



Business Papers 2022

MID-WESTERN REGIONAL COUNCIL

ORDINARY MEETING
WEDNESDAY 15 JUNE 2022

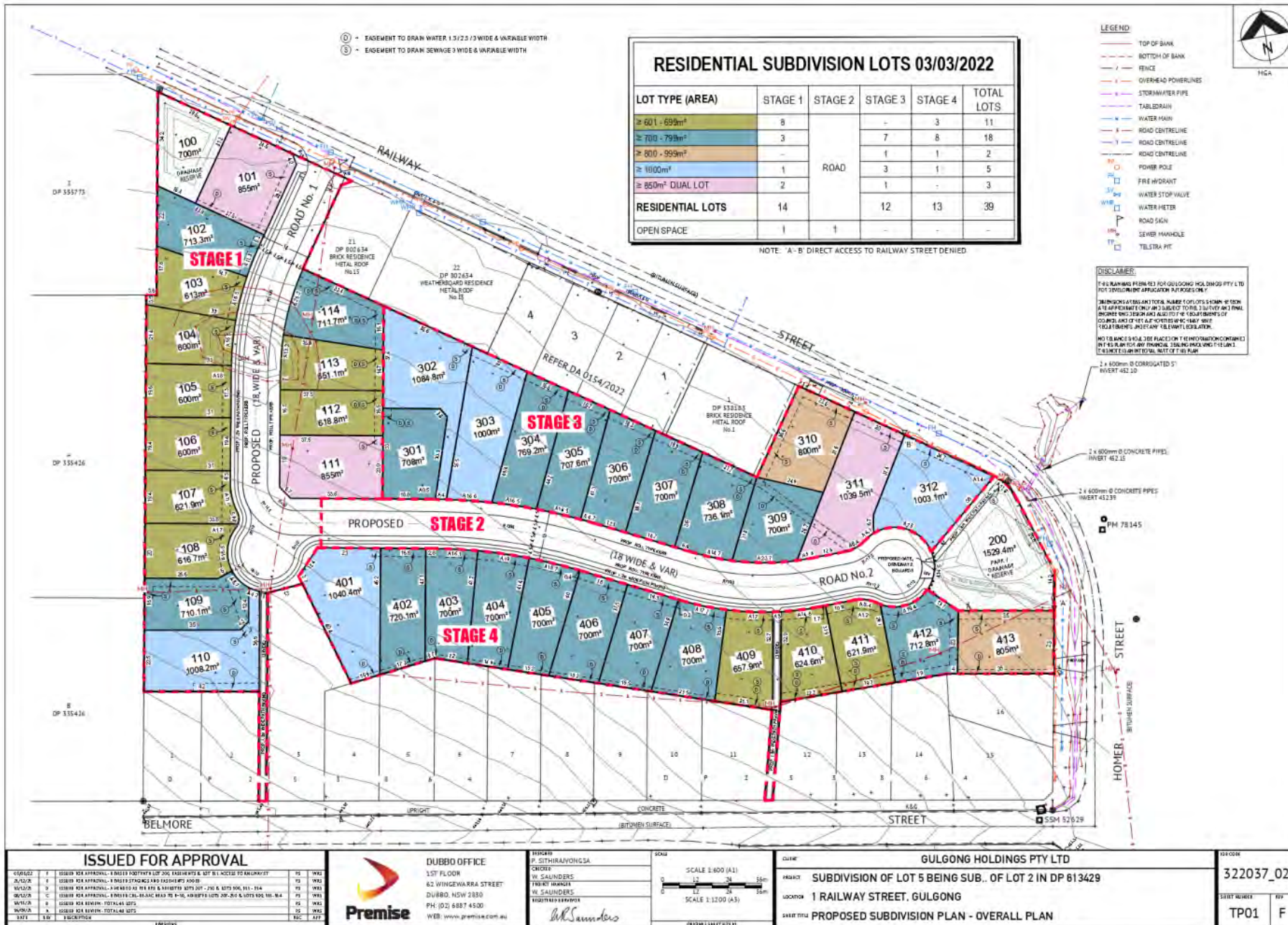
SEPARATELY ATTACHED ATTACHMENTS

*A prosperous and progressive
community we proudly call home*



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Address: No.1 Railway Street, Gulgong
Proposal: Subdivision
MARCH 2022

STATEMENT OF ENVIRONMENTAL EFFECTS

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SURVEY PLAN

PRELIMINARY SITE INVESTIGATION

INFRASTRUCTURE CAPABILITY ASSESSMENT

PLAN OF SUBDIVISION

LANDSCAPE PLAN

TRAFFIC AND PARKING IMPACT ASSESSMENT

CIVIL ENGINEERING PLANS

SITE BASED STORMWATER MANAGEMENT PLAN



1 THE SITE & CONTEXT

The site is identified as Nos. 1 – 5 Railway Street, Gulgong (Lot 2 Deposited Plan 613429). The site is irregular in shape, has an area of 4,189 hectares and has frontages to Railway Street and Homer Street (see Survey Plan). There are no significant trees upon the site.

One of regional NSW's fastest growing areas, the Mid-Western Region is a key gateway to the Central West and Far West Regions of the state. The Mid-Western Region covers 8,752km² and is located in the Central Ranges of New South Wales, approximately 210 kilometres northwest of Sydney, 250 kilometres west of Newcastle, and 300 kilometres north of Canberra. The Castlereagh Highway runs through the centre of the Region in a southeast/ northwest direction. The area is known for its wineries, landscape, historic villages, and is strongly supported by the mining, tourism, construction and agricultural industries.

Gulgong is 300 kilometres north-west of the Sydney, and about 30 kilometres north of Mudgee. At the 2016 census, Gulgong had a population of 2,521. Much of the 19th century character of the town remains, contributing to its appeal as a tourist destination, of special interest is the Prince of Wales Opera House and the Gulgong Pioneer Museum. In addition, the town hosted an International ceramics festival every three years since 1989 and hosts an annual folk festival in the last few days of the year.

The suburb of Gulgong is serviced by the Gulgong District Hospital. There are various schools for children of all ages located in Gulgong, including in Gulgong Preschool, Happy Days – Gulgong Childcare & Preschool, All Hallows School, Gulgong Public School, and Gulgong High School. The suburb has a multitude of parks and services available including but not limited to Gulgong Skatepark, Gulgong adventure playground, Gulgong Swimming Pool, The People's Park, Coronation Park, ANZAC Park, Victoria Park and the Gulgong Showgrounds.

1.1 DEVELOPMENT APPLICATION HISTORY

Consent was granted to Development Application 0154/2022 on 2 March 2022 for Torrens title subdivision comprising 4 additional residential lots (Lots 1 – 4) and 1 residual lot (Lot 5) and associated subdivision works including road widening and the extension of water and sewer services.

The approved lots comprise the following areas:

- Lot 1 – 654.3m²
- Lot 2 – 654.3m²
- Lot 3 – 654.3m²
- Lot 4 – 654.3m²
- Lot 5 (residual) – 3,926 hectares.

The subject Development Application is for the further subdivision and development of Proposed Lot 5.



FIGURES 1 – 3

Photographs of the subject site.



Statement of Environmental Effects
Railway Street, Gulgong

FIGURE 4
The site and its context (extract from SIX Maps).

2 THE PROPOSAL

The proposal seeks approval for a 41 lot subdivision comprising 39 residential lots, 2 public reserves and the creation of 2 local roads, to be constructed in 4 stages, over proposed Lot 5 (see Development Application No. 0154/2022).

Staging Development Consent Conditions

The proposal is seeking the staging of conditions relating to the development consent, not being staging of the development consent consistent with the meaning of Section 4.22 of the Environmental Planning and Assessment Act 1979 (EPAA). It is requested the consent authority impose a condition of development consent that permits the staging of construction according with the staging plan detailed below, and as illustrated on the proposed Plan of Subdivision. The staging process would enable issue of separate Subdivision Works and Subdivision Certificates for each stage of development, consistent with the following:

- **Stage 1:** Lot 100 (bio-retention / detention basin), 101– 110 and Road 1
- **Stage 2:** Road 2 and Lot 200 (bio-retention / detention basin and park reserve)
- **Stage 3:** Lots 301 – 312
- **Stage 4:** Lots 401 – 413

Stage 1

Stage 1 proposes the subdivision of land and associated civil, hydraulic and landscaping works to create Road No. 1 and Lots 100 – 110, which includes proposed Lot 100 as dedicated bio-retention / detention basin. Lots 101 and 111 have dual street frontages, to Railway Street and proposed Road No. 1 and to proposed Road No. 1 and proposed Road No. 2 respectively. Lot 110 is proposed as a battle-axe lot with a 4 metre wide access handle. All other allotments have a single street frontage to proposed Road No. 1 and comprise areas between 600m² and 713.3m². All allotments have a frontage of minimum 16 metres when measured at the building line (i.e. 4.5 metres from the property boundary). The proposed works will additionally have the effect of formalising existing legal pedestrian access to Belmore Street, adjacent proposed Lot 110.

Stage 2

Stage 2 proposes the subdivision of land and associated civil, hydraulic and landscaping works to create Road No. 2 and Lot 200, as a dedicated bio-retention / detention basin and park reserve. The dedicated bio-retention / detention basin can be accessed via locked gate and driveway at Road No. 2 for emergency vehicle access and servicing vehicles. A linear park is to be created adjacent the reserve's southern boundary. The park is embellished with a range of furnishings including bench seating and a picnic shelter for parent comfort and supervision, and to provide opportunities for socialising. The park also comprises play equipment to suit a range of children's age groups with a play panel and springer for toddlers and more advanced equipment such as a supernova and basket swing for older children. Various nature play elements are also included in the park, such as balance beams and boulders, providing further opportunity for informal seating and play.

Stage 3

Stage 3 proposes the subdivision of land and associated civil, hydraulic and landscaping works to create Lots 301 – 312. Lots 311 and 312 have dual street frontages to Railway Street and proposed Road No. 2. Lot 310 comprises a single street frontage, where vehicular access is obtained from Railway Street. Lot 302 is proposed as a battle-axe lot with a 4 metre wide access handle. All other allotments have a single street frontage to proposed Road No. 2 and comprise areas between 700m² and 1,000m². All allotments have a frontage of minimum 16 metres when measured at the building line (i.e. 4.5 metres from the property boundary).

Stage 4

Stage 4 proposes the subdivision of land and associated civil, hydraulic and landscaping works to create Lots 401 – 413. Lot 401 has a dual street frontage to proposed Road No. 1 and proposed Road No. 2. Lot 413 comprises a single street frontage, where vehicular access is obtained from Homer Street. All other allotments have a single street frontage to proposed Road No. 2 and comprise areas between 621.9m² and 1,040.4m². All allotments have a frontage of minimum 16 metres when measured at the building line (i.e. 4.5 metres from the property boundary). The proposed works will additionally have the effect of formalising existing legal pedestrian access to Belmore Street, between proposed Lots 409 and 410.

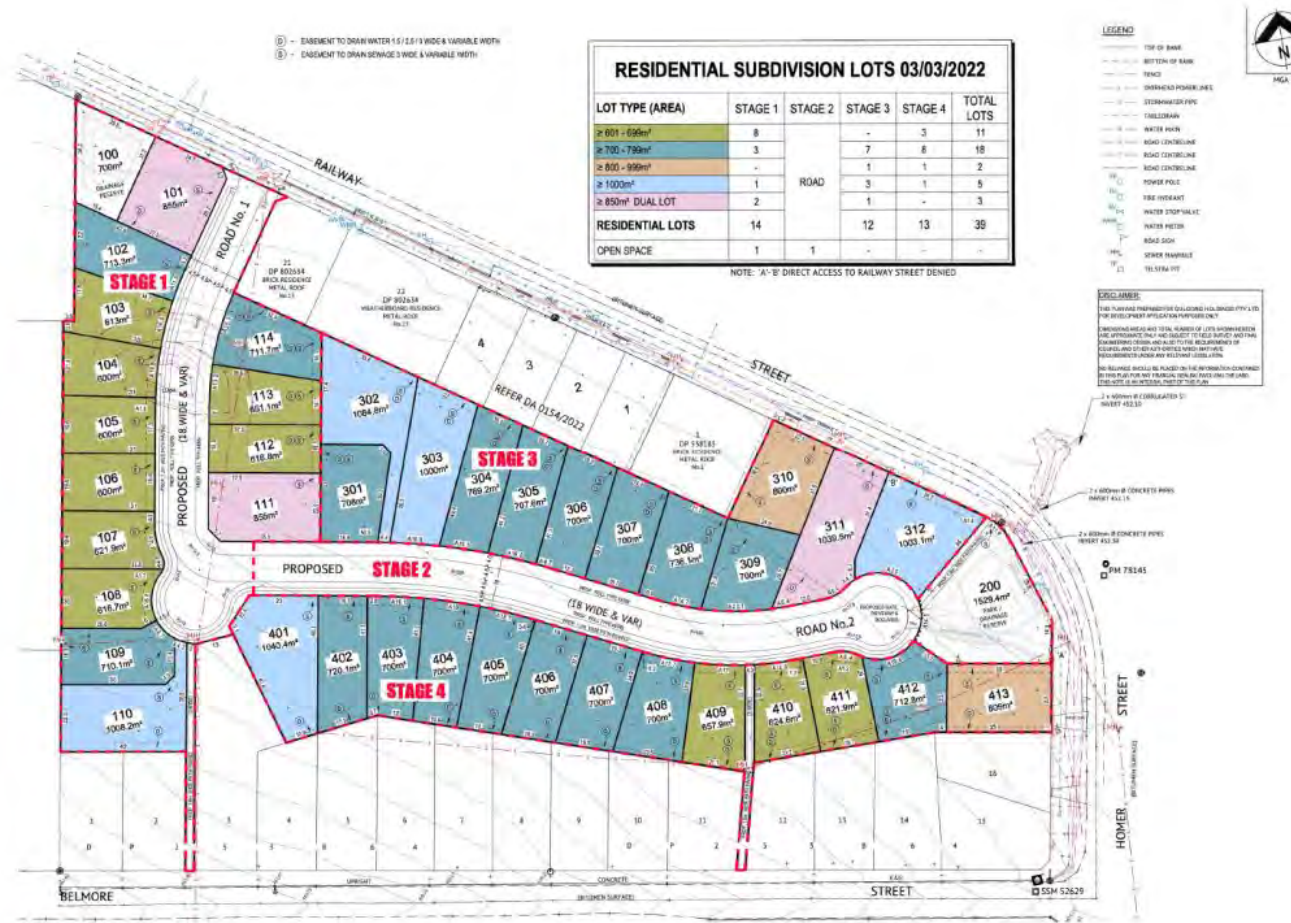


FIGURE 5
Extract of the proposed Plan of Subdivision.



FIGURE 6
 Extract of the proposed Landscape Plan.

Statement of Environmental Effects
 Railway Street, Gulgong

3 STATUTORY PLANNING FRAMEWORK

1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Clause 4.6(1)(a) of State Environmental Planning Policy (Resilience and Hazards) 2021 states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. The Department of Planning publication "Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land" provides advice on the process of determination as to whether a site is contaminated. In this regard, Section 2.2 of the Guidelines states:

When carrying out planning functions under the EP & A Act, a planning authority must consider the possibility that a previous land use has caused contamination of the site as well as the potential risk to health or the environment from that contamination.

When an authority carries out a planning function, the history of the land use needs to be considered as an indicator of potential contamination. Where there is no reason to suspect contamination after acting substantially in accordance with these Guidelines, the proposal may be processed in the usual way.

The Guidelines continue at Section 3.2.1 by stating that:

The potential for contamination is often linked to past uses of land and a good early indicator of possible uses is land zoning. Contamination is more likely to have occurred if the land is currently, or was previously, zoned for industrial, agricultural or defence purposes.

A Stage 1 Preliminary Site Investigation has been prepared in support of this application, which was based on a desktop review of available information, a review of historical records, site walkover reconnaissance, and analytical results of collected samples. The investigation concludes:

- *The area comprising the site, consisting of Lot 2 in DP 613429 appears to have predominantly been historically utilised for passive rural / agricultural purposes.*
- *Based on known activities at or in the vicinity of the site, and observations during the inspection in September 2021, no significant routes of exposure by receptors (current or future) to potential contamination sources have been identified, due to negligible impacts present. The potential risk of any residual contamination impacts, if present, would be minor in scale and may be adequately managed by conducting works in accordance with appropriate construction industry standards.*
- *Based on the findings of this preliminary site investigation, Premise considers that any residual environmental impacts are likely to be aesthetic in nature and, if identified, may be managed by industry-standard waste management practices.*

1.2 MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

The Mid-Western Regional Local Environmental Plan 2012 was gazetted on 10 August 2012 and applies to all land within the Mid-Western Regional local government area (LGA). The particular aims of the LEP are to:

- (aa) *to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) *to promote growth and provide for a range of living opportunities throughout Mid-Western Regional,*
- (b) *to encourage the proper management, development and conservation of resources within Mid-Western Regional by protecting, enhancing and conserving—*

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

Land Use Zone

The site is zoned R1 General Residential Zone. The objectives of the zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposed development is permissible with consent within the R1 General Residential zone and satisfies the objectives of the zone, as the development will provide additional housing to meet the needs of the community.

Clause 4.1 Minimum Subdivision Lot Size

Clause 4.1 of the LEP prescribes the minimum subdivision lot size of 600m².

The minimum proposed lot size is 600m².

Clause 5.10 Heritage Conservation

Clause 5.10 of the LEP relates to heritage conservation. The site does not contain a heritage item, nor is it located within a heritage conservation area.

The site is however located adjacent a heritage item at No. 13 Railway Street, which is identified as an item of local significance at Schedule 5 of the LEP (No. 342 'House').

The heritage item at No. 13 Railway Street is a single storey, former homestead that was reputedly built in 1896. It is a Federation style weatherboard house with a wrap around verandah and a hipped, corrugated metal roof. The house is set in open gardens with perimeter plantings. The listing sheet for the property (SHI 2070342) does not contain a statement of significance but identifies the property as having significance under all of the Heritage Manual criteria. The current curtilage of the homestead is its own lot boundaries. The land to the south provides some vestige of the semi rural nature of the area, though the proximity to the township allows for a greater degree of development in line with statutory planning controls.

Proposed Lots 114, 302 and 303 would share a portion of their side or rear boundary with the heritage item, however, the minor engineering works on these lots would have a negligible impact on the heritage item. The subdivision will likely lead to development on the subject site, but this is likely to be single storey, traditional low density housing.

Any future residential development is likely to be similar in nature to the later development along Belmore Road and Railway Street and will not be at a scale that would impact the setting or significance of the heritage item.

6.3 Earthworks

The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. Subdivision of land and associated civil, hydraulic and landscaping works are proposed as part of this development, including the extension of water and sewer services.

An Erosion and Sediment Control Plan has been prepared in support of this application and is included within the Civil Works Plans to ensure the proposed works are unlikely have adverse impacts on the environment. It is also suggested suitable conditions of development consent will ensure that appropriate erosion and sediment controls are put in place for the duration of construction.

The Civil Works Plans illustrate filling and excavation required for the proposed development, and an Infrastructure Capability Assessment has been prepared which concludes as follows:

Earthworks design shall be in accordance with the following standards:

1. AS (Australian Standard) 3798-2007: Guidelines on earthworks for commercial and residential developments;
2. Mid-Western Regional Council's DCP (Development Control Plan) 2013.

All proposed lots will have adequate freeboard above the top water levels of the bio-retention and detention basins. Final levels will be confirmed during CC Stage.

Clause 6.4 Groundwater Vulnerability

The site is identified on the Ground Vulnerability Map as groundwater vulnerable. The objectives of this clause are to maintain the hydrological functions of key groundwater systems, and to protect vulnerable groundwater resources from depletion and contamination as a result of development. Before determining a development application for development on land to which this clause applies, the consent authority must consider the impact of the proposed development on groundwater. The proposed development includes civil works which will not impact on groundwater.

Clause 6.9 Essential Services

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

- the supply of water,
- the supply of electricity,
- the disposal and management of sewage,
- stormwater drainage or on-site conservation,
- suitable road access.

It is noted that electricity, street lighting and telecommunications will to be supplied to the subdivision in accordance with the relevant authorities' standards. An Infrastructure Capability Assessment has been prepared to accompany the application demonstrating that adequate arrangements have been made to ensure essential services will be available when required. The assessment concludes:

This Engineering Services report has assessed Council's requirements and possible development restrictions which may apply to filling and excavation, roadways and corridors, water and sewer reticulation, electrical and communication. The report concludes that there are no constraints preventing an orderly development of the subject site from occurring as planned and in accordance with Council's guidelines for development.



FIGURE 7
 Extract of the proposed Landscape Plan – Park Detail.

4 SECTION 4.15 OF THE EPAA

4.1 ENVIRONMENTAL PLANNING INSTRUMENTS – SECTION 4.15(1)(a)(i)

The proposal is permissible subject to the provisions of the LEP. The impacts of other environmental planning instruments including SEPP (Resilience and Hazards) have been considered in the preparation of this development application. The provisions of relevant environmental planning instruments have been satisfactorily addressed within Section 3 of the Statement of Environmental Effects.

4.2 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS – SECTION 4.15(1)(a)(ii)

Nil.

4.3 DEVELOPMENT CONTROL PLANS – SECTION 4.15(1)(a)(iii)

Mid-Western Regional Development Control Plan 2013

The Mid-Western Regional Development Control Plan 2013 (the DCP) came into effect on 11 February 2013 and applies to land within the Mid-Western Regional LGA. The objectives of the DCP are to:

- Implement and support the objectives of the Local Environmental Plan (Mid-Western Regional LEP 2012);
- Define development standards that deliver the outcomes desired by the community and Council;
- Provide clear and concise development guidelines for various forms of development;
- Encourage innovation in design and development by not over-specifying development controls;
- Expedite development approvals by providing clear direction of Council's intent and criteria; and
- Provide certainty of development outcomes for developers and the community.

TABLE 1

Mid-Western Regional Development Control Plan 2013 Compliance Table.

MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIANCE
PART 7 – SUBDIVISION			
7.1 – Urban Subdivision			
Lot Size	All lots must have street frontage	Complies. Each lot has frontage to a street with the exception of battle-axe lots which comprise a 4 metre wide access handle.	YES
	As slope increases the minimum size of the lots will be required to increase according to the following: <ul style="list-style-type: none"> • 0-10° - 600m² • 10-15° - 700m² 	Complies. A minimum lot size of 600m ² is provided.	YES

MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013

CONTROL	REQUIREMENTS	PROPOSED	COMPLIANCE
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	<ul style="list-style-type: none"> 15-20° - 800m² 		
	Development will not be permitted on slopes in excess of 20°. All lots must have a minimum width of 16m at the building line (4.5 metres from the front property boundary) in the case of lots within residential and village zones.	Noted	
Lot Design	Battle-axe handles in R1 General Residential and R3 Medium Density Residential and RU5 Village zones must have a minimum width of 4m and R2 Low Density residential and R5 large lot residential zones must have a minimum width of 6m	Complies. Lots 110 and 302 are proposed as battle-axe lots. Each access handle has a minimum width of 4 metres.	YES
	For infill developments in established areas, lot orientation should optimise solar access while taking account of the existing pattern and solar orientation of development.	Complies. Lots have been sited to face Railway Street, Homer Street or a proposed road.	YES
	For subdivisions in new release areas and at the edge of established residential areas, orientation should maximise solar access by providing a north-south orientation within the range of 30° east of north or 20° west of north as the preferred option. Lots orientated east-west should have increased width and the midpoint of each lot with access to a minimum of 3 hours sunlight between 9.00 am and 3.00 pm on 21 June (Winter solstice)	N/A	N/A
Street Design and Layout	Lots should be generally rectangular in shape. Lots on the southern side of the road should provide a greater frontage to allow better solar orientation of the future dwelling.	Complies. Lots are generally rectangular in shape.	YES
	Corner lots should be created of a sufficient area to allow development for the purposes of dual occupancies with the supply of appropriately located independent utility connection points.	Complies. See Plan of Subdivision and Infrastructure Capacity Assessment.	YES
	A Traffic Impact Statement is to be submitted for any subdivision involving 5 or more allotments and, in all cases, where the creation of a new road is proposed.	Complies. See Traffic & Parking Impact Assessment.	YES
	A subdivision layout will need to detail the road hierarchy and how the development integrates with the existing residential area. New roads associated with subdivisions must provide 'through road' connections between surrounding roads and road heads where they exist in the locality.	Complies. See Traffic & Parking Impact Assessment.	YES
	Where a cul de sac treatment is unavoidable, the applicant will need to incorporate pedestrian linkages between streets throughout the subdivision. Multiple use of cul de sacs and "no through roads" is discouraged.	Complies. Multiple pedestrian linkages are provided, including 2 to Belmore Street and 1 to Railway Street. See Traffic & Parking Impact Assessment.	YES
	The maximum number of lots serviced by a cul de sac in a residential zone is 12, or otherwise a cul-de-sac is restricted to less than 150 metres in length.	No. See Note 1 and Traffic & Parking Impact Assessment.	NOTE 1
Urban Road Standards	A subdivision involving more than 80 residential lots should be able to accommodate travel without excessive backtracking.	N/A. Less than 80 lots are proposed.	N/A
	Access to and within a residential subdivision (the road network and internal roads) are to be upgraded or constructed to the following standards. All roads are to be constructed with asphalt or bitumen in accordance with AusRoads standards.	Complies. See Traffic & Parking Impact Assessment.	YES

Road Type	Road Reserve	Carriageway	Nature Strip	Footpath	Kerbing
Minor Road – Cul-de-sac serves ≤ 10 dwellings	16m	8m	2x4m	No	Roll-over
Residential Road – serves 31 – 120	18m	9m	2x4.5m	1x1.2m	Roll-over

MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2015

CONTROL	REQUIREMENTS	PROPOSED	COMPLIANCE
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dwellings				
Major Residential Road (collector road) – serves ≥ 120 dwellings	20m	11m	2x4.5m	1x1.2m Roll-over
Sub-arterial road – Bus Route and/or cycle lane (on one side only)	22m	13m	2x4.5m	2.5m Barrier
Commercial & Industrial subdivision roads.	24m	13m	2x4.5m	1x1.2m Barrier / Roll Over

Note: The minimum radius of Cul-de-sac kerb return is 8.5m with road reserve of 12.5m

Cul-de-sacs will only be considered in commercial/industrial subdivisions where there is no alternative option and should be designed having regard to the size of the lots proposed.

Cycle ways and footpaths

Cycle ways and alternative pedestrian networks are encouraged within new subdivisions. Where the site is included in a cycleway plan or pedestrian strategy, the design of the development will need to address this. In other cases, all new residential subdivisions are required to plan and provide combined pedestrian/cycle ways, which will provide direct, convenient and safe access to major facilities e.g. schools, playing fields, playgrounds, shops, bus stops, etc.

Complies. A 1.2 metre wide footpath is proposed on the eastern side of Road No. 1 and southern side of Road No. 2. See Traffic & Parking Impact Assessment.

YES

Ends of cul-de-sacs may be required to include pedestrian pathways (or share ways) preferably in conjunction with stormwater drainage to provide access to adjacent streets or parks. The minimum width of pathway and/or drainage overland flow outlets is 10 metres.

Complies. See Traffic & Parking Impact Assessment.

YES

The developer will be required to pay council a contribution for the installation of cycle ways and footpaths prior to the release of a subdivision certificate.

Noted.

Open Space

Subdivision of Greenfield sites where more than 20 lots are proposed shall ensure that all lots are within 400m of a local park, playground or passive open space

Complies. A park reserve is proposed on Lot 200. See Plan of Subdivision and Landscape Plan.

YES

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

Complies. See Civil Plans and Landscape Plan.

YES

Landscaping

A Landscape plan detailing the proposed treatment of the public domain is required to be submitted with the development application. This plan is to include treatment of the nature strip, street furniture, paving materials etc. Land to be dedicated as a public reserve is to be top soiled, levelled and turfed prior to the release of the Subdivision Certificate. The developer will need to maintain this land for a period of two years and therefore the construction of the public reserves at the start of a green field subdivision is encouraged.

Complies. See Landscape Plan.

YES

Street Trees

All new lots require the establishment of 2 street trees per lot. The developer is required to pay a levy Council to carry out these works in the future. This is the preferred method for street tree planting as Council can plant these trees after much of the construction work (80% of the lots have been built upon) has taken place. The fee associated with this type of arrangement will be provided in

See Landscape Plan (which acknowledges discussions with Council officers prior to DA lodgement).

YES

MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	Council's Management Plan.		
Utility Services	A servicing plan shall be submitted with the development application and include the provisions of underground electricity, reticulated sewer and water services, drainage, and telecommunications to the development.	Complies. See attached water and sewer servicing plan.	YES
	Evidence of consultation with the relevant authorities is to be submitted with the development application.	Complies.	YES
	In the R1 General Residential Zone and the R3 Medium Density Residential Zone an initial assessment will be undertaken at the development application to nominate those lots considered suitable for dual occupancy development. This assessment will have regard to the requirements of this DCP (see Section 2.2 and 3.1) and the suitability of the site. Where a site has been nominated Council will require dual utility services to be provided for those lots. Dual services are to include water, sewer, stormwater, electrical and telecommunication services. Identification of the site does not pre-empt that development consent will be given for dual occupancy development. Any subsequent Development Application for a dual occupancy will be subject to a full assessment pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979.	Complies. The Plan of Subdivision identifies potential dual occupancy lots being Lots 101, 111 and 311 and the Infrastructure Capability Assessment details the capability for dual utility services.	YES
Drainage	Refer to section 5.3 Stormwater & Drainage	The proposed subdivision is generally consistent with Section 5.3 of the DCP. See Stormwater Management Plan.	YES

NOTE 1

The internal road is proposed to comprise a cul-de-sac which is longer than the 150 metres identified by Part 7.1 of the DCP. Consideration was given to providing a 'crescent' shaped road which connected to Railway Street at the east and the west of the subdivision, however, due to the proximity of the bend in Railway Street / Homer Street to the east of the site, and traffic safety concerns, a single intersection has been proposed.

Stanbury Traffic Planning have prepared a Traffic and Parking Impact Assessment, and have concluded the proposed road design is considered satisfactory for the following reasons:

- A single connection to the subdivision road is proposed from Railway Street due to the sight distance associated with the bend to the east of the subdivision. There are two turn around locations within the cul de sac; and
- Multiple active transport pathways are provided in addition to the subdivision road to provide permeability for residents of the subdivision and the surrounding

Further justification illustrating the necessity to provide a cul-de-sac which is longer than the maximum identified in Part 7.1 of the DCP is provided within the Traffic & Parking Impact Assessment prepared by Stanbury Traffic Planning.

4.4 IMPACTS OF THE DEVELOPMENT – SECTION 4.13(1)(b)

The impacts of the proposed development are considered acceptable in the circumstances of the case. Environmental, economic and social impacts, along with quantitative controls have been addressed throughout this report.

4.4.1 Essential Services

An Infrastructure Capability Assessment has been prepared by Telford Civil in support of this application. The Assessment reviews the existing services available to the site and provides a concept water and sewer plan demonstrating that adequate arrangements have been made to make essential services available to the proposed development when required. The assessment concludes:

This Engineering Services report has assessed Council's requirements and possible development restrictions which may apply to filling and excavation, roadways and corridors, water and sewer reticulation, electrical and communication.

The report concludes that there are no constraints preventing an orderly development of the subject site from occurring as planned and in accordance with Council's guidelines for development.

4.4.2 Access and Traffic Impacts

A Parking and Traffic Impact Assessment has been prepared by Stanbury Traffic Planning to assess the adequacy of the proposed site access arrangements, road infrastructure, subdivision layout, circulation and servicing arrangements with reference to relevant Council, Roads & Maritime Services and Australian Standard specifications; assesses the existing traffic, parking and transport conditions surrounding and servicing the subject development site including a description of the surrounding road network, traffic demands, operational performance and available public transport infrastructure; and estimate the projected traffic generating ability of the proposed development and assesses the ability or otherwise of the surrounding road network to be capable of accommodating the altered demand in a safe and efficient manner.

Based on the assessment undertaken, the following conclusions are made:

- *The proposed alignment and construction design of the new Local Street servicing the site is generally in accordance with the relevant requirements of the Mid-Western Regional Development Control Plan 2013. One junction with Railway Street is proposed rather than two due to the alignment of Railway Street and the bend at the eastern end of the subdivision;*
- *Appropriate public road intersection control treatments are proposed to safely and efficiently accommodate conflicting movements as required. These can be determined at a later stage and will have to be approved by the Local Traffic Committee;*
- *It is recommended that Lot 312 be accessed solely from the internal access road as there is insufficient sight distance from Railway Street to meet the desirable sight distance identified in AS2890.1:2004. The driveway for Lot 413 is recommended to be provided as shown on the southern boundary and for Lot 311, if access is provided from Railway Street, the driveway for Lot 311 is recommended to be on the western boundary to meet the desirable sight distance outlined in AS2890.1:2004. All other lots accessed from Railway Street or the internal access road have satisfactory sight distance in accordance with AS2890.1:2004;*
- *No parking restrictions are proposed along the new access road with the exception of the statutory No Stopping restrictions near the junction with Railway Street;*
- *The proposed pedestrian access and mobility infrastructure in association with the new Local Street construction is in accordance with the relevant requirements of the Mid-Western Regional Development Control Plan 2013. Additional active transport connections are also provided to Belmore Street and through the park at the eastern end of the subdivision and are considered satisfactory to support the existing nearby residents and new residents of the proposed subdivision;*
- *The subdivision is capable of generating up to 28 to 31 peak hour vehicle trips in accordance with the abovementioned Roads & Maritime Services' relevant rates specified within Guide to Traffic Generating Developments and Technical Direction TDT 203/04a; and*
- *The limited extent of the traffic generating ability of the subdivision, representing one vehicle movement every 2 minutes during weekday commuter peaks, is unlikely to result in any unreasonable impacts on the safety and efficiency of the surrounding public road network.*

It is considered, based on the contents of this report and the conclusions contained herein, there are no traffic related issues that should prevent approval of the subject application. This action is therefore recommended to Council.

4.6 SUITABILITY OF THE SITE – SECTION 4.15(1)(c)

The site is not affected by any known natural or technological constraints that would prevent development in accordance with the zone objectives.

TABLE 2

Does the proposal fit the locality?

CONSIDERATION	OUTCOME
Are the constraints posed by adjacent developments prohibitive?	No
Would development lead to unmanageable transport demands?	No
Are there adequate transport facilities in the area?	Yes
Will the locality contain adequate recreational opportunities and public spaces for new occupants?	Yes
Are utilities and services available to the site and adequate for the development?	Yes
Is the air quality and microclimate appropriate for the development?	Yes
Are there hazardous land uses or activities nearby?	No
Are ambient noise levels suitable for the development?	Yes
How critical is the site to the water cycle in the catchment?	N/A

TABLE 3

Are the site attributes conducive to development?

CONSIDERATION	OUTCOME
Is the site subject to natural hazards including floodplain, tidal inundation, subsidence, slip, mass movement, and bushfires?	No
Is the proposal compatible with conserving the heritage significance of the site?	Yes
Are the soil characteristics on the site appropriate for development?	Yes
Is development compatible with protecting any critical habitats or threatened species, populations, ecological communities and habitats on the site?	N/A
Is the site prime agricultural land and will development prejudice future agricultural production?	No
Will development prejudice the future use of the site for mineral and extractive resources?	N/A

4.6 PUBLIC INTEREST – SECTION 4.15(1)(a)

The proposed development is considered to be in the public interest, promoting redevelopment of an underutilised site, providing a range of housing types in demand within the locality. The proposed development is consistent with the objectives of R1 General Residential zone and is within the site's capacity constraints. The development has otherwise been demonstrated to be generally consistent with Council's requirements for subdivision.

5 CONCLUSION

Having taken into account the relevant heads of consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, the proposal is considered an appropriate development of the site, providing for the housing needs of the community, contributing to the variety of housing types and densities available within the Gulgong centre.



Daniel McNamara
Bachelor of Urban and Regional Planning (UNE)



NOTES

TREE PLANTING
 FINAL LOCATION OF STREET TREES TO BE DETERMINED ON SITE AS INSTRUCTED BY COUNCIL'S REPRESENTATIVE. IT IS RECOMMENDED THAT TREE POSITIONS ADHERE TO THE FOLLOWING CONSTRAINTS (TO BE CONFIRMED BY COUNCIL):

- WHERE REQUIRED ON SITE DUE TO CONSTRAINTS OUTLINED, SPACING MAY VARY BETWEEN 7 - 10M CENTRES
- MINIMUM 250MM FROM KERB
- 3 METRES CLEAR OF POWER POLES AND LIGHT POLES - MINIMUM DISTANCE FROM POLE TO CENTRE OF TREE TRUNK (UNLESS THERE ARE OTHER LIGHT SOURCES TO CONSIDER)
- 4 METRES EITHER SIDE OF PEDESTRIAN CROSSINGS
- 3 METRES CLEAR OF FIRE HYDRANTS
- 2 METRES CLEAR OF STORMWATER INLET PIT - DISTANCE FROM NEAREST EDGE OF PIT STRUCTURE
- 2 METRES CLEAR OF ANY INTERSECTION MEASURED FROM THE POINT WHERE AN EXTENSION OF THE BOUNDARY AND KERB LINE MEET
- MINIMUM 7 METRES FROM PEDESTRIAN CROSSINGS
- NO TREES ARE TO BE LOCATED ON THE TRUNCATION OF WITHIN THE TANGENT POINTS OF ANY INTERSECTION

LEGEND

STAGING

- STAGE BOUNDARY
- STAGE 1 WORKS
- STAGE 2 WORKS (ROAD & PARK)
- STAGE 3 WORKS
- STAGE 4 WORKS

HARDWORKS

- CONCRETE PAVEMENT
- SUBTIL SUBSTRATE

SOFTWARES

- REFER TO TREE PLANTING SCHEDULE & DWG 102 FOR PLANT SPECIES PALETTE

FURNISHINGS & PLAY EQUIPMENT

- REFER TO DWG 102

OTHER

- PROPOSED DRAINAGE
- REFER ENGINEERS DRAWINGS
- EXISTING POWER
- EXISTING ELECTRICAL

LANDSCAPE ARCHITECT
NEW EDEN DESIGN
 LANDSCAPE ARCHITECTURE

PROJECT TEAM
 SHARPER
 PREMISE - DUBBO OFFICE
 152 WINGFIELD ST
 DUBBO NSW 2881
 T: 02 987 8007
 W: WWW.PREMIERDESIGN.COM
 WWW.NEEDENDESIGN.COM

CLIENT
 GULGONG HOLDINGS PTY LIMITED
 C/O SHARPER
 138 ROCKFORD AVENUE
 GULGONG HEIGHTS
 NSW 2811

REVISION DETAILS

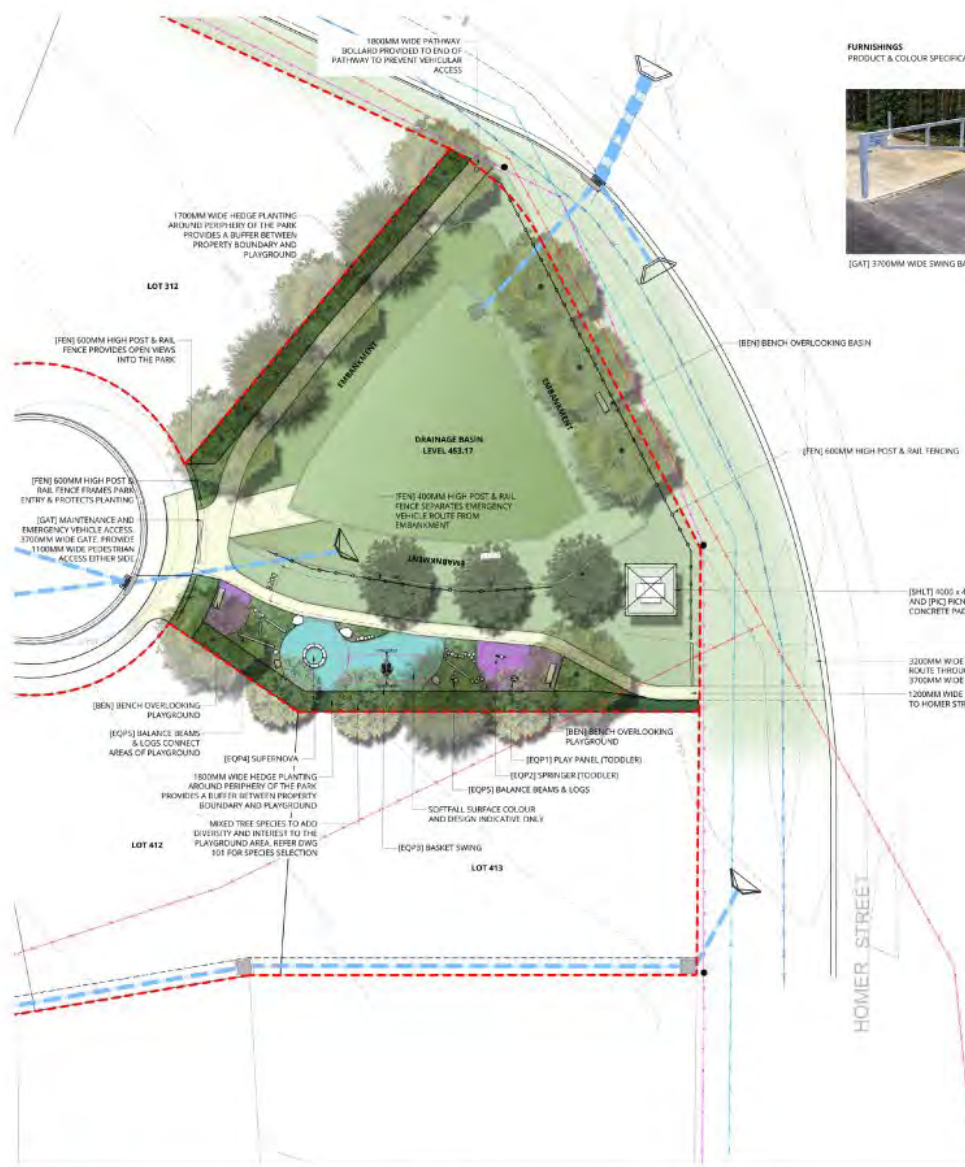
SCALES
 1:1000 @ 1

PROJECT
 SUBDIVISION PLAN
 1 RAILWAY STREET, GULGONG NSW 2852

DRAWING TITLE
 LANDSCAPE PLAN
 SHEET 1/2

PROJECT REF. 21015
DRAWING NUMBER 101
REVISION B

STATUS
 ISSUED FOR DA



FURNISHINGS
PRODUCT & COLOUR SPECIFICATION TBC AT LATER WORK STAGE



[GAT] 3700MM WIDE SWING BARRIER GATE [FEN] 600/400MM HIGH POST & RAIL FENCING [SHLT] 4000 x 4000MM PICNIC SHELTER [PIC] PICNIC BENCH SETTING WITH TIMBER / COMPOSITE BATTERS [BEN] BENCH WITH TIMBER / COMPOSITE BATTERS

PLAY EQUIPMENT
PRODUCT & COLOUR SPECIFICATION TBC AT LATER WORK STAGE



[EQP1] PLAY PANEL (TODDLER) [EQP2] SPRINGER (TODDLER) [EQP3] BASKET SWING [EQP4] SUPERNOVA

NATURE PLAY ELEMENTS



BALANCE BEAMS



SAWN LOGS



BOULDERS FOR USE AS INFORMAL SEATING / PLAY

INDICATIVE PLANT SPECIES PALETTE

HEDGE



ACENEM SMITHY 'SUBLIME' SUBLIME LILLY PILLY

PLAYGROUND PLANTING

TO BE PLANTED IN DRIFTS TO ACHIEVE A NATURAL AESTHETIC



LOBLOMIA LONGIFOLIA 'TANWA' MATT FLUSH



CASUARINA GLAZCOU 'COUSIN' PROSTRATE SHEDOK



LEUCOPHYA BAUCARI 'JUST RIGHT' LILLY TURF



ANISOZANTHUS 'YELLOW GEM' KANGAROO PAW



MYOPORUM PARVIFOLIUM CREEPING BOOBIALLA



CARPOROTUS GLAUCUS PIG FACE

LANDSCAPE ARCHITECT



NEW EDEN DESIGN
40/11 TRIMBLE STREET
SUITE 205, 4 VICTORIA STREET
NORTH BRISBANE QLD
4101 | PH: 07 550 4282
WWW.NEEDENDESIGN.COM

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CLIENT

GULGONG HOLDINGS PTY LIMITED
C/O DAVIS
138 WOODWARD AVENUE
BLANDINA HEIGHTS
NSW 2151

REVISION DETAILS

NO.	DESCRIPTION	DATE
1	ISSUED FOR DA	07/08/22

SCALE: DAT



PROJECT

SUBDIVISION PLAN
1 RAILWAY STREET, GULGONG NSW 2852

DRAWING TITLE

PARK DETAIL PLAN
SHEET 2/2

CAD FILE NAME

PROJECT REF: DRAWING NUMBER: REVISION:

