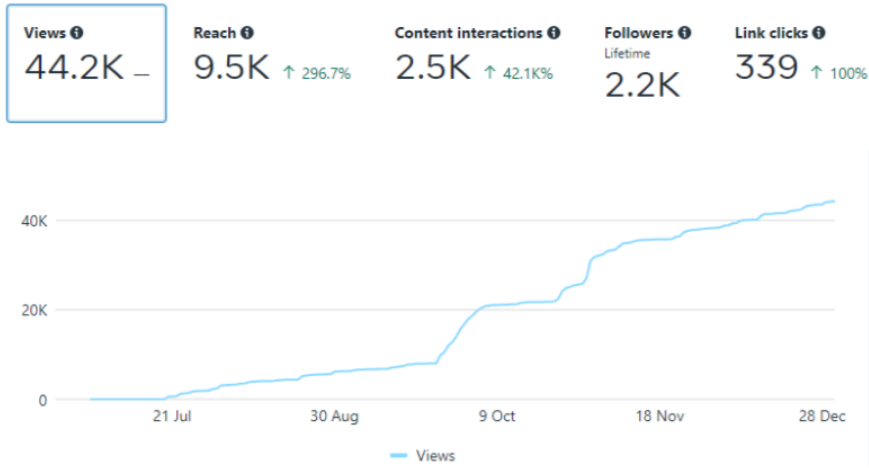


**Overview of performance**

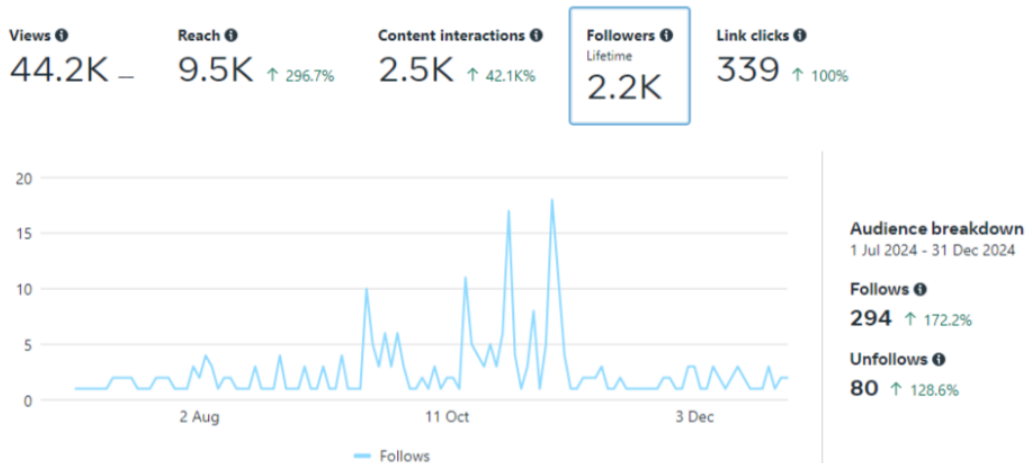




**Instagram Performance Summary**  
**Views**



**Followers**



**YOUTH SERVICES**

**Programs**

Activities	25
Attendees	481

The October School Holiday program included workshops for photography, self-portraits, and felting as well as very successful roller-skating workshops and roller discos. Attendance numbers for the Roller Disco family session were an amazing 103 participants, which made it a very popular event.

**Social Minecraft sessions in Gulgong**

These internally facilitated social Minecraft sessions continued to run in Gulgong. With a focus on social connection and creativity, Youth Services ran 3 events with 13 participants.

### **Creative Fridays**

Creative Fridays are held each Friday at the Cultural Workshops and are an opportunity for young people to come together and create in a common space. Each term we discuss ideas around specific creative themes. Special guest creative mentors were also invited to these sessions to share professional skills and industry insights. These events continue to be a great success with 95 attendances over 8 sessions.

### **Level Up**

Council's monthly tabletop and RPG session for Youth continued to be a great success. Allowing participants to connect with other gaming enthusiasts and like-minded people, the Youth Services team ran four events, including an extra 'Halloween' session, with 37 participants.

### **Youth Council**

Two Youth Council meetings were postponed during this period due to lack of a quorum. The Youth Council currently only has five members due to resignations or members moving out of the area. There is a focus on recruitment with the distribution of information packs and current Youth Councillors actively promoting Youth Council through their school and social networks.

## 11.8 Policy Review - Councillor Expenses and Facilities

REPORT BY THE GOVERNANCE CO-ORDINATOR

TO 19 FEBRUARY 2025 ORDINARY MEETING

GOV400113, GOV400047

### RECOMMENDATION

#### That Council:

1. **receive the report by the Governance Co-ordinator on the Policy Review - Councillor Expenses and Facilities;**
2. **place the revised Councillor Expenses and Facilities Policy on public exhibition for 28 days; and**
3. **adopt the revised Councillor Expenses and Facilities Policy if no submissions are received.**

---

### Executive summary

S252(1) of the *Local Government Act 1993* (LGA) states that within the first 12 months of each term of a council, the council must adopt a policy concerning the payment of expenses incurred or to be incurred by, and the provision of facilities to, the mayor, the deputy mayor the other councillors in relation to discharging the functions of civic office.