21015 102 B

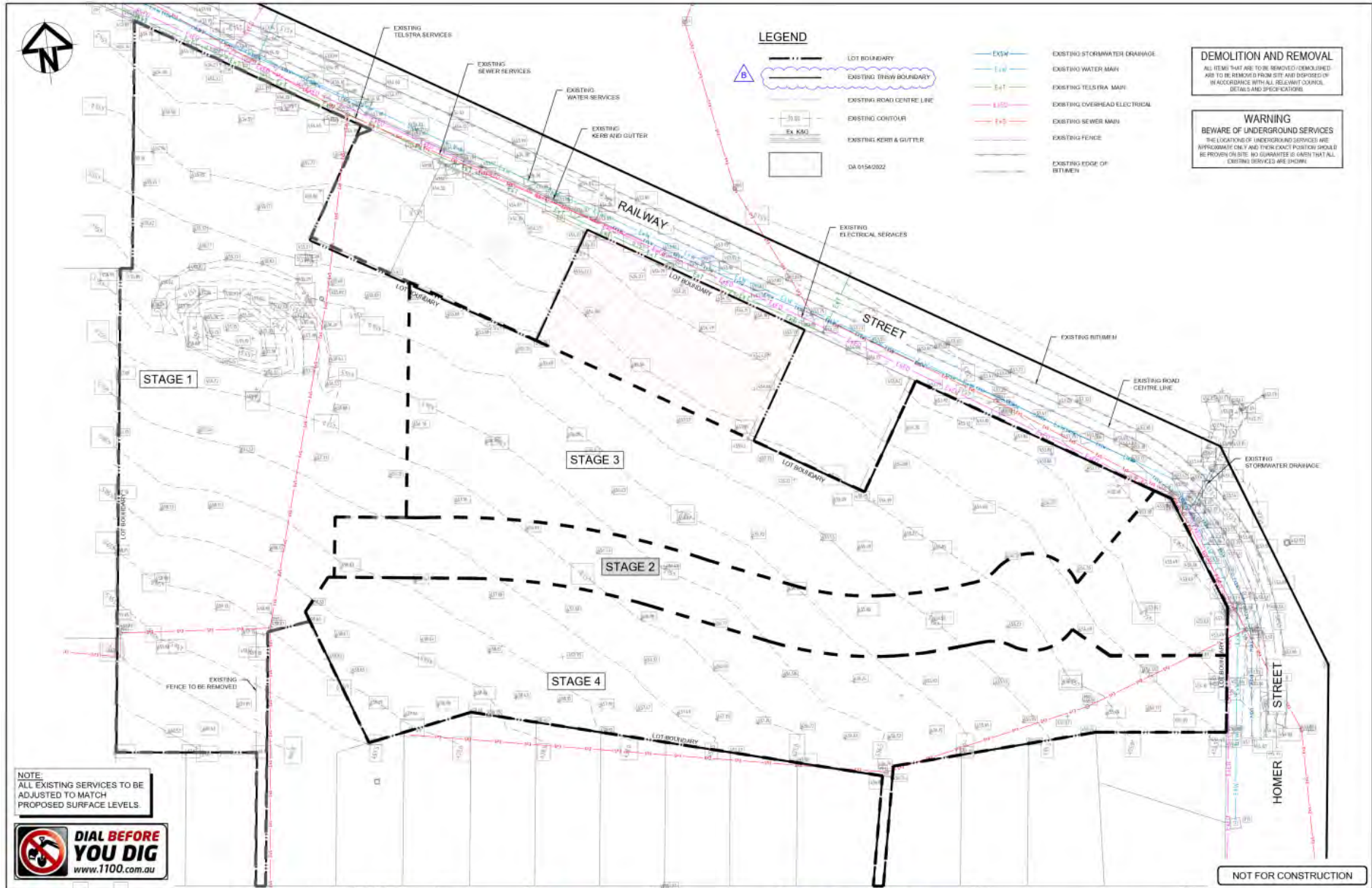
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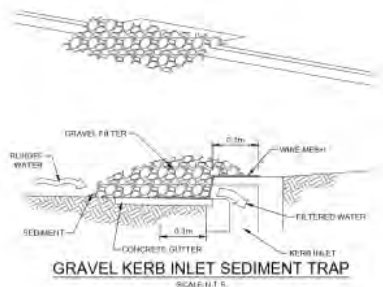
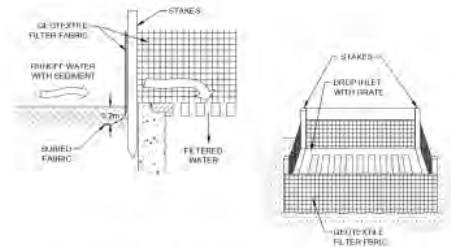
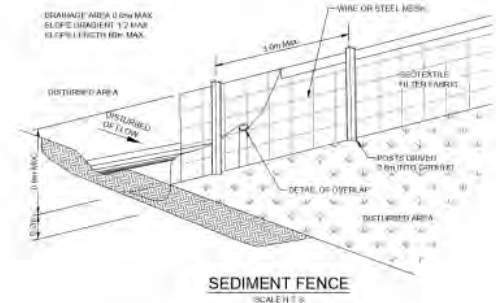
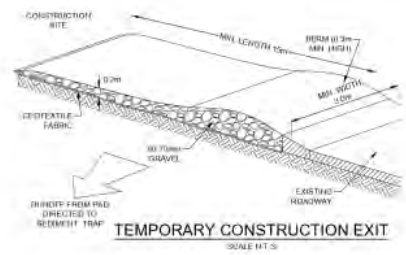
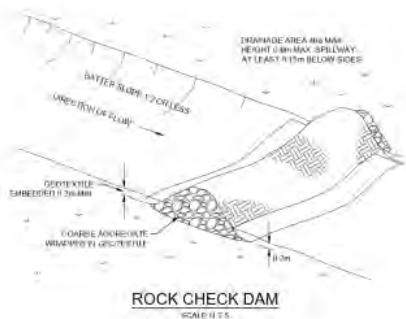
STATUS

ISSUED FOR DA

DATE TO BE USED FOR CONSTRUCTION



<p>19 ISSUE FOR DEVELOPMENT APPLICATION 16/03/2022 P.B.T. J.A.B.</p> <p>A ISSUE FOR DEVELOPMENT APPLICATION 16/03/2022 P.B.T. J.A.B.</p>		<p>16/03/2022</p>	<p>MR ROY AMERY</p>	<p>PREMISE</p>	<p>DUBBO OFFICE 1ST FLOOR 61 WINGARRA STREET DUBBO, NSW 2880 PH: (02) 9387 4262 WEB: www.premise.com.au</p>	<p>1:500 @ A1</p>	<p>TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p> <p>Level 4, 470 Church Street, Dubbo, NSW 2880 Phone: (02) 7800 4881 PO BOX 3579 Paramatta 2124 Email: info@telfordcivil.com.au Company: Telford Consulting Pty Ltd</p>	<p>1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>EXISTING SERVICES & DEMOLITION PLAN</p>	<p>Scale: A1 1:500</p> <p>Project: 2021184</p> <p>Sheet: 001</p> <p>Total: 8</p>
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SEDIMENT BASIN SIZING CALCULATIONS - BASIN 1

$$V_s = 10^3 R_{1\%} C_v A$$

WHERE:

- V_s = VOLUME OF SETTLING ZONE (m³)
- $R_{1\%}$ = 1% 5-DAY RAINFALL DEPTH (mm)
- C_v = VOLUMETRIC RUNOFF COEFFICIENT
- A = EFFECTIVE CATCHMENT SURFACE AREA CONNECTED TO THE BASIN (ha)

$R_{1\%} = 23.3$ mm
 $C_v = 0.5$
 $A = 2.095$ ha

SETTLING ZONE VOLUME = 243.843 m³

SEDIMENT STORAGE VOLUME = 50% SETTLING ZONE VOLUME = 121.921 m³

TOTAL SEDIMENT BASIN VOLUME = 365.764 m³

SEDIMENT BASIN SIZING CALCULATIONS - BASIN 2

$$V_s = 10^3 R_{1\%} C_v A$$

WHERE:

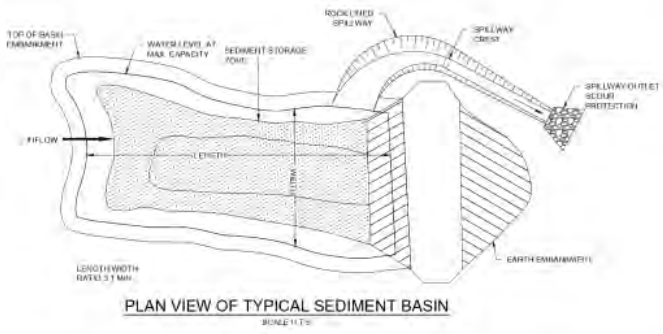
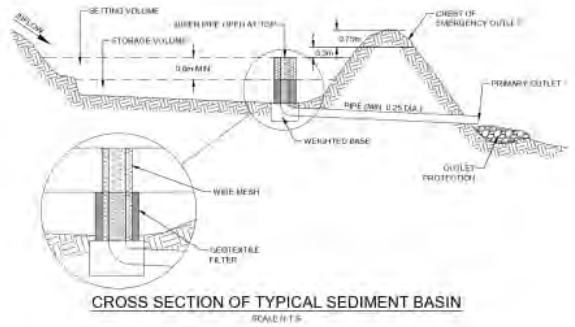
- V_s = VOLUME OF SETTLING ZONE (m³)
- $R_{1\%}$ = 1% 5-DAY RAINFALL DEPTH (mm)
- C_v = VOLUMETRIC RUNOFF COEFFICIENT
- A = EFFECTIVE CATCHMENT SURFACE AREA CONNECTED TO THE BASIN (ha)

$R_{1\%} = 23.3$ mm
 $C_v = 0.5$
 $A = 1.246$ ha

SETTLING ZONE VOLUME = 146.16 m³

SEDIMENT STORAGE VOLUME = 50% SETTLING ZONE VOLUME = 73.08 m³

TOTAL SEDIMENT BASIN VOLUME = 219.24 m³



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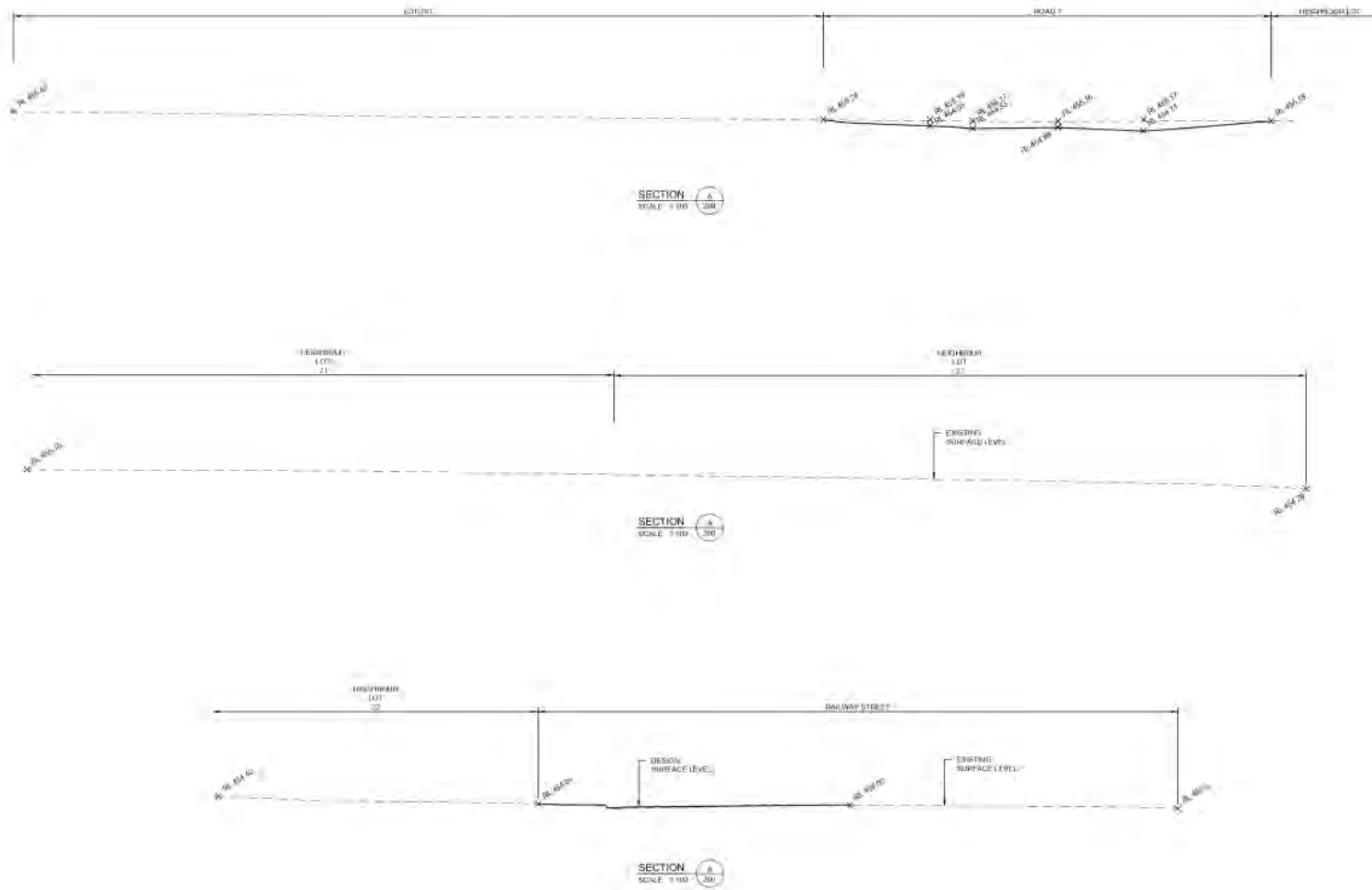


PREPARED BY: MR ROY AMERY CHECKED BY: [Signature] DATE: 15/03/2022		CLIENT: MID-WESTERN REGIONAL COUNCIL		PROJECT: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION		DRAWING TITLE: BULK EARTHWORKS LAYOUT PLAN SCALE: 1:500 DATE: 2021184 SHEET: 200 OF: 200	
CONSULTATION TO: MR ROY AMERY BY: [Signature]		PROJECT NO: 16/03/0222		DRAWING NO: 200		SHEET NO: 200	
ISSUE: 01 DATE: 15/03/2022		DESIGNER: J.A.B.		CHECKER: J.A.B.		APPROVER: [Signature]	

TEL FORD CIVIL
 DESIGN & CONSTRUCTION EXCELLENCE

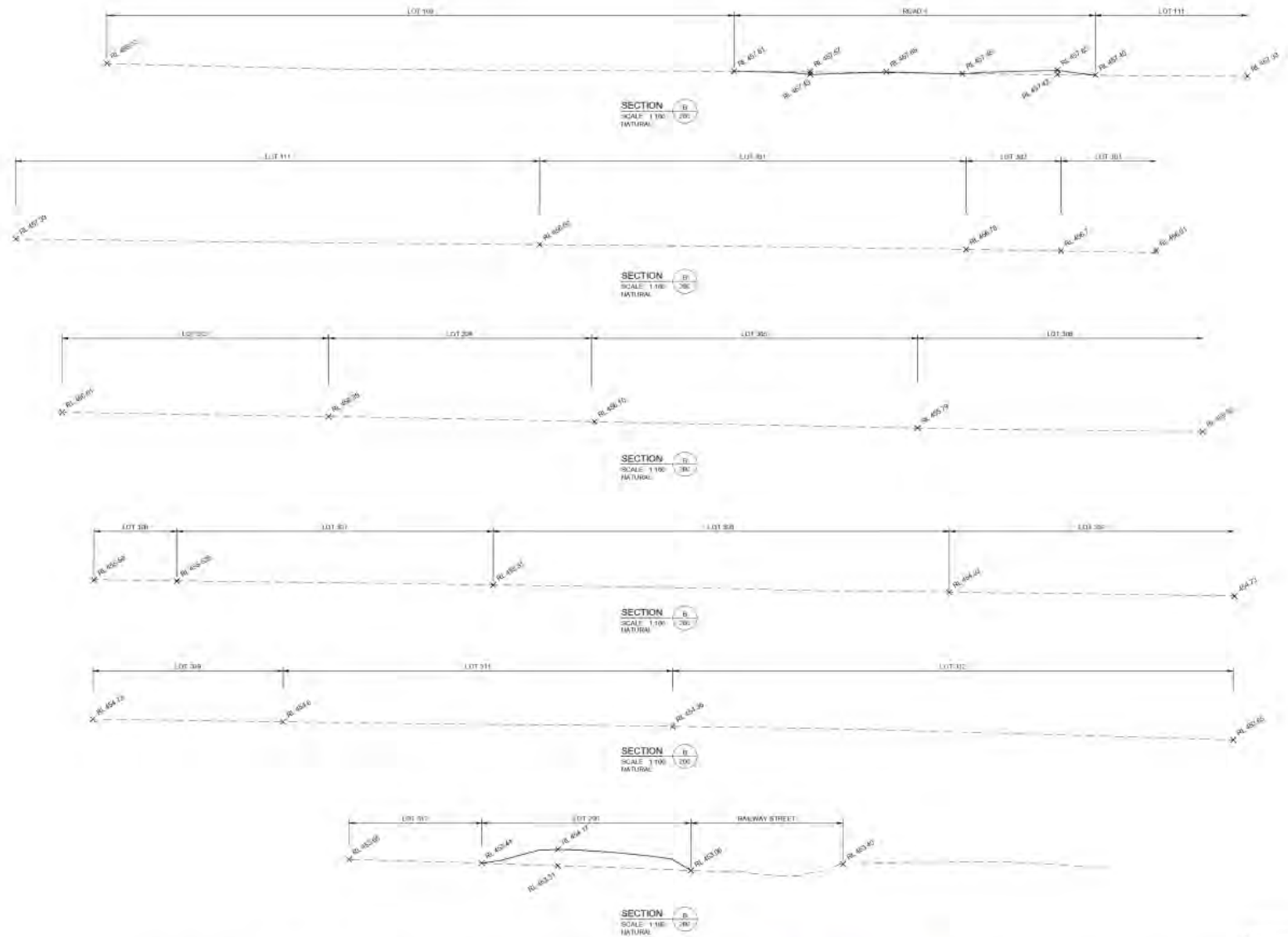
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 Parramatta NSW 2150
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Issued For: Development Application Prepared By: J.A.B.		Date: 16/02/2022 Drawn: J.A.B.		Checked: J.A.B.		Approved: MR ROY AMERY MID-WESTERN REGIONAL COUNCIL		Premise		DUBBO OFFICE 1ST FLOOR 61 MURKINIA STREET DUBBO, NSW 2880 Ph: (02) 8857 4000 Wb: www.mwrc.com.au		Scale: 1:100 AT		TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 4, 410 Church Street, Dubbo, NSW 2880 Ph: (02) 8857 4000 Fax: (02) 8857 4001 Email: info@telfordcivil.com.au		Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION		Drawing Title: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 1 OF 4		Date: 1-100 of 1 Project No: 2021184 Rev: 201 No: 4	
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NOT FOR CONSTRUCTION

<p>ISSUE FOR DEVELOPMENT APPLICATION</p> <p>Date: 04/07/2022 Design: P.B.T. Drawn: J.A.D.</p>		<p>DESIGNED BY: M. Roy Amery</p> <p>PROJECT: MR ROY AMERY</p>	<p>PREPARED BY: M. Roy Amery</p> <p>PROJECT: MID-WESTERN REGIONAL COUNCIL</p>	<p>SCALE: 1:100 NATURAL</p>	<p>DATE: 04/07/2022</p> <p>PROJECT: 1 RAILWAY STREET, GULGONG</p>	<p>DESIGNED BY: M. Roy Amery</p> <p>PROJECT: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 2 OF 4</p>
<p>DATE: 04/07/2022</p> <p>DESIGNER: P.B.T.</p> <p>DRAWN: J.A.D.</p>		<p>PREPARED BY: M. Roy Amery</p> <p>PROJECT: MID-WESTERN REGIONAL COUNCIL</p>	<p>PREPARED BY: M. Roy Amery</p> <p>PROJECT: MID-WESTERN REGIONAL COUNCIL</p>	<p>SCALE: 1:100 NATURAL</p>	<p>DATE: 04/07/2022</p> <p>PROJECT: 1 RAILWAY STREET, GULGONG</p>	<p>DESIGNED BY: M. Roy Amery</p> <p>PROJECT: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 2 OF 4</p>

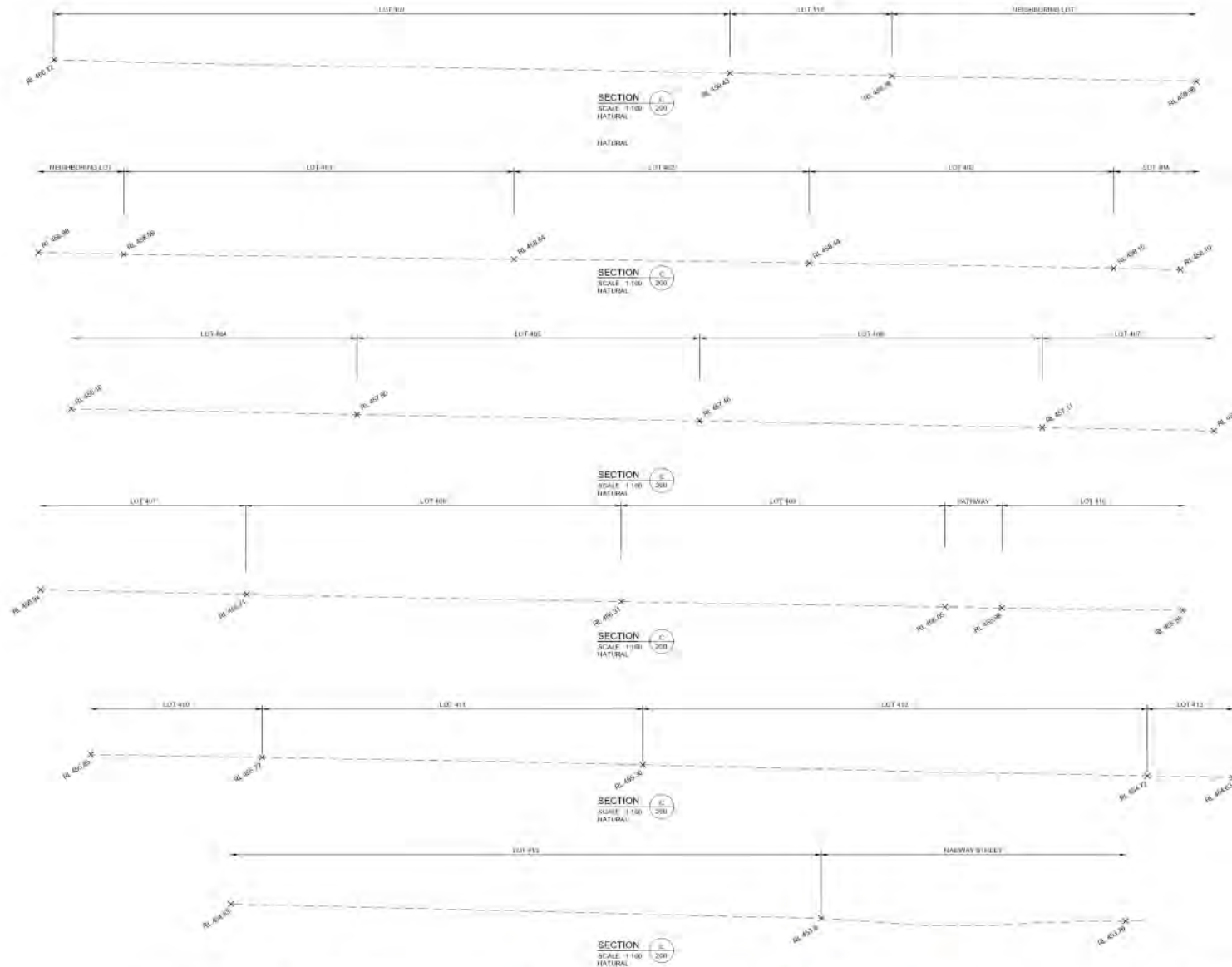
TELFORD CIVIL
 DESIGN & CONSTRUCTION EXCELLENCE