### Disclosure of Interest

Nil

### Detailed report

The Councillors Expenses and Facilities Policy enables Councillors to fulfil their civic duties as elected representatives of Mid-Western Regional Council by clearly stating the facilities and support that are available to Councillors whilst remaining transparent and informing the public of the expenses paid to Councillors as well as the facilities provided. Expenses not explicitly addressed in this policy will not be paid or reimbursed.

The Councillor Expenses and Facilities Policy does not deal with the setting and payment of Councillor's and Mayoral annual fees which are set by the Local Government Remuneration Tribunal.

The policy has been reviewed and key changes to take note of include:

- Clarification that Councillors attending meetings as observers and not as Council's appointed representative will not be entitled for reimbursement of travel expenses
- Defining long distance intrastate travel to be travel that is 300km or more from the Councillors primary residence
- The need for Councillors wishing to seek approval for long distance intrastate or interstate travel to submit a case and gain approval from the General Manager and Mayor.

- The need for Councillors seeking approval for overseas travel to submit a case for approval by a full Council meeting, noting that a mayoral minute is not permitted to approve overseas travel.
- Clarification that additional travel expenses for any accompanying person is the responsibility of the Councillor
- The removal of the clause referencing the retention by Councillors of telephone/facsimilie/answering service devices and internet connections at their private residences and that those facilities are being replaced with mobile internet accessible devices. It has been confirmed that there is no longer anyone who fits within this category and the statement is now obsolete.
- The removal of reimbursement for private internet connection and mobile phone expenses. All Councillors are issued with an iPhone and iPad that have sim cards with data plans meaning there is no need for a Councillor to use their private device. Councillors who choose to use a private device will be responsible for any costs incurred as a result.
- The need for a claim form with an itemised account of expenditure and attached invoices/receipts to be submitted prior to expenses being paid

Other minor changes have been made to the existing policy in the way of formatting and language used to bring the policy into line with Councils existing templates.

As well as being required to be reviewed within the first 12 months of a new Council term, s252(5) of the *Local Government Act 1993* states that this policy must comply with any relevant guidelines issued by the Departmental Chief Executive. In accordance with the guidelines, the Councillor Expenses and Facilities policy must be reviewed annually and the policy and details of any submissions received must be forwarded to the Office of Local Government.

## Community Plan implications

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

## Strategic implications

### **Council Strategies**

Community Plan

### **Council Policies**

Code of Conduct

Electronic Telecommunications – Acceptable Use Policy

Records Management Policy

### **Legislation**

Local Government Act 1993

Local Government (General) Regulation 2021

Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors in NSW

## Financial implications

Councillor expenses and facilities are provided for in Council's Operational Plan.

## Associated Risks

Not Applicable

ASHLEIGH MARSHALL  
GOVERNANCE CO-ORDINATOR

RACHEL GILL  
ACTING DIRECTOR COMMUNITY

8 January 2025

*Attachments:* 1. Councillor Expenses and Facilities Policy Revised February 2025.  
(separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

## 11.9 Consultation on Reforms to Council Meeting Practices

REPORT BY THE GOVERNANCE CO-ORDINATOR

TO 19 FEBRUARY 2025 ORDINARY MEETING

GOV400113, GOV400047, GOV400009

### RECOMMENDATION

#### That Council:

1. **receive the report by the Governance Co-ordinator on the Consultation on Reforms to Council Meeting Practices;**
2. **consider the proposed reforms to Council meeting practices;**
3. **determine to either make/not make a submission; and**
4. **if making a submission, include:**

---

### Executive summary

The Office of Local Government (OLG) is inviting feedback on proposed amendments to the Model Code of Meeting Practice. The closing date for submissions is COB, Friday 28 February 2025.

### Disclosure of Interest

Nil

### Detailed report

The proposed amendments to the Model Meeting Code are the first part of reforms to the regulation of meetings. The second part will be legislated this year as part of the measures implemented to reform the regulation of Councillor conduct and will have a particular focus on behaviour at meetings.

It is anticipated that the new Model Meeting Code will be prescribed in early 2025.

Key changes include:

- Conferring the power on Mayors to expel Councillors for acts of disorder and to remove the Councillors entitlement to receive a fee for the month in which they have been expelled from a meeting
- Councillors will be required to apologise for an act of disorder at a meeting at which it occurs and, if they fail to comply at that meeting, each subsequent meeting until they comply. Each failure to apologise becomes an act of misbehaviour and will see the Councillor lose their entitlement to receive their fee for a further month
- Allowing for Mayors to expel members of the public from the chamber for acts of disorder and enabling the issue of a Penalty Infringement Notice where members of the public refuse to leave a meeting after being expelled
- Councils will no longer be permitted to hold pre-meeting briefing sessions in the absence of the public. Any material provided to Councillors, other than the Mayor, that will affect or impact or be taken into account by Councillors in their deliberations or decisions made on

behalf of the community must be provided to them in either a committee meeting or Council meeting.

- Attendance at Council meetings by audio visual link will only be permitted where a Councillor cannot attend in person due to medical reasons or unforeseen caring responsibilities.
- The attendance of Council staff at Council meetings will be determined by Council rather than the General Manager
- Allowing for the Mayor to put a mayoral minute forward to the Council on anything they determine should be considered at the meeting
- Removing the need for a motion which would require the expenditure of funds not already accounted for in the budget to identify the source of funding for the expenditure. It will no longer need to be deferred until a report can be provided by the General Manager on availability of the funds.
- Allowing for a Councillor to ask a question with notice comprising of a complaint against the General Manager or a member of staff, or a question that implies wrongdoing by the General Manager or a member of staff
- Removal of foreshadowed motions
- Council may no longer make final decisions on planning matters without receiving a staff report with containing an assessment and recommendation. Where Council makes a decision that is inconsistent with the recommendations made by staff, reasons for the decision must be provided and why the staff recommendation was not adopted.
- Council may resolve to close the meeting to the public to hear a representation from a member of the public as to whether the meeting should be closed to consider an item of business that would be considered confidential. The representative would need to make an application in a manner decided by the Council.
- Business papers for items of business considered during a meeting, or part of a meeting, that is closed to public are to be published on Council's website by the General Manager as soon as practicable after the information contained in the business papers ceases to be confidential following consultation with the Council.

The feedback OLG receives will be used to inform the amendments that are ultimately made to the Model Meeting Code.

## Community Plan implications

<b>Theme</b>	<b>Good Government</b>
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

Code of Conduct

Councillor & Staff Interactions Policy

Councillor Expenses & Facilities Policy

### **Legislation**

Local Government Act 1993

## Local Government (General) Regulation 2021

### Financial implications

No longer requiring a notice of motion for the expenditure of funds on works and/or services other than those already provided for in Council's current adopted operational plan to identify a funding source or for a report identifying the availability of funds to be prepared prior to consideration of the matter may result in reckless spending and commitment of funds.

### Associated Risks

- By no longer allowing Council's to have pre-meeting briefing sessions, Councillors may not receive the information and advice from staff they require to make an informed decision.
- Disallowing Councillors the opportunity to learn out of the public eye may hinder the confidence of Councillors to ask questions and stifle the discussion and debate during Council meetings for fear of appearing ignorant and unknowledgeable.
- Removal of restrictions on raising complaints about the General Manager and staff in questions with notice opens staff up to receive disparaging comments and personal attacks as well as the risk of personal reputational damage.
- No longer allowing Council's the discretion to approve a Councillor to attend a meeting by audio visual link in certain circumstances may reduce the participation of Councillors in meetings, resulting in a higher number of apologies at meetings and discourage future candidates from running for Council.
- Allowing Mayors to issue penalty infringement notices to members of the public refusing to leave a Council meeting could be seen to target individuals or groups based on personal biases or political disagreements, leading to perceptions of unfair treatment and undermining public trust in local government.

ASHLEIGH MARSHALL  
GOVERNANCE CO-ORDINATOR

RACHEL GILL  
ACTING DIRECTOR COMMUNITY

3 February 2025

*Attachments:* 1. Consultation Draft of the Model Code of Meeting Practice for Local Councils in NSW. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



## Item 12: Reports from Committees

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### 12.1 Gulgong Memorial Hall Committee Meeting

REPORT BY THE ACTING DIRECTOR COMMUNITY  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400103, A0100024, GOV400105, GOV400113

#### RECOMMENDATION

##### That Council:

1. receive the report by the Acting Director Community on the Gulgong Memorial Hall Committee Meeting; and
  2. note the minutes from the Gulgong Memorial Hall Committee meetings held on Wednesday, 23 October 2024.
- 

#### Executive summary

The purpose of this report is to advise Council of the considerations and recommendations of the Gulgong Memorial Hall Committee meetings held on Wednesday, 23 October 2024.

#### Disclosure of Interest

Nil

#### Detailed report

The Gulgong Memorial Hall Committee met on 23 October 2024 as part of their ongoing meetings. Note the minutes for current actions and updates provided by the committee.

#### Community Plan implications

<b>Theme</b>	<b>Looking After Our Community</b>
Goal	Vibrant towns and villages
Strategy	Respect and enhance the historic character of our region and heritage value of our towns

---

#### Strategic implications

##### Council Strategies

Not Applicable

##### Council Policies

Not Applicable

**Legislation**

The Gulgong Memorial Hall Committee is operating under Section 355 of the Local Government Act 1993, which allows it to exercise a function of Council.

Financial implications

Not Applicable

Associated Risks

Not Applicable

RACHEL GILL  
ACTING DIRECTOR COMMUNITY

28 November 2024

*Attachments:* 1. Minutes Gulgong Memorial Hall Committee Meeting 23 October 2024.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



MID-WESTERN REGIONAL COUNCIL  
PO Box 156, MUDGEES 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

## MINUTES GULGONG HALL COMMITTEE

Wednesday 23 October 2024 at the Gulgong Memorial Hall

Present: Cheryl Vassel, Ray Thackeray, Toni Morrison, Cr Percy Thompson.

Visitors: Des Kelly, Dianne Thompson.

### 1. Welcome

The meeting opened at 17:54pm.

### 2. Apologies

Peta Stanford

### 3. Minutes

The previous minutes were noted and accepted by Ray and Toni.

### 4. Change Rooms

Still looking at upgrades to change rooms – this has been moved until next year.

### 5. Solar Panels

Still waiting for updates. Moved Toni, 2<sup>nd</sup> Ray. All in favour.

### 6. Kitchen Cupboard

Men's Shed has repaired the kitchen cupboard.

### 7. Stage Accessibility

**Motion** – look at cost of something similar to the chair lift at Council admin building. The members of the Committee believe that something like this would be suitable for the Hall.