Level 4, 410 Church Street, Orange NSW 2816
 Phone: (07) 2861 8811
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Orange NSW 2816
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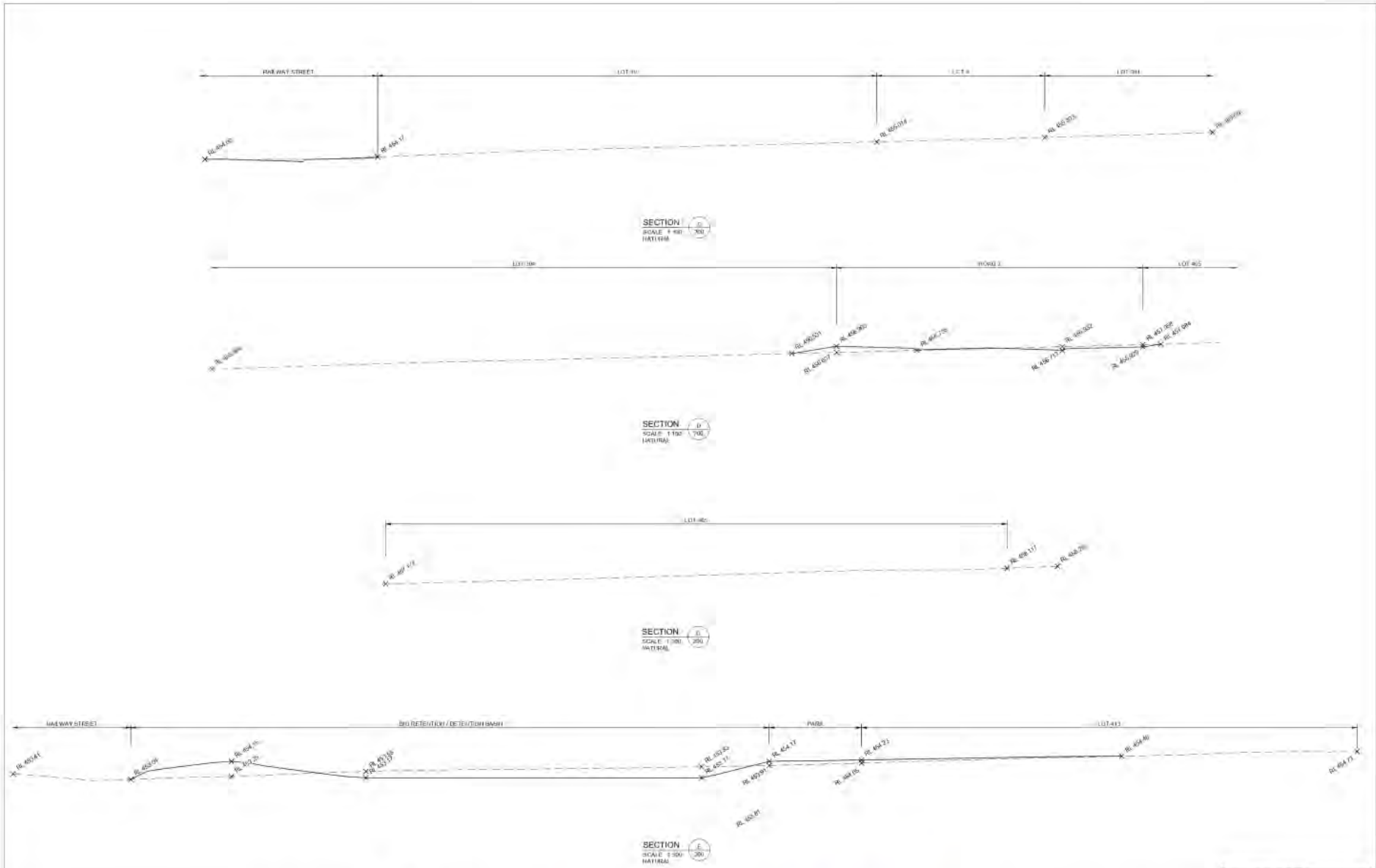
1 RAILWAY STREET, GULGONG
 PROPOSED RESIDENTIAL SUBDIVISION
 CIVIL ENGINEERING PLANS
 DEVELOPMENT APPLICATION

Scale	at	Project No.	Page No.	Issue
1:100		2021184	202	A



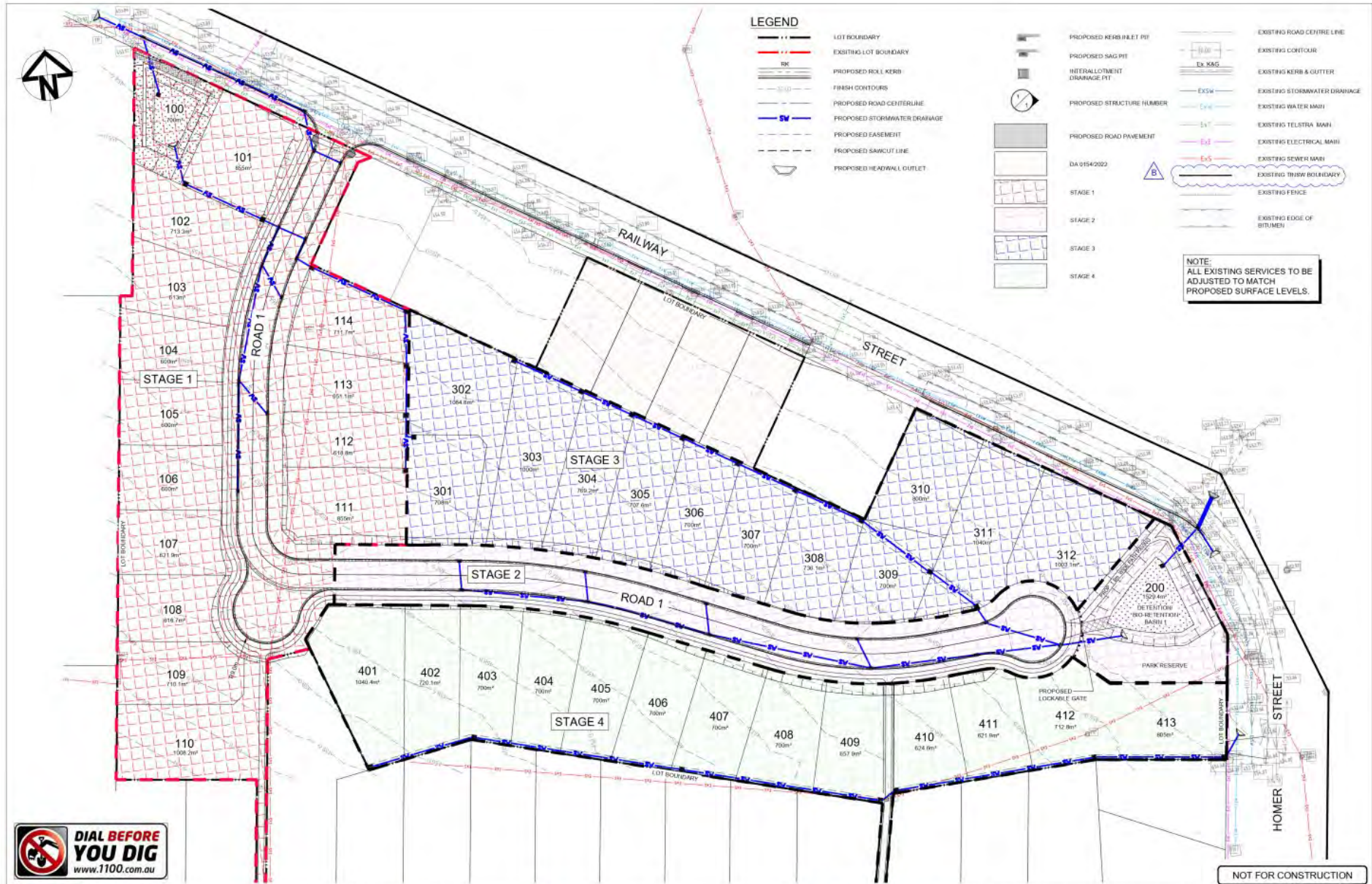
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<p>ISSUE FOR DEVELOPMENT APPLICATION</p>	<p>DATE: 15/06/2022</p>	<p>DESIGNER: MR. ROY AMERY</p>	<p>PREMISE</p>	<p>SCALE: 1:100 (NATURAL)</p>	<p>TEL FORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p>	<p>1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>EARTHWORKS TYPICAL CROSS SECTIONS SHEET 3 OF 4</p>
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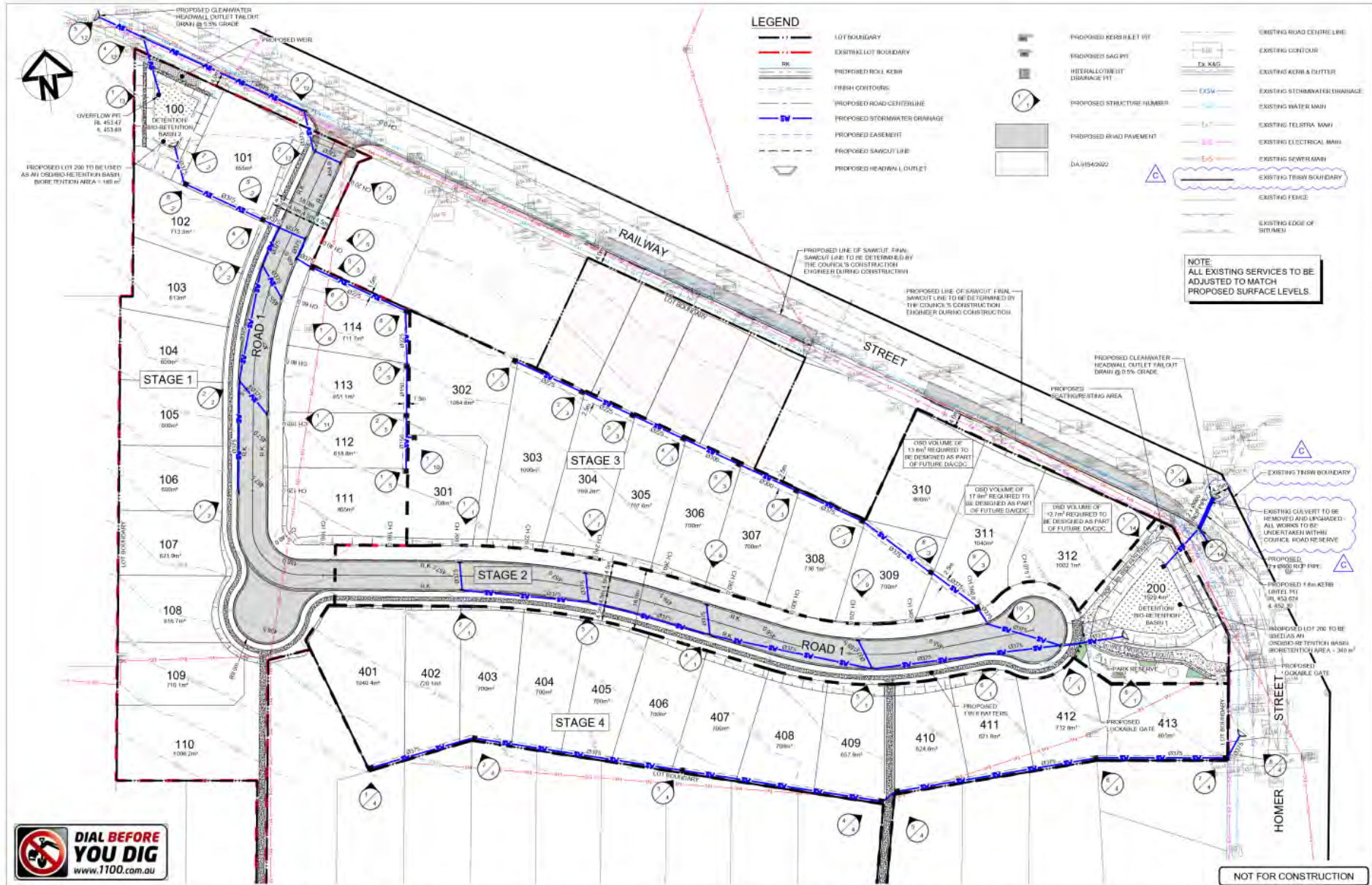
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<p>DATE: 03/07/2022 DRAWN: J.A.D. CHECKED: J.A.D.</p>		<p>PROJECT: MR. ROY AMERY MID-WESTERN REGIONAL COUNCIL</p>		<p>CLIENT: MID-WESTERN REGIONAL COUNCIL 100 Railway Street Parkville, VIC 3042</p>		<p>SCALE: 1:100</p>		<p>PROJECT: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>		<p>DRAWING TITLE: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 4 OF 4</p>	
<p>DATE: 03/07/2022 DRAWN: J.A.D. CHECKED: J.A.D.</p>		<p>PROJECT: MR. ROY AMERY MID-WESTERN REGIONAL COUNCIL</p>		<p>CLIENT: MID-WESTERN REGIONAL COUNCIL 100 Railway Street Parkville, VIC 3042</p>		<p>SCALE: 1:100</p>		<p>PROJECT: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>		<p>DRAWING TITLE: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 4 OF 4</p>	
<p>DATE: 03/07/2022 DRAWN: J.A.D. CHECKED: J.A.D.</p>		<p>PROJECT: MR. ROY AMERY MID-WESTERN REGIONAL COUNCIL</p>		<p>CLIENT: MID-WESTERN REGIONAL COUNCIL 100 Railway Street Parkville, VIC 3042</p>		<p>SCALE: 1:100</p>		<p>PROJECT: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>		<p>DRAWING TITLE: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 4 OF 4</p>	

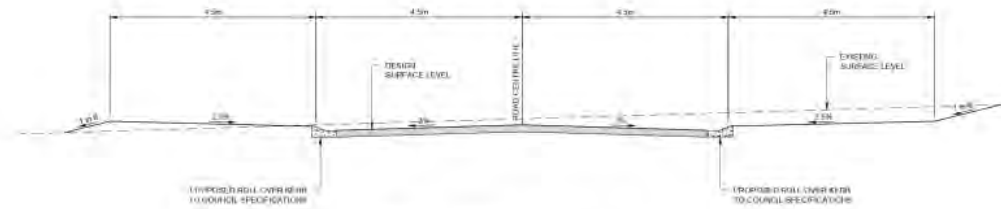


NOT FOR CONSTRUCTION

B 15154E FOR DEVELOPMENT APPLICATION A 15154E FOR DEVELOPMENT APPLICATION 15/06/2022 Date Design Checked		18/03/2022 P.B.T. J.A.B. 15/02/2022 P.B.T. J.A.B. Date Design Checked	Calculation by Dr. Mohd Chapp 15/06/2022 Authorisation Consulting Engineers	Surveyor MR. ROY AMERY MID-WESTERN REGIONAL COUNCIL	Scale 0 10 20 30 m SCALE 1:500 @ A1	TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 4, 470 Church Street, Parramatta NSW 2150 PO BOX 3078 Parramatta 2124 Email: info@telfordcivil.com.au Phone: 02 7500 4881 Company: Telford Consulting Pty Ltd	Project 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	Drawing Title STAGE LAYOUT PLAN Scale: A1 Sheet No: 2021184 Dwg No: 300 Issue: B
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		Certification by Mr. Nicholas... MR ROY AMERY		Scale: 1:100 @ A1		1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	Drawing Title: ROADWORKS AND DRAINAGE LAYOUT PLAN
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Mid-Western Regional Council				Telford Civil Design & Construction Excellence Level 4, 470 Church Street, Paramatta NSW 2150 Phone: 02 7560 4831 Email: info@telfordcivil.com.au Website: www.telfordcivil.com.au		Scale: 1:100 @ A1 Drawing No: 2021184 Date: 30/1 Sheet: 1 of 1	



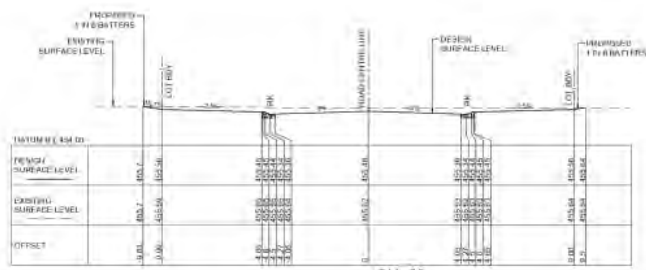
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SCALE 1:50



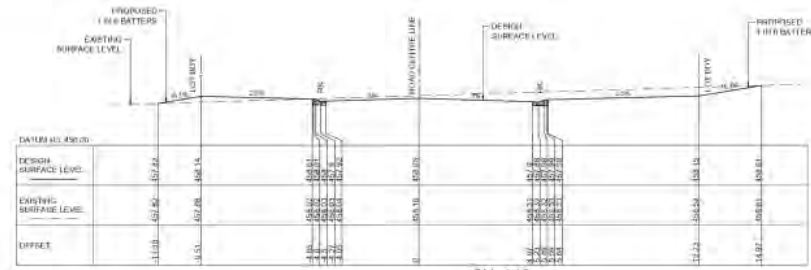
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NOT FOR CONSTRUCTION

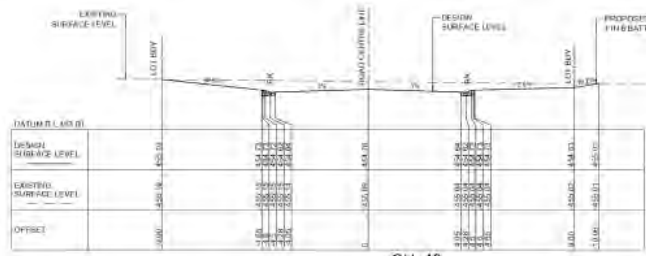
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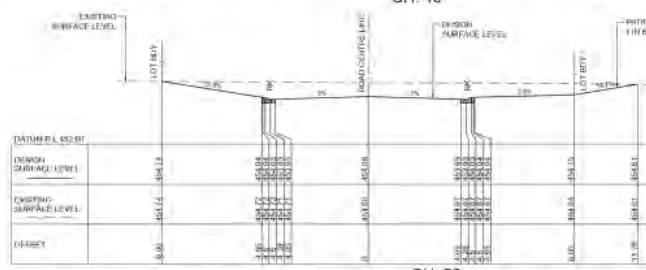
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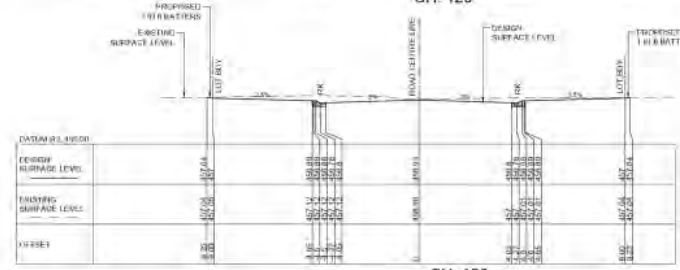
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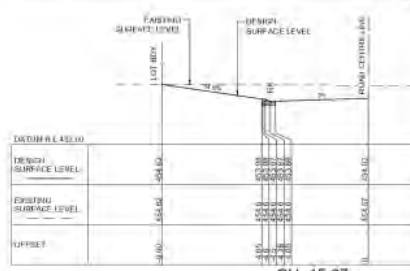
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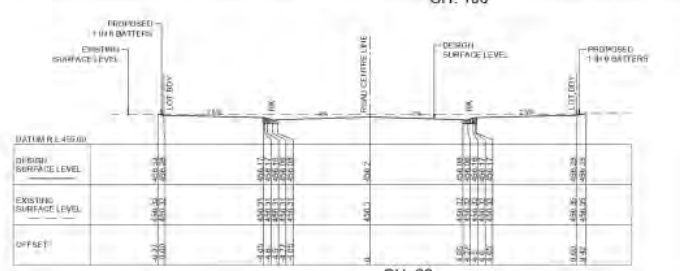
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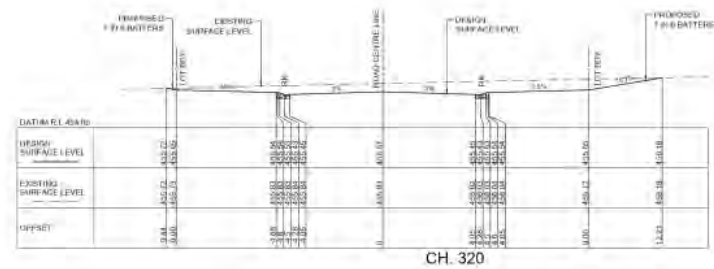
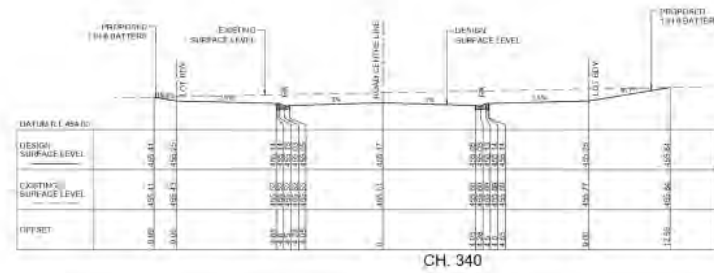
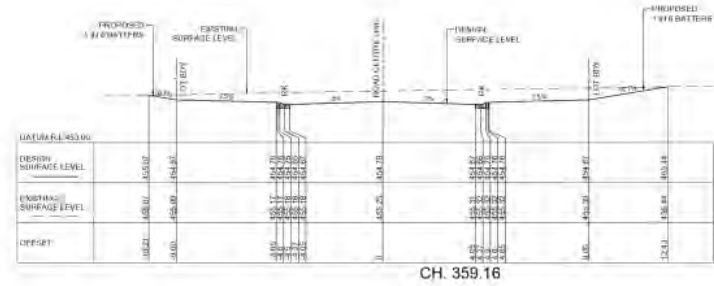