### 8. P.A. Upgrades

Need to follow-up as to when this is going to occur, as we are now in a new financial year. Need a mixer added to the system.

**9. Hall Checklist**

Has this been updated?

**10. Indoor Garbage Bins**

Have been put in place, thank you.

**11. Chair Replacements**

Have these been replaced?

**12. Hall Handbook**

re has it been updated?

**13. Gas Heaters and Blinds**

Has this service been attended to? Blinds have not been upgraded yet, when will this been attended to?

**14. General Business**

can we please have a written update prior to the next meeting as to what improvements have been completed, or the timeline of when these will be completed.

The P.A. system speakers were found to be left on at this meeting, and need to be turned off properly after use, to avoid a possible risk of fire.

Bubblers out the front of the Hall not working, and in a degraded state – need to be attended to please.

Men's Shed jobs have been completed, thank you.

Internal painting of the Hall – what is the timeline for this to be completed, and the cracks in the walls to be repaired?

We, as the members of the Memorial Hall committee and Christmas Celebration, would like to invite some Councillors, apart from Percy Thompson who always supports this committee, to turn up to our Christmas Celebration.

We have produced a poster for the Christmas Celebration, and were wondering if it would be possible for Council staff to again print them please, as you have done in previous years. We would need 10x A4, 2 x A3. Thank you.

Will Council be putting up the Christmas tree again this year?

Meeting closed at 18:30pm.

Next Meeting scheduled for 23 April 2025 at 5pm.

## 12.2 Local Traffic Committee Meeting Minutes - December 2024

REPORT BY THE ADMINISTRATION ASSISTANT - INFRASTRUCTURE PLANNING  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400105, A0100009, GOV400113

### RECOMMENDATION

**That Council receive the report by the Administration Assistant - Infrastructure Planning on the Local Traffic Committee Meeting Minutes - December 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, 13 December 2024.

Three event reports were considered:

- *Glen Willow Major Events Traffic and Pedestrian management plan 2025-2026*
- *Mudgee Classic 2025 – 3 & 4 May 2025*
- *The Central West Charity Tractor Trek – 26-28 September 2025*

Three traffic reports were considered.

- *Request for approval of No Stopping regulatory signage on Horatio St Mudgee (DA0087/2022)*
- *Request for Give Way signage at intersection of Tongbong Street & Cox Streets Rylstone –*
- *Traffic count summary data provided for works requests SI0035/2025 & SI0039/2025*

General Business items included:

- *Presentation given by organisers of Mudgee Classic 2025*
- *Email of thanks re speed zone changes on Hill End Rd at Hone creek Drive*
- *Stop sign requested at intersection of Ulan Road and Ulan-Wollar Road x 2*
- *Stop sign requested at intersection of Broadhead Road and Lions Drive*
- *Give Way requested at intersection of Kelleth Drive & Lions Drive*
- *Stop signs and Give Way signs at intersection of Burrundulla Road and Rocky Waterhole Road need moving closer to intersection.*
- *Request for Parking lines to be installed in Market St Mudgee near PCYC*

Full discussion notes are included in the attached report.

## Community Plan implications

<b>Theme</b>	<b>Connecting Our Region</b>
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**

Not Applicable

### **Legislation**

Not Applicable

## Financial implications

Not Applicable

## Associated Risks

Not Applicable

JACQUALYN PERRING  
ADMINISTRATION ASSISTANT -  
INFRASTRUCTURE PLANNING

JULIAN GEDDES  
DIRECTOR OPERATIONS

19 December 2024

*Attachments:* 1. MINUTES - Local Traffic Committee - 13.12.2024.

### APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

Mid-Western Regional Council

Date: 13 December 2024

## Minutes of the Local Traffic Committee

Held at the Operations Meeting Room, 54 Depot Road Mudgee  
on 13 December 2024.

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Present	Don Cottee (MWRC), Peter Wormald, Cr Alex Karavas, Mark Fehon (NSW Police), Garry McGovern (NSW Police), Thomas Worley (TfNSW)(Teams) Samantha Cecchini (MWRC)
Apologies	Julian Geddes (MWRC), Simon Fogerty (NSW Police), Nathan Murphy (TfNSW), Phillip Cooper (Ogdens Coaches)
Secretary	Jackie Perring (MWRC)

The LTC meeting commenced at 9:40am.

### 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 18 October 2024 be taken as read and confirmed.**

**Minutes confirmed.**



**MATTERS IN PROGRESS – OCTOBER 2024**

SUBJECT	RES NO. & DATE	CLOSE	ACTION
<b>CAERLON BUS PICK UP</b>	<b>FEB2021-1</b>		<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 &amp; Sammy to speak to Ogdens &amp; 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><b>13/12/2024 – Signage installed – TfNSW to review 100 sign location</b></p>
<b>MEARES ST SPEEDING</b>			<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 &amp; Robertson Rds. Results will be brought to next meeting.</p> <p><b>9/8/2024 – Road study results in General Business for LTC meeting 16/8/2024.</b></p> <p><b>19/8/2024 – Concept design to be drawn and supplied to next meeting</b></p>
<b>Pedestrian crossing / Parking Douro St between Showground and New Car Park</b>	<b>Sep 2024 meeting</b>		<p>Pedestrian crossing not warranted. Hard edge blisters to be added to the location. Works request RD0371/2025. Waiting on design from Don Cottee. Works to be completed 2025.</p>





**MATTERS IN PROGRESS – OCTOBER 2024**

SUBJECT	RES NO. & DATE	CLOSE	ACTION
Load limits for selected roads	<b>Sep 2024 meeting</b>		Works request SI0047/2025 raised for Truck prohibited signs at be installed at Cnr of Tallawang St & Barneys Reef Rd & cnr o fTallawang St & Cope Rd. Also Cnr Magpie Lane & Castlereagh Hwy and Magpie Lane & Guntawang Road. Truck prohibited signs to replace load limited signs at Crns of Black Lead lane and Barneys Reef Rd and Black Lead Lane & Cope Rd from previous works request. <b>13/12/2024 – Signed not ordered yet</b>
Lue Public School – Works request RD02568/2025	<b>Sep 2024 meeting</b>		Matter being dealt with by TfNSW & Samantha Checcini under TfNSW existing scope of work in that area.
No parking signs on Lisbon St near bend - Works request SI0031/2025	<b>Sep 2024 meeting</b>		Request delegated to Roads Department to install signs and mark roads. <b>13/12/2024 – Signed not ordered yet. Linemarking booked week commencing 16/12/2024</b>
Stop sign on Narrango Road at Intersection of Glen Alice Road - RD0191/2025	<b>Sep 2024 meeting</b>		Works request raised for this work to take place but we have been advise by roads Dept that they are having design created to realign the intersection, works commencing in Feb and completion due end March 2025 which negates the need to complete this work at this time.
Request for elderly crossing signage near Wenonah Lodge – SI0035/2025	<b>Oct 2024 Meeting</b>		Traffic counters put into place to get information on traffic and speed at this location (including Wenonah Ave towards Flirtation Hill) – See report in Agenda 13/12/2024 meeting. <b>13/12/2024 – TfNSW and RSO to check location and investigate further.</b>
Request no stopping in Lyons Lane near The Bridge – SI0037/2025	<b>Oct 2024 Meeting</b>		Works request sent to Roads Dept for sign to be erected.



**MATTERS IN PROGRESS – OCTOBER 2024**

SUBJECT	RES NO. & DATE	CLOSE	ACTION
Request for flashing 50km speed signs be placed in Homer St – SI0039/2025	<b>Oct 2024 Meeting</b>		Traffic counters put into place to get information on traffic and speed at this location - See report in Agenda 13/12/2024 meeting <b>13/12/2024 – 50km sign already in place although not flashing. TfNSW to check location of sign.</b>
Removal of Bus shelter/s in Charbon	<b>Nov email</b>		This has been advised by TfNSW that as this is not related to a prescribed traffic control device, this does not need to be presented to or endorsed by LTC. Don Cottee will be investigating all options and will progress this request. No further action required by LTC.

**PAST EVENT DEBRIEF**

EVENT	
Alpine Classis (approval not required by LTC)	No issues - NSW Police
2024 Rylstone StreetFeast	No issues - NSW Police
2024 Mudgee Cup (approval not required by LTC)	No issues - NSW Police



**CALENDAR OF EVENTS**

2024		
MONTH	DATE	COMMENTS
FEBRUARY		
MARCH		
APRIL		
ANZAC DAY	25 <sup>TH</sup> APRIL 2024	Approved by Police April 2024
MAY		
MUDGEES CLASSIC	4-5 <sup>TH</sup> 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 Mudgee High School Year	26/9/2024	Acceptance by LTC emailed



12 Rainbow Day		19/8/2024 – Min255/24 giving approval emailed 21/10/2024
2024 Flavours of Mudgee street festival	28/9/2024	Acceptance by LTC emailed 27/6/2024. Min 176/24 giving Councils approval emailed 24/7/2024
OCTOBER		
Mudgee Tri Club club race day 2024/2025 season	27/10/2024	Acceptance by LTC emailed 30/8/2024 – MWRC Min256/24 giving approval emailed 21/10/2024
Alpine Classic	26-27/10/2024	Approval not required
NOVEMBER		
Rylstone Street Feast	2/11/2024	Acceptance by LTC emailed 24/9/2024. MWRC Min256/24 giving approval emailed 21/10/2024
DECEMBER		
Mudgee Tri Club club race day 2024/2025 season	1/12/2024	Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024
Mudgee Cup	6/12/2024	Approval not required
Mudgee Tri Club club race day 2024/2025 season	15/12/2024	Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024
Mudgee Show Carols	21/12/2024	Acceptance by LTC emailed 18/10/2024. MWRC Min297/24 giving approval emailed 26/11/2024
<b>2025</b>		
<b>MONTH</b>	<b>DATE</b>	<b>COMMENTS</b>
JANUARY		
Mudgee Tri Club club race day 2024/2025 season	19/1/2025	Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024
FEBRUARY		
Mudgee Tri Club club race day 2024/2025 season	16/2/2025	Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024
Charity Shield – South Sydney v St George Dragons	22/2/2025	
MARCH		
Mudgee Tri Club club race day 2024/2025 season	16/3/2025	Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024
APRIL		