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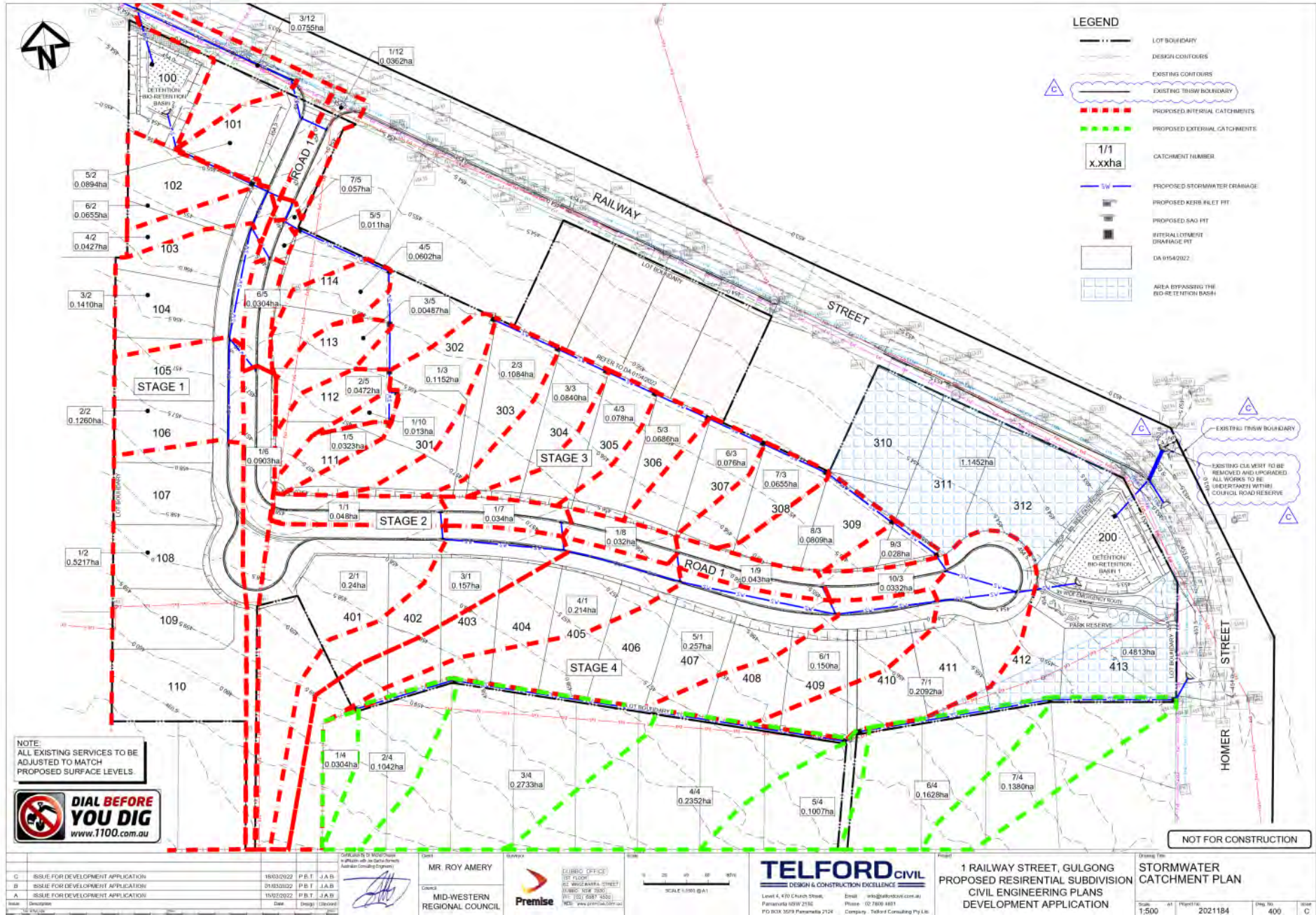
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NOT FOR CONSTRUCTION



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DESIGNER: J. J. AMERY ENGINEER: J. J. AMERY CHECKED: J. J. AMERY DRAWN: J. J. AMERY		CLIENT: MR. ROY AMERY		PROJECT: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION		DRAWING TITLE: ROAD 1 CROSS SECTIONS SHEET 3 OF 3	
DATE: 202202 DATE: 202202 DATE: 202202 DATE: 202202		PROJECT: MID-WESTERN REGIONAL COUNCIL		SCALE: 1:100		SHEET NO: 305	
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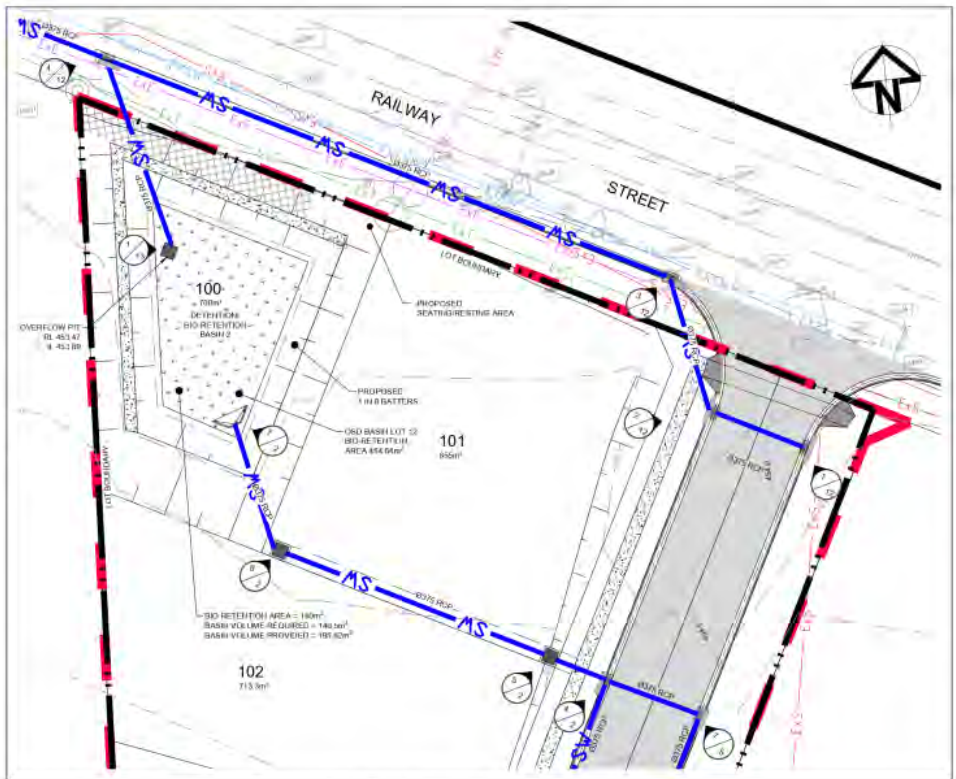
BIO-RETENTION BASIN NOTES:

- AN APPROPRIATE LINER SHALL BE INSTALLED TO FULLY CONTAIN ANY LEAKED WATER AND PREVENT ANY DRAINAGE TO GROUNDWATER. LINER SUBGRADE SHALL BE COMPACTED TO 80% MAXIMUM DRY DENSITY AND TO FORM CONTINUOUS BEDS FREE OF Voids AND FREE OF SHARP OBJECTS TO PREVENT TEARDROPS. SUBGRADE SHALL BE GRADED AS BEHIND OF THE DRAINAGE TO FORM ROUGHED BASE. LINER TO HAVE ALL JOINTS AND FITS SEALED BY ACCORDANCE WITH THE PRODUCTS SPECIFICATIONS TO ENSURE THE SYSTEM IS WATER TIGHT. LINER HEADS TO BE APPROPRIATELY KEPT INTO THE BATTERS AND ENHANCED BY WRAPPING UP AGAINST DRAINAGE FITS TO TOP OF SOIL LAYER WITH CONSIDERATION TO PREVENTIONS THROUGH THE LINERS SUCH AS OUTLET PIPES.
- UNDERLAYERS SHALL BE Laid IN A MINIMUM OF 200MM DRAINAGE LAYER COMPOSED OF FINE GRAVEL (Ø 5MM) WITH 2% FINE SAND AND HYDRAULIC CONDUCTIVITY OF MINIMUM. THE DRAINAGE LAYER DEPTH MUST EQUAL AT LEAST 20MM COVER OVER THE UNDERLAYING BARRIER CRITERIA SHALL BE APPLIED TO AVOID MIGRATION OF THE ON-TOP LAYER INTO THE DRAINAGE LAYER. (SEE DRAWINGS AND NOTES FOR TOP LAYER).
- WHERE INDICATED ON THE DESIGN DRAWINGS A TRANSITION LAYER SHALL BE INCLUDED. THE TRANSITION LAYER MATERIAL SHALL BE CLEAN, WELL-GRADED SAND MATERIAL (TYPICALLY 1MM) CONTAINING 2% FINES. THE PARTICLE SIZE DISTRIBUTION OF THE SAND SHALL BE REFERRED TO MEET BROADLY CRITERIA THAT THE SAND IS 15% OF THE SAND PARTICLES FINER WITH THE LARGEST 30% OF THE FILTER MEDIA. (SEE TRANSITION LAYER DRAWINGS (FILTER MEDIA)).
- BIO-RETENTION FILTER MEDIA SHALL COMPLY WITH THE FOLLOWING:**
 - HAVE A MINIMUM HYDRAULIC CONDUCTIVITY OF 200MM/H. THIS SHOULD BE MEASURED ACCORDING TO ASTM F1415-08 STANDARD TEST METHODS FOR SATURATED HYDRAULIC CONDUCTIVITY, WATER RETENTION, POROSITY AND PLY-BEDDED UP-FLUX RATE AND SPREAD RATIO TESTS AS SET OUT.
 - HAVE TOTAL CLAY AND SILT MAX LESS THAN 1% (W/W) TO REDUCE THE LIKELIHOOD OF STRUCTURAL COLLAPSE OF SUCH MEDIA.
 - THE FILTER MEDIA SHALL BE GRADED LUMPY SAND WITHOUT GAP IN THE PARTICLE SIZE GRADING AND THE COMPOSITION SHALL NOT BE DOMINATED BY A SMALL PARTICLE SIZE RANGE. THE FOLLOWING IS A GUIDE FOR THE FILTER MEDIA PARTICLE SIZE DISTRIBUTION:

	a	b	c	d	e	f	g	h	i
CLAY AND SILT (0.075mm)									
VERY FINE SAND (0.075mm - 0.25mm)									
FINE SAND (0.25mm - 0.5mm)									
MEDIUM TO COARSE SAND (0.5mm - 2mm)									
COARSE SAND (2mm - 6.3mm)									
FINE GRAVEL (6.3mm - 12.5mm)									
 - TOTAL MATERIAL THROUGH 0.075mm SIEVE:
 - 5% ORGANIC MATTER AT LEAST 1% (W/W).
 - PH $5.5 - 7.5$ IN 15% WATER.
 - ELECTRICAL CONDUCTIVITY (EC) $1 - 2\text{DSM}$ DISPENSIBILITY.
- AN ALTERNATIVE OPTION FOR BIORETENTION FILTER MEDIA IS AN ENGINEERED FILTER MEDIA. THIS IS A WASHED, WELL-GRADED SAND WITH APPROPRIATE HYDRAULIC CONDUCTIVITY (SUCH AS MATERIALS USED FOR CONSTRUCTION OF LIQUID RESERVOIR). THE TOP 100MM OF THE FILTER MEDIA SHALL THIN BE AND MIXED WITH APPLIED FERTILISER, ORGANIC MATTER, FERTILISER AND TRACE ELEMENTS AS SHOWN BELOW.

CONSTITUENT	QUANTITY (KG/100 M2 FILTER AREA)
GRANULATED POULTRY MANURE FINES	50
SULPHURIC ACID	2
SODIUM SULPHATE	2
POTASSIUM SULPHATE	2
TRACE ELEMENT MIX	4
FERTILISER (NPK 16:4:34)	1
LIME	20

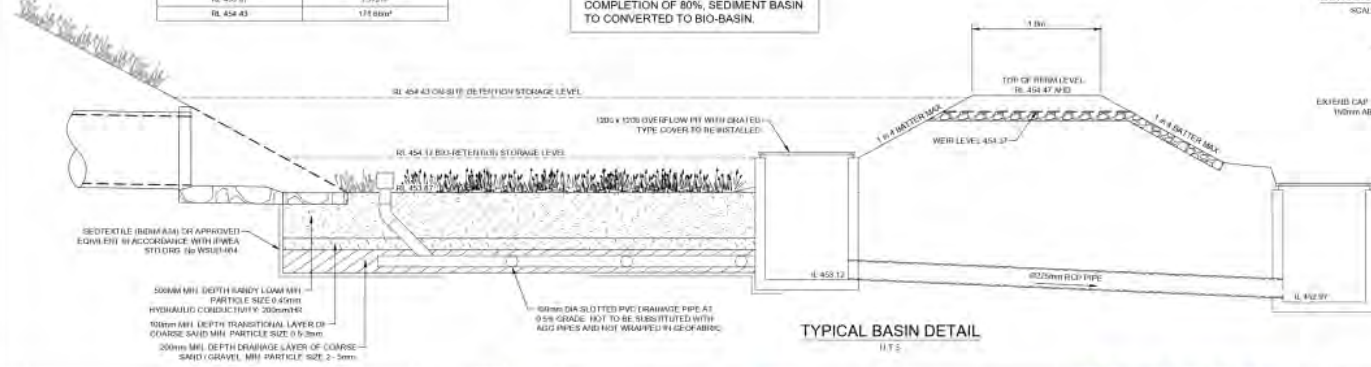
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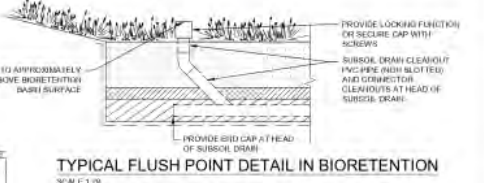
BIO-RETENTION / DETENTION BASIN 1 LAYOUT PLAN
SCALE 1:200

BASIN SETOUT TABLE	
LEVEL (m)	STAGED VOLUME (m ³)
RL 453.12	0
RL 453.87	1372m ³
RL 454.43	1718m ³

SEDIMENT BASIN NOTE:
SEDIMENT BASIN TO REMAIN UNTIL 80% OF ALL HOUSES ARE CONSTRUCTED WITHIN THE DEVELOPMENT SITE. UPON COMPLETION OF 80%, SEDIMENT BASIN TO CONVERTED TO BIO-BASIN.



TYPICAL BASIN DETAIL
SCALE 1:20



TYPICAL FLUSH POINT DETAIL IN BIORETENTION
SCALE 1:20

NOT FOR CONSTRUCTION

<p>MR ROY AMERY MID-WESTERN REGIONAL COUNCIL</p>	<p>PREMISE</p>	<p>TEL FORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p>	<p>1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>BIO-RETENTION BASIN 1 LAYOUT PLAN AND DETAILS SHEET 1 OF 2</p>
<p>Issue: 01 Revision: 01</p>	<p>Date: 15/07/2022</p>	<p>Scale: 1:500</p>	<p>Sheet: 1 of 2</p>	<p>Drawn by: [Signature]</p>

BIO-RETENTION BASIN NOTES:

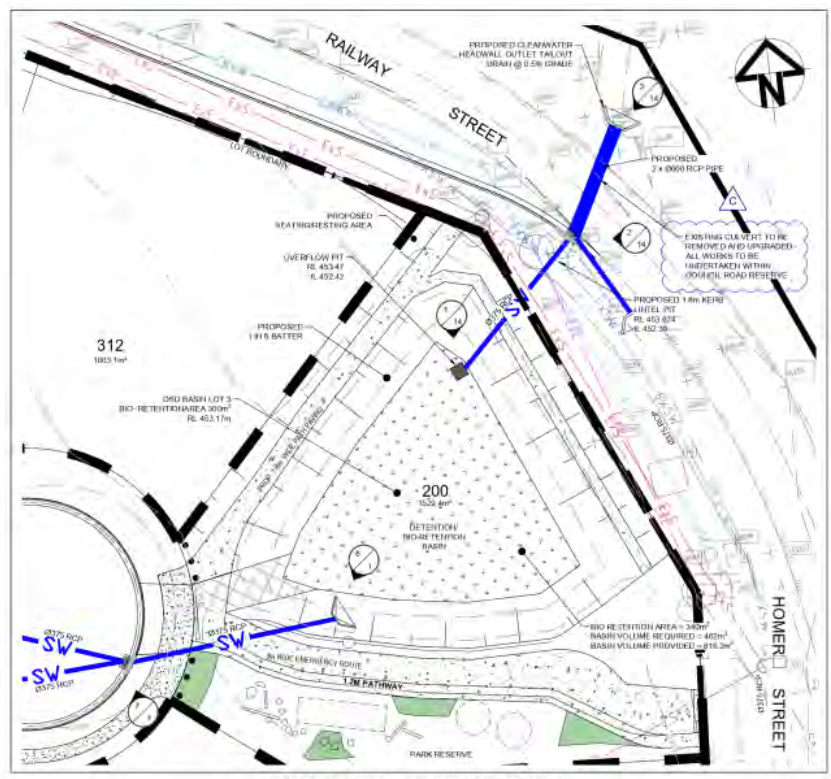
- AN IMPERMEABLE LINER SHALL BE INSTALLED TO FULLY CONTAIN ANY LEAKED WATER AND PREVENT INFILTRATION TO GROUNDWATER. LINER SUBGRADE SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY AND TO FORM CONTINUOUS BED FREE OF VOID SPACES OR SHARP OBJECTS TO PREVENT TEARDROPS. SUBGRADE SHALL BE GRADED AS BURNER OF THE DRAWINGS TO FORM SLOPED BASE. LINER TO HAVE ALL JOINTS/SPITS SEALED BY ACCORDANCE WITH THE PRODUCTS SPECIFICATIONS TO ENSURE THE SYSTEM IS WATER TIGHT. LINER NEEDS TO BE APPROPRIATELY KEPT INTO THE BATTERS AND ENHANCED UP AGAINST DRAINAGE FITS TO TOP OF SOIL LAYER WITH CONSIDERATION TO PROTRUSIONS THROUGH THE LINERS SUCH AS OUTLET PIPES.
- UNDERDRAIN SHALL BE Laid IN A BEDDING OF 200MM DRAINAGE LAYER COMPOSED OF FINE GRAVEL (D 5MM) WITH 2% FINES AND HYDRAULIC CONDUCTIVITY OF ABOVE. THE DRAINAGE LAYER DEPTH SHALL BE AT LEAST 30MM COVER OVER THE UNDERDRAIN. RAINING CRITERIA SHALL BE APPLIED TO AVOID MIGRATION OF THE ON-TOP LAYER INTO THE DRAINAGE LAYER. (SEE DRAINAGE LAYER TOP LAYER).
- WHERE INDICATED ON THE DESIGN DRAWINGS A TRANSITION LAYER SHALL BE INCLUDED. THE TRANSITION LAYER MATERIAL SHALL BE CLEAN, WELL GRADED SAND MATERIAL (TYPICALLY 1MM) CONTAINING <2% FINES. THE PARTICLE SIZE DISTRIBUTION OF THE SAND SHALL BE ASSESS TO MEET BRISBANE CRITERIA FOR THE SAND. 15% OF THE SAND PARTICLES BRIDGE WITH THE LARGEST 15% OF THE FILTER MEDIA. (DIS (TRANSITION LAYER) 05/01/05) (FILTER MEDIA)
- BIO-RETENTION FILTER MEDIA SHALL COMPLY WITH THE FOLLOWING:
 - HAVE A MINIMUM HYDRAULIC CONDUCTIVITY OF 200MM/S. THIS SHOULD BE MEASURED ACCORDING TO ASTM 3145-08 STANDARD TEST METHODS FOR SATURATED HYDRAULIC CONDUCTIVITY. WATER RETENTION, POROSITY AND PULVERULENCE OF FILTER MEDIA AND GRAVITY TARY ROOT SHOULD BE MEASURED TO REDUCE THE LIKELIHOOD OF STRUCTURAL COLLAPSE OF SUCH MEDIA.
 - THE FILTER MEDIA SHALL BE GRADED LUMPY SAND WITHOUT GAP IN THE PARTICLE SIZE GRADING AND THE COMPOSITION SHALL NOT BE DOMINATED BY A SMALL PARTICLE SIZE RANGE. THE FOLLOWING IS A GUIDE FOR THE FILTER MEDIA PARTICLE SIZE DISTRIBUTION:
 - a. CLAY AND SILT <1% (<0.075MM)
 - b. VERY FINE SAND 30% (0.075-0.15MM)
 - c. FINE SAND 50% (0.25-0.425MM)
 - d. MEDIUM TO COARSE SAND 15% (0.425-1.18MM)
 - e. COARSE SAND 7% (1.18-2.0MM)
 - f. FINE GRAVEL <2% (2.0-4.75MM)
 - FILTER MEDIA SHALL BE TESTED (ACCORDING TO AS 4419-2003) TO COMPLY WITH THE FOLLOWING:
 - TOTAL INORGANIC CARBON (TIC) < 0.0004%
 - DEPTH OF PHOSPHATE (PPH) CONTENT < 0.0004%
 - ORGANIC MATTER AT LEAST 3% (W/W)
 - pH (5-7.5) IN 1:5 H₂O
 - ELECTRICAL CONDUCTIVITY (EC) < 200µM
 - DISPERSIBILITY
- AN ALTERNATIVE OPTION FOR BIORETENTION FILTER MEDIA IS AN ENGINEERED FILTER MEDIA. THIS IS A WASHED, WELL GRADED SAND WITH APPROPRIATE HYDRAULIC CONDUCTIVITY (SUCH AS SANDS) USED FOR CONSTRUCTION OF ROAD PAVED. THE TOP 100MM OF THE FILTER MEDIA SHALL HAVE BEEN AMENDED WITH NUTRIENT, ORGANIC MATTER, FERTILISER AND TRACE ELEMENTS AS SHOWN BELOW.