<b>Mudgee Tri Club club race day 2024/2025 season</b>	<b>6/4/2025</b>	<b>Acceptance by LTC emailed 30/8/2024 - MWRC Min256/24 giving approval emailed 21/10/2024</b>
MAY		
<b>Mudgee Classic 2025</b>	<b>3-4/5/2025</b>	
JUNE		
JULY		
AUGUST		
<b>NRL Premiership Penrith Panthers v Canberra Raiders</b>	<b>22/8/2024 6pm kick off</b>	
SEPTEMBER		
<b>The Central West Charity Tractor Trek</b>	<b>September 2025</b>	
OCTOBER		
NOVEMBER		
DECEMBER		

Red = Unapproved  
 Green = Approved



24/024 GLEN WILLOW STADIUM - MAJOR EVENT - TRAFFIC AND PEDESTRIAN  
MANAGEMENT PLAN - 2025 2026

**RECOMMENDATION**

**That the Local Traffic Committee review and approve the UPDATED Glen Willow Major Events Traffic and Pedestrian management plan 2025-2026.**

**MOTION:**

**That the above recommendation be accepted and approved.**

**The UPDATED Glen Willow Major Events Traffic and Pedestrian management plan 2025-2026 was accepted and approved.**



24/027 MUDGEES CLASSIC 2025

## RECOMMENDATION

That the Local Traffic Committee approve the Mudgee Classic 2025 being held 3<sup>rd</sup> & 4<sup>th</sup> May 2025 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) Events are to be undertaken in accordance with the “Guidelines for Bicycle Road Races”;
- b) A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the “Guide to Traffic and Transport Management for Special Events Version 3.5 and submitted to and approved by Council prior to the event;
- c) Events are to be undertaken in accordance with the requirements of the NSW Police Force with their approval documentation forwarded to Council for notation;
- d) Controlling noise as required by the Protection of the Environment Operations (Noise Control) Regulation 2000;
- e) Reimbursing Council for the cost of damage repairs;
- f) Complying with any of Council’s Law Enforcement Officers reasonable directives;
- g) Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;
- h) A Traffic Guidance Scheme (TGS) certified by a person with a ‘Select & Modify ‘or a ‘Design and Audit’ Certificate be included in the TMP;
- i) Any person directing traffic on a public road is required to possess an appropriate traffic controller’s certificate;
- j) Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council, RMS and NSW Police Force is indemnified against any possible action as the result of the event;
- k) The event convener is to notify all affected businesses and residents adjacent to the proposed closure indicating the period during which their accesses will be affected. Such notification is to be in writing;
- l) Provide alternative access for motorists or pedestrians with legitimate business within the closed section of roadway;
- m) Maintain a four-metre wide emergency vehicle lane;
- n) Advertise the proposed event in local newspapers with relevant information at least 2 weeks prior to the date;
- o) The organiser is to debrief with Council and Police with all traffic control documentation and controls tabled for review; and Transport for NSW consent required for use of the State and Regional road network.

## MOTION:

That the above recommendation be accepted and approved.

**The Event Mudgee Classic 2025 was accepted and approved.**



24/028 THE CENTRAL WEST CHARITY TRACTOR TREK

## RECOMMENDATION

That the Local Traffic Committee approve the The Central West Charity Tractor Trek to be run 26 – 28 September 2025 be classified as a Class 2 Event under the “Guide to Traffic and Transport Management for Special Events Version 3.5” and proceeds with the following conditions:

- a) A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the *Guide to Traffic and Transport Management for Special Events Version 3.5* and submitted to and approved by Council prior to the event.
- b) A Traffic Guidance Scheme (TGS) to be in accordance with Transport for NSW Traffic Control at Worksites Manual and certified by a person with a ‘Worksite Traffic Control Certificate’;
- c) Any person directing traffic on a public road is required to possess a valid traffic controller’s certificate;
- d) Events are to be undertaken in accordance with the requirements of the NSW Police Service with their approval documentation forwarded to Council for notation;
- e) Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council, the Transport for NSW and NSW Police Force are indemnified against any possible action as the result of the event;
- f) Controlling noise as required by the Protection of The Environment Operations (Noise Control) Regulation 2000;
- g) Reimbursing Council for the cost of damage repairs;
- h) Complying with any of Council’s Law Enforcement Officers’ directives;
- i) Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;
- j) 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 at least two weeks prior to event commencement;
- k) Advertise the proposed event in local newspapers with relevant information at least two weeks prior to the date;
- l) Maintain a four-metre wide emergency vehicle lane;
- m) Notify NSW Fire and Rescue and the NSW Ambulance Service;
- n) The organiser is to have a 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 event The Central West Charity Tractor Trek was not approved at the meeting. Further information was requested and provided, concurrence was requested and provided by voting members of the LTC. The event The Central West Charity Tractor Trek was accepted and approved 19<sup>th</sup> December 2024.





24/029 REQUEST FOR APPROVAL OF NO STOPPING REGULATORY SIGNAGE ON HORATIO STREET MUDGEE (DA0087/2022)

**RECOMMENDATION**

**That the Local Traffic Committee support No stopping regulatory signage on Horatio Street Mudgee (DA0087/2022).**

**MOTION:**

**That the above recommendation be accepted and approved.**

**No stopping regulatory signage on Horatio Street Mudgee (DA0087/2022) accepted and approved.**

24/030 WORKS REQUEST SI0064/2025 - REQUEST GIVE WAY SIGNAGE AT INTERSECTION OF TONGBONG AND COX STREETS RYLSTONE

**RECOMMENDATION**

**That the Local Traffic Committee approve Give Way signs at the intersection of Tongbong Street and Cox Street Rylstone. Either on Tongbong Street or Cox Street.**

**MOTION:**

**That the above recommendation be accepted and approved. Not approved at this time.**

**Traffic data requested to gather further data prior to making a decision.**



24/031 TRAFFIC COUNT SUMMARY FOR WORKS REQUESTS SI0035-2025 AND  
SI0039-2025

**RECOMMENDATION**

**That the Local Traffic Committee review Traffic data summary for works requests SI0035/2025 and SI0039/2025 – speeding in Gulgong**

**MOTION:**

**That the above recommendation be accepted and approved. [Not approved at this time.](#)**

**[SI0035/2025 – Wenonah Lodge location - TfNSW & RSO to investigate further.](#)**

**[SI0039/2025 – Homer St – TfNSW to check correct placement of signage and monitor location.](#)**



## GENERAL BUSINESS

Presentation given by organisers of Mudgee Classic 2025 via teams.

Email received by resident regarding speed zone changes on Hill End Road at Hone Creek Drive. Very happy with the changes and hopes to see developers put in wider roads in the first place that can accommodate buses.

SI0060/2025 & SI0084/2025 - Stop signs requested for intersection of Ulan Road and Ulan-Wollar Road. Investigated by Development Engineer. There is clear line of sight and no reason for Stop sign to be installed. NSW Police advised of issue to monitor.

**Recommendation that Give Way hold lines be reinstated in accordance with Australian Standard 1742 is supported.**

[JP to raise works request for roads dept to install Give Way line marking.](#)

SI0075/2025 – Stop sign requested for intersection of Lions Drive and Broadhead Roads due to higher volume of traffic from St Matthews School and drivers not stopping at intersection. Sight line is good and no reason for Stop sign. There is no Give Way sign or line markings at this location. NSW Police advised of issue to monitor.

**Recommendation that the installation of Give Way signs and hold lines be installed in accordance with Australian Standard 1742 is supported.**

[JP to raise works request for roads dept to install Give Way sign and line marking.](#)

Due to SI0075/2025 request, it was also requested by LTC members that Kellett Drive have Give Way sign and line marking put into place

**Recommendation that the installation of Give Way sign and hold lines be installed in accordance with Australian Standard 1742 is supported.**

[JP to raise works request for roads dept to install Give Way sign and line marking](#)

The Stop signs on the western side of the Burrundulla Road and Rocky Waterhole Road intersection are too far back from the intersection. They need to be moved closer to the intersection and line marking reinstated. The Give Way signs on the eastern side of the Burrundulla Road and Rocky Waterhole Road intersection are too far back from the intersection. They need to be moved closer to the intersection and line marking reinstated

**Recommendation that the Stop and Give Way signs at this location be moved closer to the intersection and Stop and Give Way hold lines at this location be marked in accordance with Australian Standard 1742 is supported.**

[JP to raise works request for roads dept to relocate Stop Signs and Give Way sign closer to Rocky Waterhole Road.](#)



A request for parking line marking to be put into place in Market St near PCYC received from NSW Police.

**Recommendation that the installation of parking line marking be installed in accordance with Australian Standard 1742 is supported.**

[JP to raise works request for roads dept to install parking line marking.](#)

There being no further business the meeting concluded at 11.12AM.

## 12.3 Rail Committee Minutes - 6 February 2025

REPORT BY THE ACTING DIRECTOR COMMUNITY  
TO 19 FEBRUARY 2025 ORDINARY MEETING  
GOV400103, TRA300009, A0100034

### RECOMMENDATION

#### That Council:

1. **receive the report by the Acting Director Community on the Rail Committee Minutes - 6 February 2025;**
2. **include rail reinstatement benefits in any community engagement process;**
3. **lobby Transport Minister Hon, J Aitchison to include reactivation of the Rylstone-Gulgong line in budget estimates sittings;**
4. **consider formal discussions with Dubbo Council to progress a Dubbo-Gulgong-Mudgee-Rylstone express Sydney passenger service; and**
5. **receive wording from MRR for inclusion in any community consultation regarding re lease of the rail corridor.**

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### Executive summary

This report is to advise Council of the matters given consideration at the meeting of the Rail Committee held on 6 February 2025.

The members of the Rail Committee have a focus of re-instating the 89km rail line between Rylstone and Gulgong for passenger rail, light freight, and tourism opportunities.

### Disclosure of Interest

Nil

### Detailed report

At the meeting on 16 October 2024, Council endorsed the reinstatement of a Rail Committee.

The Committee held its last meeting on 6 February 2025 and this report provides the minutes to Council for their information.

### Community Plan implications

<b>Theme</b>	<b>Good Government</b>
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Goal	Good communications and engagement
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Strategy	Encourage community access and participation in Council decision making
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## Strategic implications

### **Council Strategies**

Community Plan

### **Council Policies**

Code of Conduct

### **Legislation**

Section 355 of the Local Government Act (1993)

## Financial implications

Nil

## Associated Risks

Nil

RACHEL GILL  
ACTING DIRECTOR COMMUNITY

10 February 2025

*Attachments:* 1. Minutes Rail Committee Meeting 6 February 2025.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



MID-WESTERN REGIONAL COUNCIL  
PO Box 156, MUDGEES 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

## UNCONFIRMED MINUTES

### RAIL COMMITTEE

Thursday 6<sup>th</sup> February 2025 at the Council Administration Building, Mudgee

Meeting opened at 2.10pm

Present: Councillors Percy Thompson and Elwyn Lang, Mike Sweeney, Drew Stein, John Bentley.