CONSTITUENT	QUANTITY (KG/100 M2 FILTER AREA)
GRANULATED POULTRY MANURE FINES	30
SULPHURIC ACID	2
SOLUBLE SILICATE	2
POTASSIUM SULPHATE	2
TRACE ELEMENT MIX	4
FERTILISER (NPK 16-4-34)	4
LIME	20

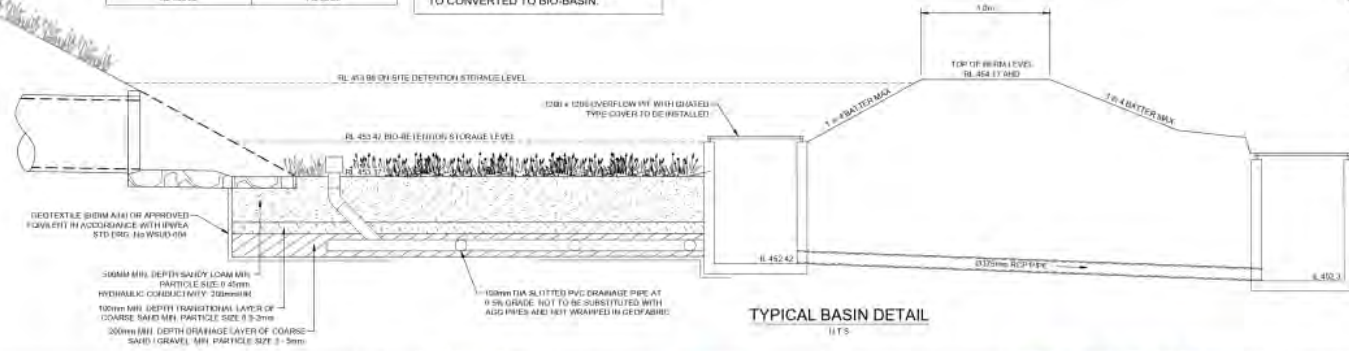
- INITIAL FILTER MEDIA SHALL BE ASSESSED BY A HORTICULTURALIST TO ENSURE THAT THEY ARE CAPABLE OF SUPPORTING A HEALTHY VEGETATION COMMUNITY. THE BIO-RETENTION FILTER MEDIA SHALL BE TESTED TO DEMONSTRATE THE COMPLIANCE WITH THE ABOVE MENTIONED REQUIREMENTS AT THE FOLLOWING FREQUENCIES:
 - FOR BIO-RETENTION SYSTEMS <500M2, ONE SAMPLE PER 500M2 OF FILTER MEDIA
 - FOR BIO-RETENTION SYSTEMS >500M2, ONE SAMPLE PER 500M2 OF FILTER MEDIA
 - FOR THE HYDRAULIC CONDUCTIVITY TEST PLUS ONE SAMPLE PER 500M2 OF FILTER MEDIA
 - MEDIA FOR ALL OTHER REQUIRED TESTS
- TESTING SHALL BE UNDERTAKEN ON THE ACTUAL MATERIAL TO BE DELIVERED TO THE SITE. THE SUPPLIER AND CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THE FILTER MEDIA MEETS THE SPECIFICATIONS AND THE CORRECT MATERIAL IS DELIVERED TO THE SITE PRIOR TO INSTALLATION. THE SUPPLIER SHALL ARRANGE FOR THE FILTER MEDIA TO BE TESTED BY A CERTIFIED LABORATORY IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS ON THE BASIS OF THE TESTING. THE SOIL LABORATORY AND REPORT SHALL CERTIFY THAT THE MATERIAL MEETS THESE SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE SUPPLIER'S CERTIFICATION TEST RESULTS AND SUPPLY DOCKETS TO THE DESIGNER (THROUGH THE SITE SUPERVISOR) FOR REVIEW AND APPROVAL.
- AN IN SITU MEASUREMENT OF HYDRAULIC CONDUCTIVITY SHALL BE UNDERTAKEN FOLLOWING COMPLETION OF THE BIO-RETENTION SYSTEM AND PRIOR TO HAND OVER OF THE SYSTEM. THIS TESTING SHALL BE ACCORDING TO PRACTICE NOTE 1. IN SITU MEASUREMENT OF HYDRAULIC CONDUCTIVITY (M1) MIDDLE (OCTOBER 2008), WHICH CAN BE FOUND IN WWW.MICHASHELI.AU/PDF/PUBLICATIONS/INDEX.HTML.
- THE FILTER MEDIA SHALL BE LIGHTLY COMPACTED DURING INSTALLATION TO PREVENT AGGREGATION OF FINE PARTICLES. A SINGLE PASS OF COMPACTING ANCHORAGE (VERTICAL) PLATE FOR SMALL SYSTEMS AND DRUM (W/ ROLLER) FOR LARGER SYSTEMS SHALL BE USED. TO HEAVY COMPACTOR OR MULTIPASS SHALL BE MADE. FILTER MEDIA SHALL BE INSTALLED IN TWO LOTS FOR DEPTHS OF OVER 1000MM.

LEVEL (m)	STAGED VOLUME (m³)
RL 452.42	0
RL 453.47	109.462m³
RL 453.58	432.389m³

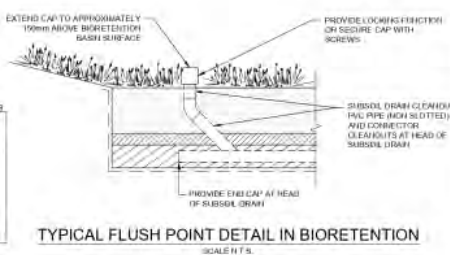
SEDIMENT BASIN NOTE:
SEDIMENT BASIN TO REMAIN UNTIL 80% OF ALL HOUSES ARE CONSTRUCTED WITHIN THE DEVELOPMENT SITE. UPON COMPLETION OF 80%, SEDIMENT BASIN TO CONVERTED TO BIO-BASIN.



BIO-RETENTION / DETENTION BASIN 2 LAYOUT PLAN
SCALE 1:200



TYPICAL BASIN DETAIL
I.T.S.



TYPICAL FLUSH POINT DETAIL IN BIORETENTION
SCALE 1:15

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<p>DESIGNER: MR ROY AMERY</p> <p>DATE: 15/06/2022</p>	<p>PROJECT: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>SCALE: 1:200</p>	<p>CLIENT: MID-WESTERN REGIONAL COUNCIL</p>	<p>DATE: 15/06/2022</p>	<p>PROJECT: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>
<p>MR ROY AMERY</p>	<p>1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>SCALE 1:200</p>	<p>MID-WESTERN REGIONAL COUNCIL</p>	<p>15/06/2022</p>	<p>1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>

INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

February 2022



Infrastructure Capability Assessment 1-5 Railway St, Gulgong

Prepared For
Mid-Western Regional Council

Project No.
TEL2021184

Issue A February 2022

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INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

February 2022

Document Information

Project No: TEL2021184				
Report Type: Infrastructure Capability Assessment				
Site Address: 1-5 Railway Street, Gulgong NSW 2852				
Document Filename: TEL2021184.CIV.DA - ICA ISSUE A				
	Issue A	Position	Date	Comments
Prepared By	Mounir Mesbah	Civil Engineer	14 February 2022	Nil
Reviewed By	Michel Chaaya	Principal Engineer	14 February 2022	Nil

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Disclaimer

The advice and information contained within this report relies on the quality of the records and other data provided by the Client and obtained from Council along with the time and budgetary constraints imposed.

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INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

February 2022

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1 INTRODUCTION

Telford Consulting Pty Ltd have been commissioned to undertake a Infrastructure Capability Assessment for the Proposed Subdivision at 1-5 Railway Street, Gulgong.

The aim of this report is to assess:

1. Review of existing services;
2. Concept Water Supply and Sewer Plan;

The limitations of this report are:

1. Existing services location and size have been derived from Dial Before You Dig inquiries, search records which have been made available and the provided site survey;
2. No field sampling or testing has been undertaken;
3. No analysis or calculations as to the capacity of the existing services have been undertaken;
4. No geotechnical investigations have been undertaken;

INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

February 2022

2 SITE DETAILS

2.1 Site Details Summary

Table 2-1 provides a summary of development details for the subject site.

Table 2-1 – Site Details / Development Summary

Development Details	Comments
Applicant's Name	Mr. Roy Amery
Street Address	1-5 Railway Street
Suburb	Gulgong
State / Postcode	NSW / 2852
Local Government Area	Mid-Western Regional Council
Development Type	Subdivision
Number of Proposed Lots	39 lots + 2 open spaces
Current Site Area	3.928 hectares
Real Property Description	Lot 2 in DP 61342+

2.2 Location / Existing Development Details

The subject site is located at 1-5 Railway Street, Gulgong and has a total site area of approximately 4.19 hectares.

The subject site is bounded by residential development to the South and West, Railway Street to the North and Homer Street to the East.

There is currently a dwelling and few sheds situated on the site. The site is covered by average grass and minimal vegetation.

The site will be accessed from Sixth Avenue to the south and Haybale Street to the North.

See **Figure 2.1** below for a locality map of the site.



Figure 2.1 - Locality Map, Source: Sixmaps

2.3 Existing Topography and Drainage Patterns

The topography and drainage patterns of the subject site are generally as follows:

1. The site has a gentle slope and falls from South to North, with the lowest point occurring at the North-Eastern Boundary;
2. The highest point of the site is at approximately RL 461.0m AHD, whilst the lowest point is at RL 453.2m AHD;
3. External catchment currently exists for the site from the South;
4. The site falls towards the North at an average grade of approximately 3%.

2.4 Current Land Zoning

The area classification designated by the Mid-Western Regional Local Environmental Plan 2021 is R1 (General Residential).

2.5 Site Ingress/Egress During Construction

The site is accessed via Railway Street to the North.

3 FILLING AND EXCAVATION

Earthworks design shall be in accordance with the following standards:

1. AS (Australian Standard) 3798-2007: Guidelines on earthworks for commercial and residential developments;
2. Mid-Western Regional Council's DCP (Development Control Plan) 2013.

All proposed lots will have adequate freeboard above the top water levels of the bio-retention and detention basins. Final levels will be confirmed during CC Stage.

Refer to **Appendix F** for concept filling and excavation plan.

4 ROADWAYS AND CORRIDORS

The proposed subdivision shall be accessed from Railway Street. An internal road has been proposed intersecting Railway Street to service the internal lots.

The development shall have a residential road in accordance with Mid-Western Regional Council DCP (Refer **Figure 4.1** below).

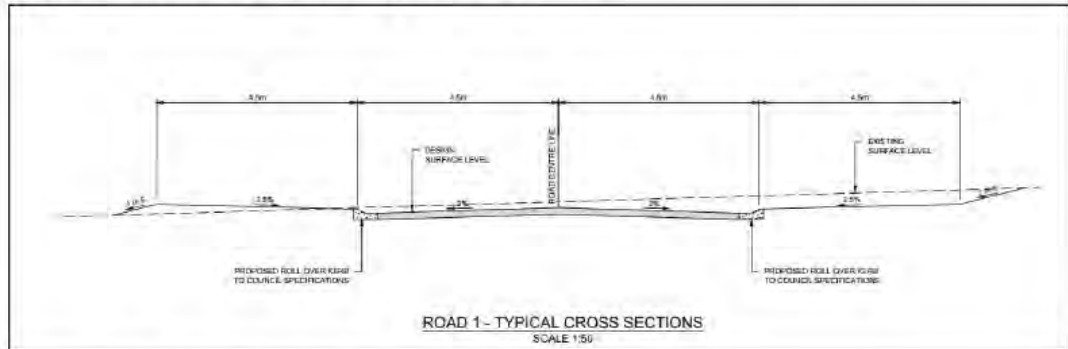


Figure 4.1 - Residential Road Typical Cross-Section

5 WATER SUPPLY

5.1 Design Standards

Water shall be designed in accordance with WSA03-2011 Water Supply Code of Australia – Sydney Water edition 2014.

5.2 Existing Water Reticulation

A review of Council's records and site survey indicates there are existing water mains installed along the Southern side of Railway Street.

The water reticulation infrastructure recorded along Railway Street is a 100mm DICL (Ductile Iron Clad) pipe.

Refer to **Figure 5.1** for existing water main location.

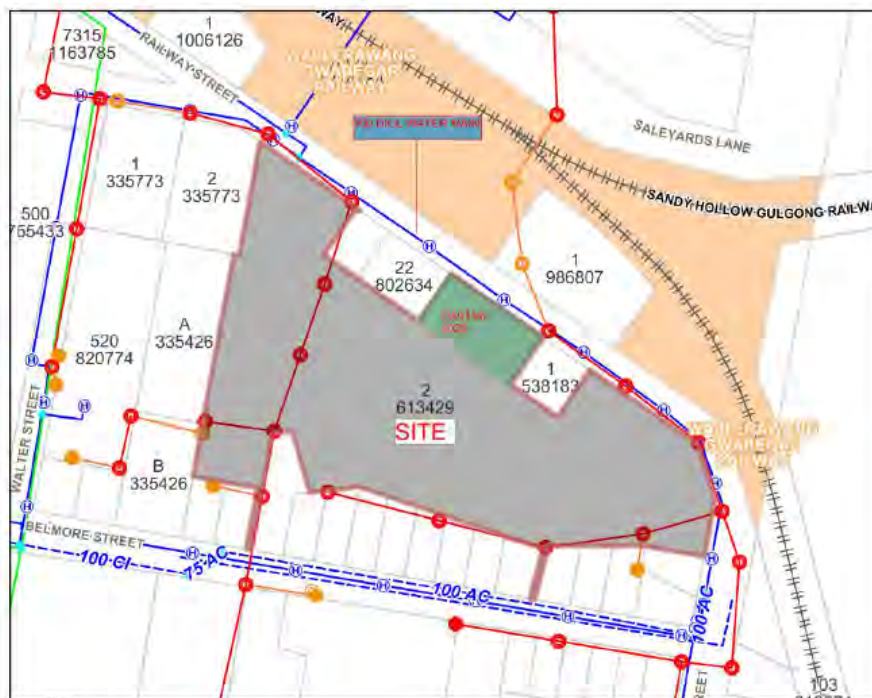


Figure 5.1 - Council Water Main Infrastructure Map

5.3 Concept Water Reticulation

The Water Development Servicing Plan (DSP) covers the water supply developer charges (DC) for the Mid-Western Regional Council. The DSP aims to:

- Allow Council to require an equitable monetary contribution for the provision of water supply infrastructure to meet the demands generated by development;

- Facilitate the future provision of a water supply to the Mid-Western Regional Council area which meets the required levels of service with regard to flows, pressure, water quantity and the frequency of restrictions;
- Set out the schedule and programme of proposed works to meet increasing town water supply demands generated by development;
- Detail the contribution rates and Mid-Western Regional Council's payment policies.

For details of the proposed reticulation envisaged, a concept water reticulation plan has been prepared (Refer **Appendix E**)

6 SEWERAGE SUPPLY

6.1 Design Standards

Sewer shall be designed in accordance with WSA 02-2002-2.2 Sewerage Code of Australia – Sydney Water edition version 4 2017.

6.2 Existing Water Reticulation

A review of Council's records and site survey indicates there are existing sewer mains installed within the subject site to the West and on the Southern side of Railway Street.

The sewer reticulation infrastructure recorded along Railway Street is a 150mm VC (Vitreous Clay) pipe, DICT (Ductile Iron Clad) pipe.

Refer to **Figure 6.1** for existing sewer location.

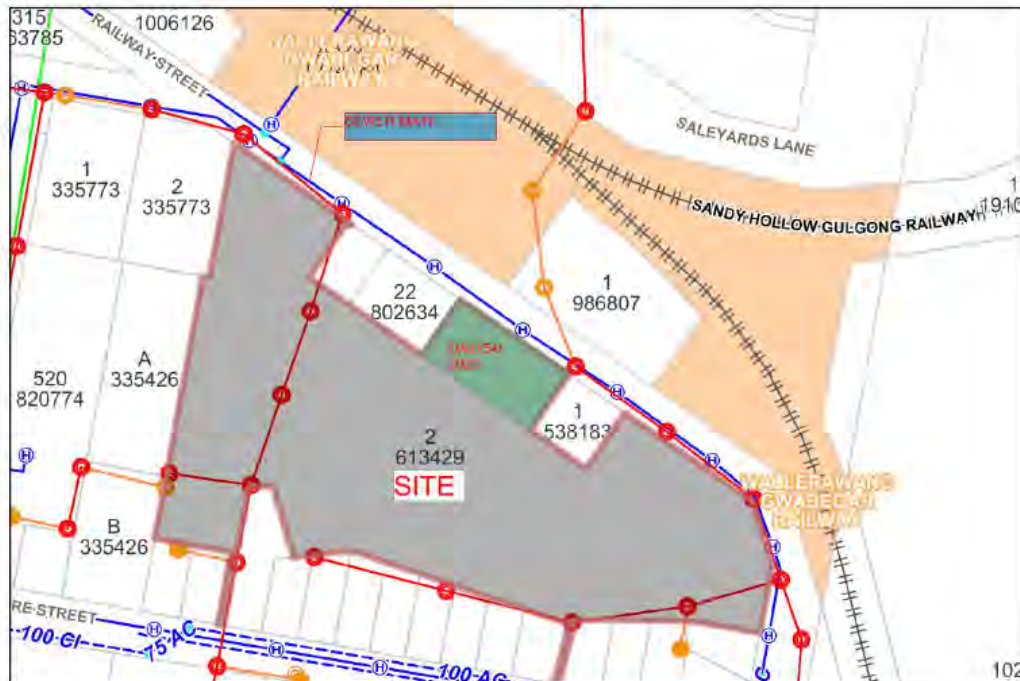


Figure 6.1 - Council Sewer Main Infrastructure Map

6.3 Concept Water Reticulation

The Development Servicing Plan (DSP) covers the sewerage developer charges (DC) for the Mid-Western Regional Council. The DSP aims to:

- Allow Council to require an equitable monetary contribution for the provision of sewerage infrastructure to meet the loading generated by development;
- Facilitate the future provision of sewerage services to the Mid-Western Regional Council area which meets the required levels of service with regard to pump station capacity, collector main capacity and treated effluent quality;
- Set out the schedule and programme of proposed works to meet increasing sewerage loads generated by development;
- Detail the contribution charges and Mid-Western Regional Council's payment policies.

For details of the proposed reticulation envisaged, a concept water reticulation plan has been prepared (Refer **Appendix E**)

7 STORMWATER MANAGEMENT

Refer to the Site Based Stormwater Management Plan which has been prepared for the proposal (Refer TEL2021184.SW.DA - SBSMP - 1 - 5 Railway St, Gulgong Rev A dated February 2022).

8 ELECTRICITY, COMMUNICATIONS AND GAS

8.1 Electrical

DBYD records show existing underground and overhead electrical services along the Southern side of Railway Street.

Electrical services to the proposed subdivision will be provided from the existing supply and upgraded where required.

8.2 Communications

DBYD and Council records returned no data regarding underground communication conduits. A communications design will need to be produced during the CC process.

8.3 Gas

DBYD and Council records returned no data regarding underground gas conduits. Gas is an optional service. Should the developer require gas as part of this development, a design can be sought during the CC Stage.

9 STAGING OF SUBDIVISION

The proposed subdivision has been divided into 4 stages to enable economic delivery and staged land sales if required (Refer **Appendix B**).

This report does not address the servicing requirements for each stage but does detail the overall servicing concepts. Servicing requirements for each stage will be assessed upon submission of Construction Certificate Applications or each stage or each series of stages. The sequential numbering noted on the proposed plan of subdivision does not necessarily indicate the delivery sequence number.

10 CONCLUSION

This Engineering Services report has assessed Council's requirements and possible development restrictions which may apply to filling and excavation, roadways and corridors, water and sewer reticulation, electrical and communication.