1. **Apologies** - John Wood, Scott McGregor

Moved: Drew Stein      Seconded: Mike Sweeney. **Motion Supported by all.**

2. **Minutes from the Previous meeting**

**Motion: That the minutes from the April meeting be accepted**

Moved: Mike Sweeney      Seconded: Drew Stein      **Motion Supported by all**

3. **Matters Arising from the Minutes**

No matters arising.

4. **Elections**

Councillor Elwyn Lang and John Bentley respectively elected as Chair and Minute Secretary  
**Motion supported by all.**

5. **Terms of Reference**

The Rail Committee Terms of Reference were endorsed, with the recommended change of "Composition" to read  
'The Committee shall comprise the following members

- Two (2) elected Councillors '

6. **Code of Conduct**

Code of Conduct responsibilities were restated and accepted by all.

## 7. General Business

**7.1** *Community Plan Towards 2024* – no mention of rail. (e.g. Theme 4 *Connecting Our Region* states “Lobby the State Government for improved transport links”). Agreed a need to include particular mention of rail in the relevant Theme/s.

Moved: Mike Sweeney Seconded John Bentley. ***Motion supported by all.***

**7.2** Note the strategic importance of Gulgong intermodal for container preparation/repair facility as coal declines, promoting significant employment opportunities. Meeting noted and supported the wider range of opportunities this location would provide if the rail line was open. Resolved that Council, with its decision to commence community engagement to activate this rail corridor (November 2024 Council meeting Item 269/24), to include rail reinstatement benefits in any community engagement process.

Moved: Drew Stein Seconded: John Bentley. ***Motion supported by all.***

**7.3** MRR request for Council to lobby Transport Minister Hon J. Aitchison to include reactivation of the Rylstone-Gulgong line in Budget estimates sittings. (These estimates are programmed from 25th Feb to 12th Mar 25).

Resolved that any correspondence with the Minister be considered at a future meeting.

Moved: Drew Stein Seconded: Mike Sweeney. ***Motion supported by all.***

**7.4** Council consider formal discussions with Dubbo Council to progress a Dubbo Gulgong-Mudgee-Rylstone express-Sydney passenger service. Resolved this was an issue for future detailed advice to Council.

Moved: John Bentley Seconded: Drew Stein. ***Motion supported by all.***

**7.5** Seek advice from Councillors Thompson and Lang on presentation of Rail Committee Minutes to Council meetings. Resolved that a Rail Committee representative be given opportunity to occasionally address a Council Briefing sessions when considered of value; and that February Council’s meeting be addressed by a Committee representative re the rail corridor leasing.

Moved: Councillor Elwyn Lang Seconded Drew Stein. ***Motion supported by all.***

**7.6** Resolved to provide draft wording to Council for inclusion in any community consultation re lease of the rail corridor.

Moved: John Bentley Seconded: Drew Stein. ***Motion supported by all.***

*Meeting closed 3.24pm*

*Next biannual meeting – to be confirmed.*



## Item 13: Urgent Business Without Notice

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### 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

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### LOCAL GOVERNMENT ACT, 1993

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#### 10A *WHICH PARTS OF A MEETING CAN BE CLOSED TO THE PUBLIC?*

- (1) A council, or a committee of the council of which all the members are councillors, may close to the public so much of its meeting as comprises:
  - (a) the discussion of any of the matters listed in subclause (2), or
  - (b) the receipt or discussion of any of the information so listed.
- (2) The matters and information are the following:
  - (a) personnel matters concerning particular individuals (other than councillors),
  - (b) the personal hardship of any resident or ratepayer,
  - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business,
  - (d) commercial information of a confidential nature that would, if disclosed:
    - (i) prejudice the commercial position of the person who supplied it, or
    - (ii) confer a commercial advantage on a competitor of the council, or
    - (iii) reveal a trade secret,
  - (e) information that would, if disclosed, prejudice the maintenance of law,
  - (f) matters affecting the security of the council, councillors, council staff or council property,
  - (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,
  - (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,
  - (i) alleged contraventions of any code of conduct requirements applicable under section 440.
- (3) A council, or a committee of the council of which all the members are councillors, may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.
- (4) A council, or a committee of a council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

#### 10D *GROUND FOR CLOSING PART OF MEETING TO BE SPECIFIED*

- (1) The grounds on which part of a meeting is closed must be stated in the decision to close that part of the meeting and must be recorded in the minutes of the meeting.
- (2) The grounds must specify the following:
  - (a) the relevant provision of section 10A(2)
  - (b) the matter that is to be discussed during the closed part of the meeting,
  - (c) the reasons why the part of the meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open meeting would be, on balance, contrary to the public interest.

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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

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**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

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*The following matters have been listed for consideration in Confidential Session:*

### **14.1 Commercial Opportunity**

***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.***

### **14.2 Tesla Electric Vehicle (EV) Supercharger Site**

***The reason for dealing with this report confidentially is that it relates to information that would, if disclosed, prejudice the maintenance of law in accordance with Section 10A(2)(e) 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 information covered by confidentiality clause 24 of the agreement.***

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.

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CONFIDENTIAL  
SESSION

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