The report concludes that there are no constraints preventing an orderly development of the subject site from occurring as planned and in accordance with Council's guidelines for development

INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

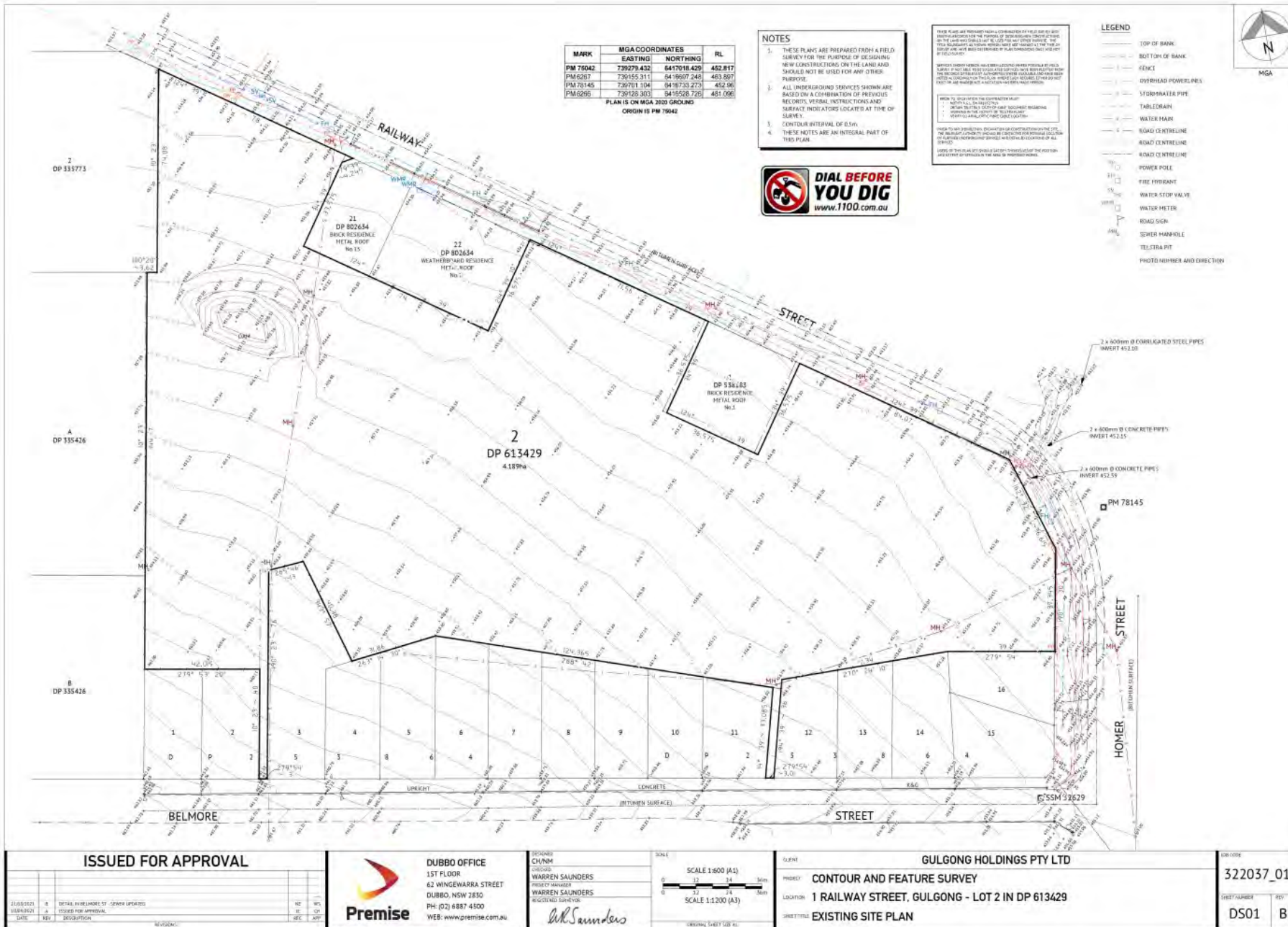
February 2022

APPENDICES

INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

February 2022

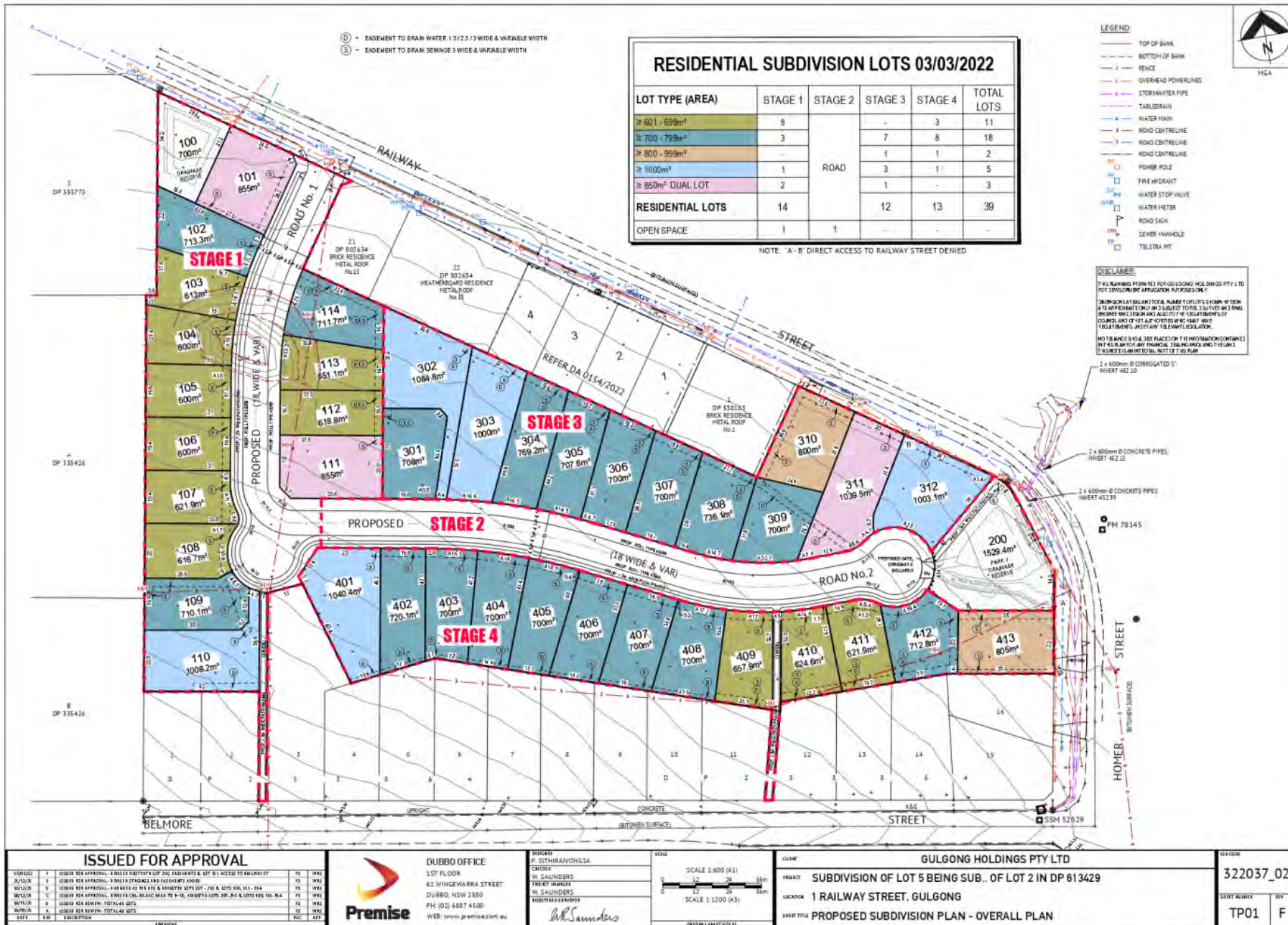
Appendix A SURVEY PLAN



INFRASTRUCTURE CAPABILITY ASSESSMENT
T-5 RAILWAY ST, GULGONG

February 2022

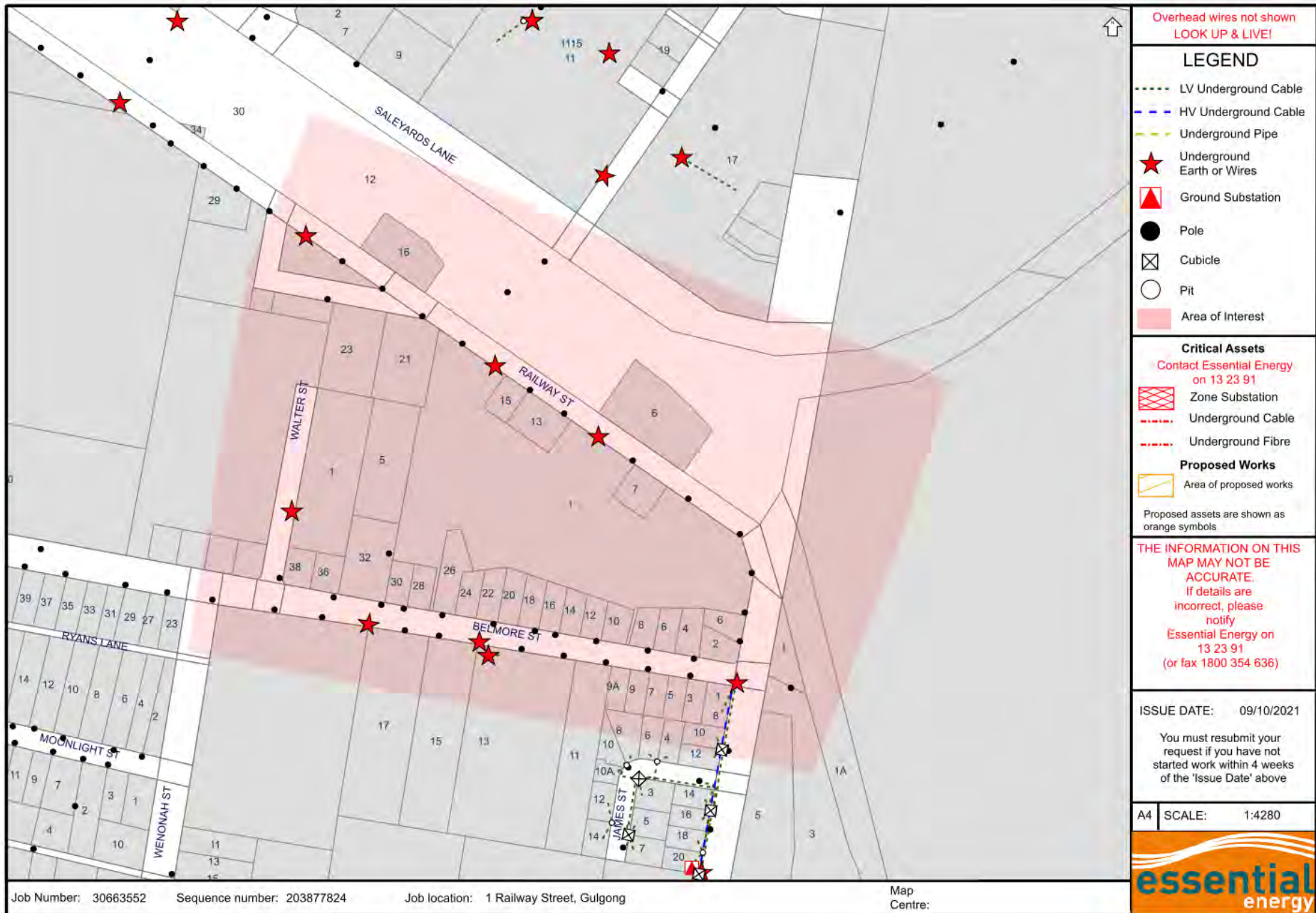
Appendix B PROPOSED SUBDIVISION PLAN



INFRASTRUCTURE CAPABILITY ASSESSMENT
T-5 RAILWAY ST, GULGONG

February 2022

Appendix C DIAL BEFORE YOU DIG (DBYD) RECORD



INFRASTRUCTURE CAPABILITY ASSESSMENT
T-5 RAILWAY ST, GULGONG

February 2022

Appendix D Council Land Zoning Map



**Mid-Western
Regional Local
Environmental
Plan 2012**

Land Zoning Map - Sheet LZN_005E

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E3 Environmental Management
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU9 Village
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist

Cadastral

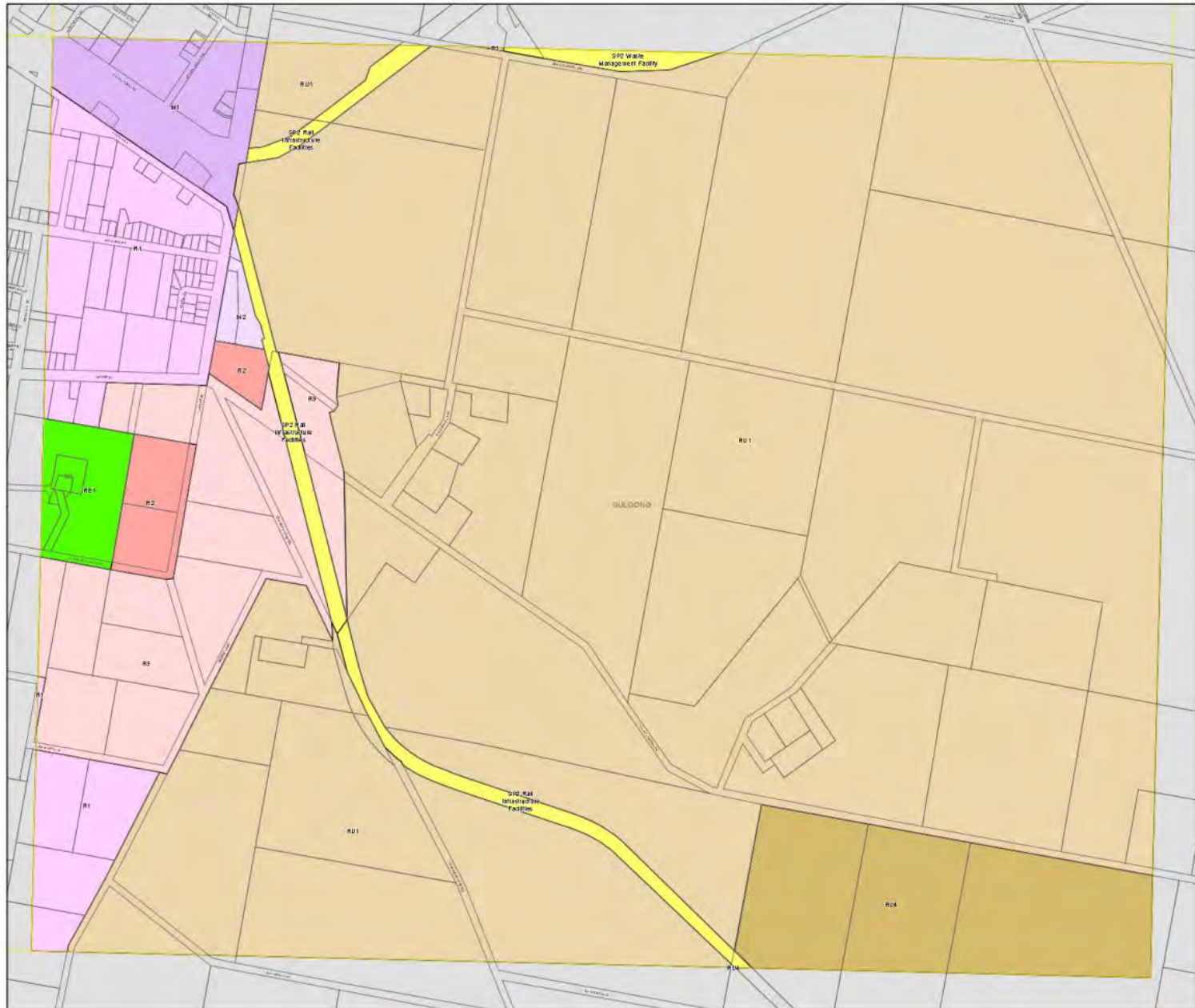
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North Arrow

Map identification number: 5270_COM_LZN_005E_010_20160501

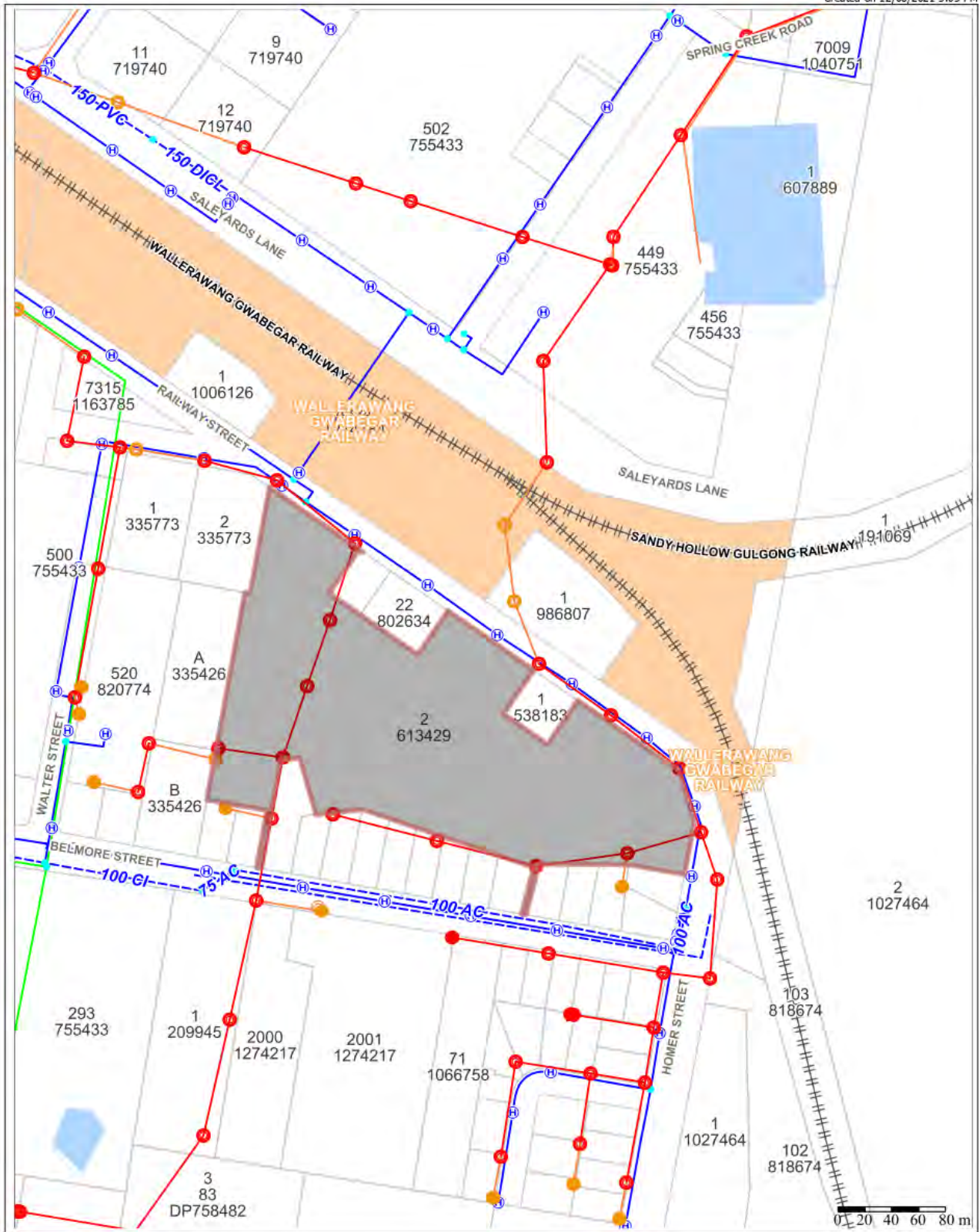


INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

February 2022

Appendix E SEWER & WATER COUNCIL
INFRASTRUCTURE PLAN

Created on 12/08/2021 3:03 PM





Mid-Western Regional Council
 PO Box 136
 25 Market St Mt
 HURDVOY NSW 2320
 Tel: 02 6578 2020
 Fax: 02 6578 2013
 Email: enquiries@midwestern.nsw.gov.au

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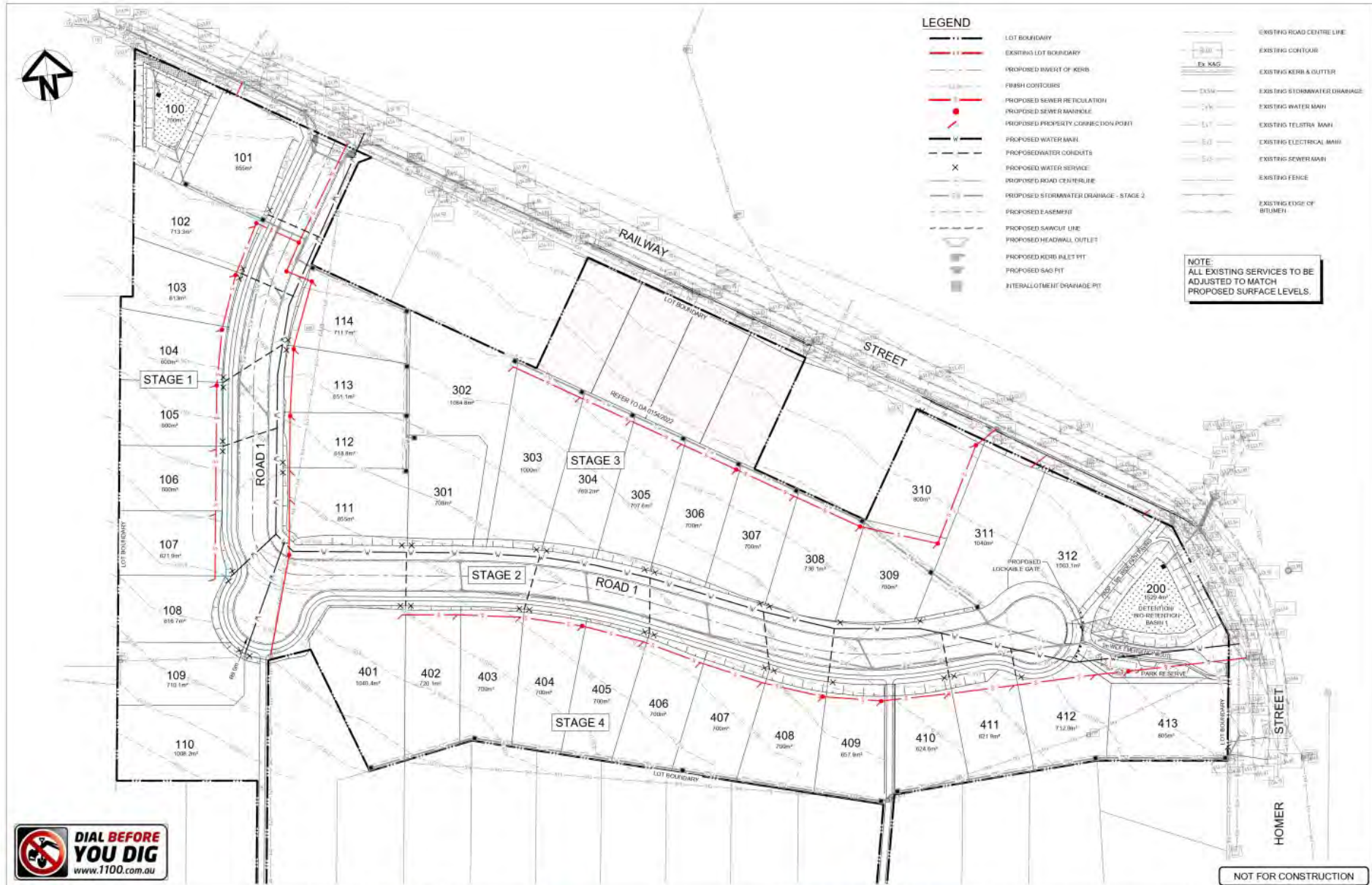


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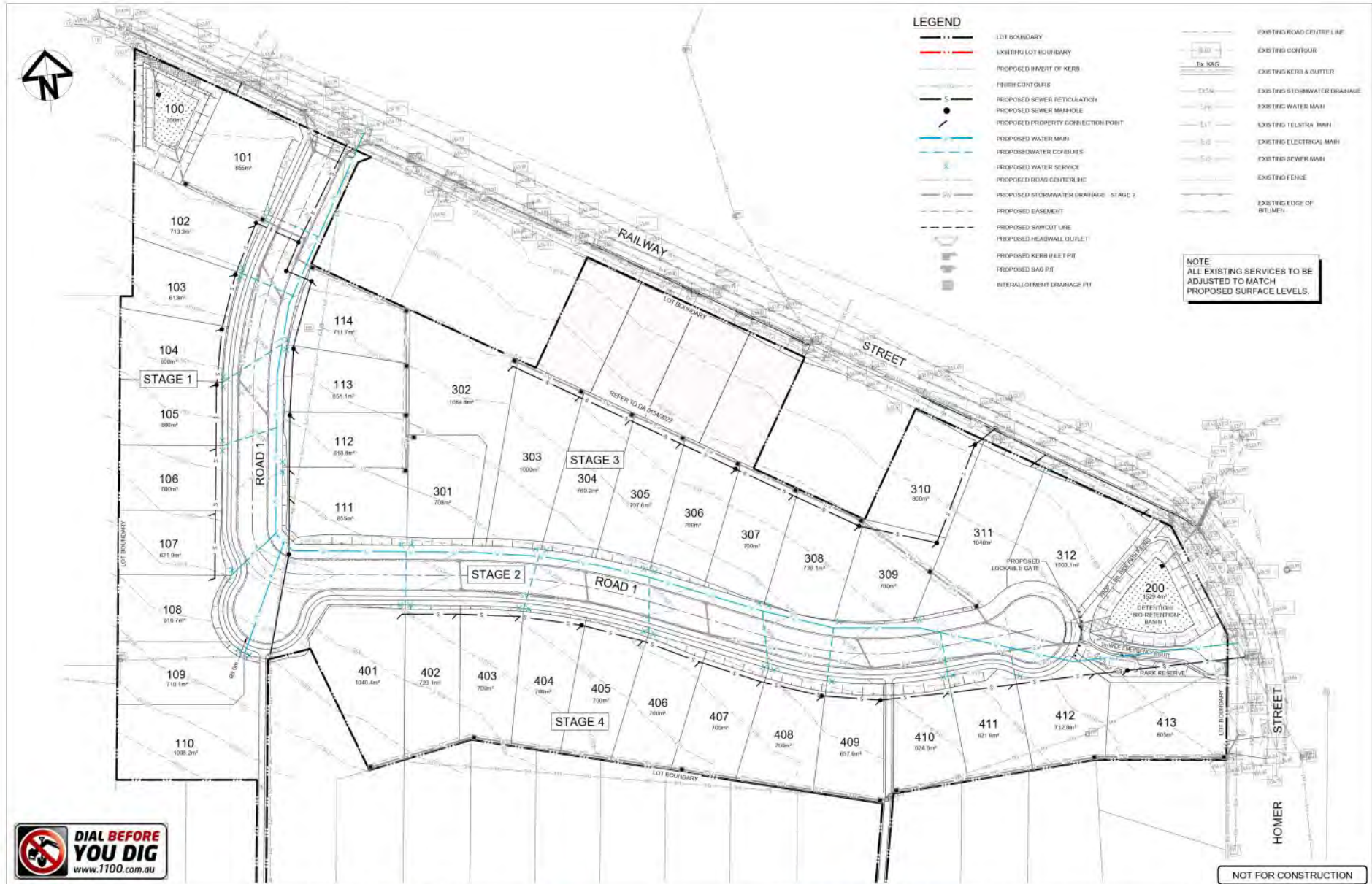
INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

February 2022

Appendix F CONCEPT WATER & SEWER PLANS



		Certification by Mr. Michael O'Connell (a qualified and registered Professional Engineer) 	Client MR. ROY AMERY	Surveyor 	Scale 0 10 20 30 M SCALE 1:500 @ A1	TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 4, 470 Church Street, Parramatta NSW 2150 PO BOX 1074 Parramatta 2124 Email: info@telfordcivil.com.au Phone: 02 7699 4881 Company: Telford Consulting Pty Ltd	Project 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	Drawing Title SEWERAGE RETICULATION LAYOUT PLAN
A ISSUE FOR DEVELOPMENT APPLICATION 26/02/2022 M.M. J.A.B. Date Design Drawn	26/02/2022 M.M. J.A.B. Date Design Drawn	26/02/2022 M.M. J.A.B. Date Design Drawn	MID-WESTERN REGIONAL COUNCIL	Scale 1:500	Project No. 2021184	Drawing No. 500	Issue A	



		Certification by Mr. Michael Phipps (a Professional Engineer) 	Client MR. ROY AMERY	Surveyor 	Scale 1:500 @ A1	TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 4, 470 Church Street, Parramatta NSW 2150 Phone: 02 7699 4881 Email: info@telfordcivil.com.au Website: www.telfordcivil.com.au	Project 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	Drawing Title WATER RETICULATION LAYOUT PLAN
A. ISSUE FOR DEVELOPMENT APPLICATION 26/02/2022 M.M. J.A.B.	Date Design Checked		Council MID-WESTERN REGIONAL COUNCIL		Scale 1:500 @ A1	Level 4, 470 Church Street, Parramatta NSW 2150 Phone: 02 7699 4881 Email: info@telfordcivil.com.au Website: www.telfordcivil.com.au	Project 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	Drawing Title WATER RETICULATION LAYOUT PLAN
Scale 1:500	Date 2021184	Drawing No. 600	Sheet No. A	Project 2021184	Scale 1:500	Level 4, 470 Church Street, Parramatta NSW 2150 Phone: 02 7699 4881 Email: info@telfordcivil.com.au Website: www.telfordcivil.com.au	Project 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	Drawing Title WATER RETICULATION LAYOUT PLAN

INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

February 2022

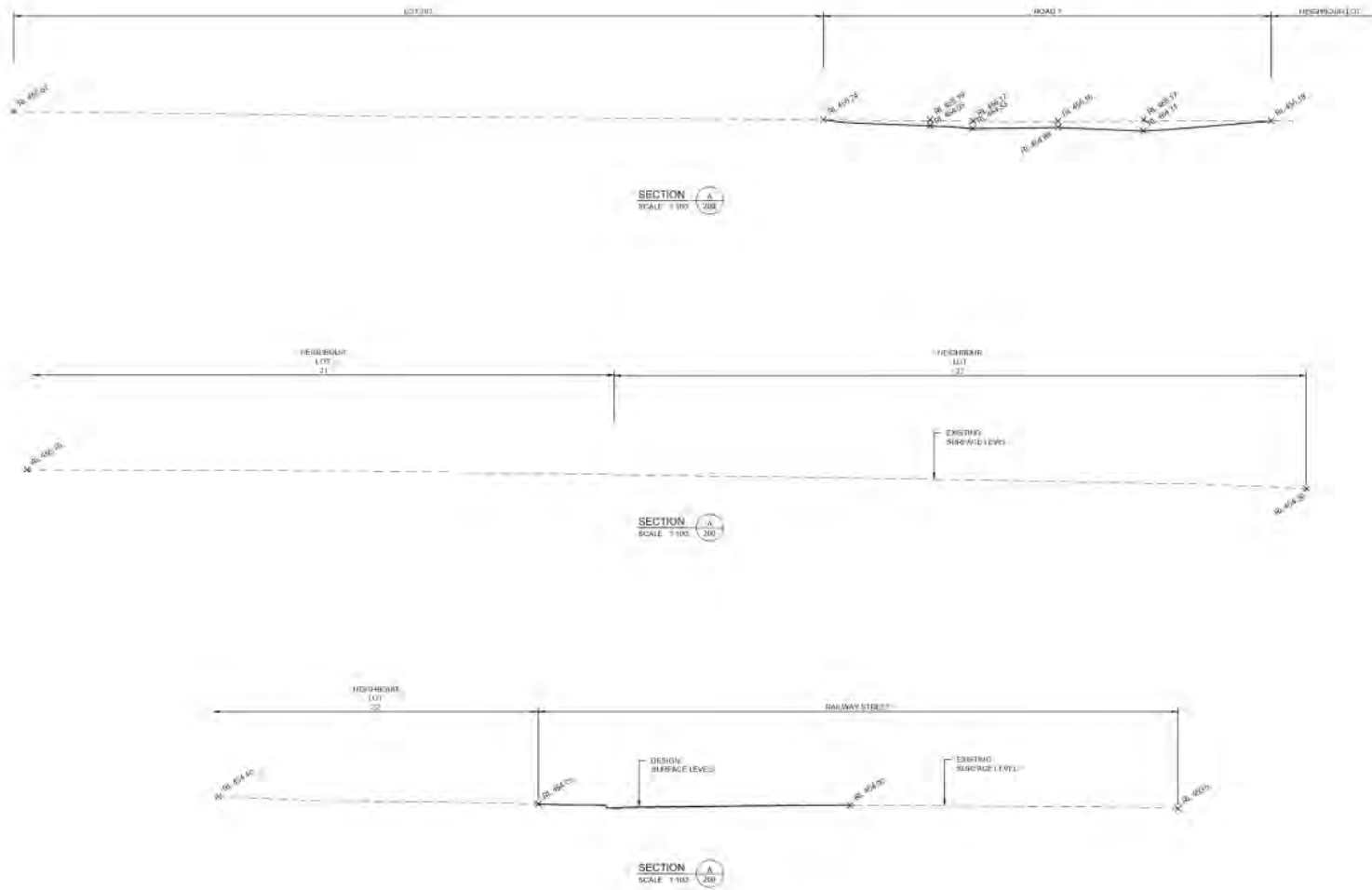
Appendix G BULK EARTHWORK PLANS



NOTE:
ALL EXISTING SERVICES TO BE
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PROPOSED SURFACE LEVELS.

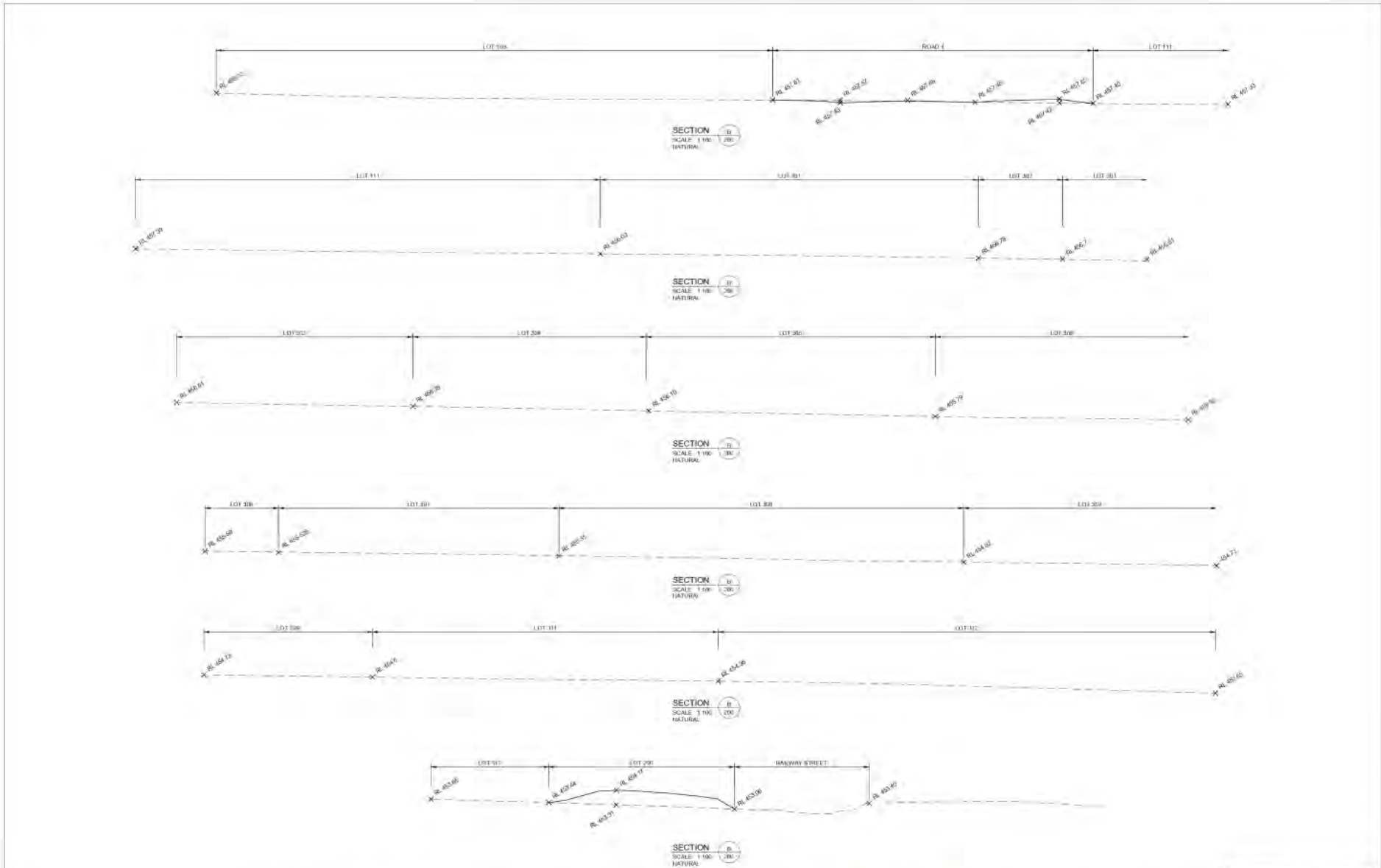


<p>Issue: 1 Description: ISSUES FOR DEVELOPMENT APPLICATION Date: 14/02/2022 Design: P.B.T. Checked: J.A.B.</p>		<p>Client: MR. ROY AMERY Council: MID-WESTERN REGIONAL COUNCIL</p>	<p>Scale: 1:500 @ A1</p>	<p>TEL FORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p> <p>Level 4, 470 Church Street, Perth WA 6000 Phone: 02 9500 4881 Fax: 02 9500 4882 Email: info@telfordcivil.com.au Company: Telford Consulting Pty Ltd</p>	<p>Project Title: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>Drawing Title: BULK EARTHWORKS LAYOUT PLAN</p> <p>Scale: 1:500 Sheet No: 2021184 Drawing No: 200 Issue: A</p>
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Issued for Development Application 14/02/2022 P.B.T. J.A.B.		Prepared by: MR. ROY AMERY Checked by: [Signature] MID-WESTERN REGIONAL COUNCIL		DUBBO OFFICE 1ST FLOOR 61 MCGRATHIA STREET DUBBO, NSW 2880 Ph: (02) 8867 4000 Web: www.mwrc.com.au		Scale: 1:100 DATE: 14/02/2022 DRAWN: [Signature] CHECKED: [Signature]		TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 6, 670 Church Street, Dubbo, NSW 2880 Ph: (02) 8867 4000 Email: info@telfordcivil.com.au		1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION		Drawing Title: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 1 OF 4 Date: 1:100 of: 2021184 File No: 201 Issue: A	
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Issued for Development Application Issue: 16/07/2022 Date: PBT J.A.D. Designer: Date: Drawn:			
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Prepared by: G. Mudge
 Checked by: G. Mudge
 Drawn by: G. Mudge

Client: MR ROY AMERY
 Council: MID-WESTERN REGIONAL COUNCIL

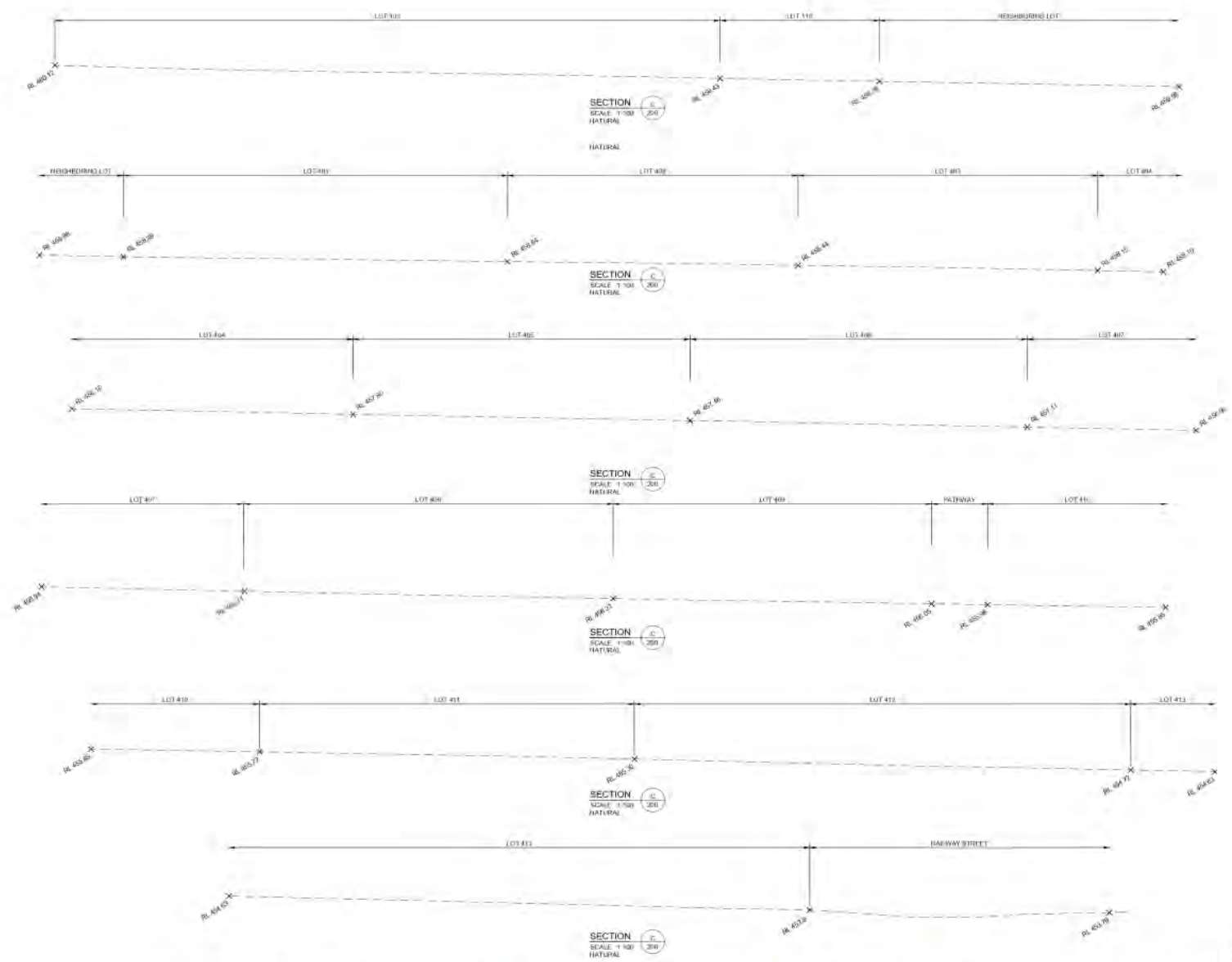


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TELFORD CIVIL
 DESIGN & CONSTRUCTION EXCELLENCE
 Level 4, 419 Clarendon Street, Fremantle WA 6155
 Phone: (08) 9489 1881
 Fax: (08) 9489 1882
 Email: info@telfordcivil.com.au
 Website: www.telfordcivil.com.au

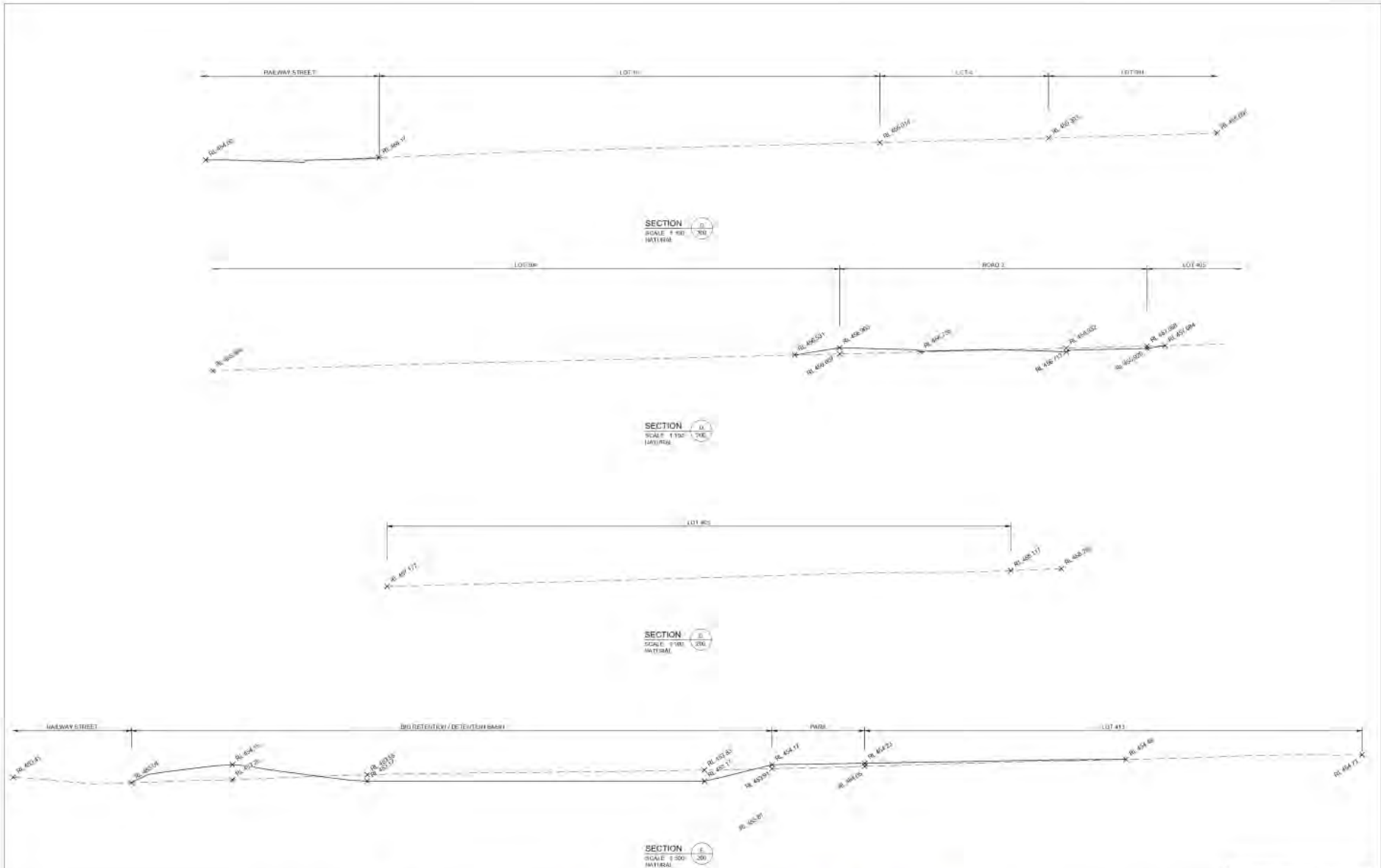
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 PROPOSED RESIDENTIAL SUBDIVISION
 CIVIL ENGINEERING PLANS
 DEVELOPMENT APPLICATION

Drawing Title: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 2 OF 4			
Scale: 1:100	at: 1:100	Project No: 2021184	Drawn By: 202
Issue: A			



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Issued by: G. McPherson in Practice as a Civil Engineer (Australian Council of Engineers)		Date: MR. ROY AMERY	Scale: 1:100 (NATURAL)	TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE	Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	Drawing Title: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 3 OF 4
Issue: A Description: ISSUE FOR DEVELOPMENT APPLICATION	Date: 14/07/2022 Drawn: P.B.T. Checked: J.A.D.	Council: MID-WESTERN REGIONAL COUNCIL	Logo: Premise	Address: Level 6, 421 Church Street, Gulgong NSW 2814 Phone: (07) 2810 8811 Company: Telford Consulting Pty Ltd	Scale: 1:100	Drawing No: 2021184 Date: 2022 Issue: 03 Revision: A



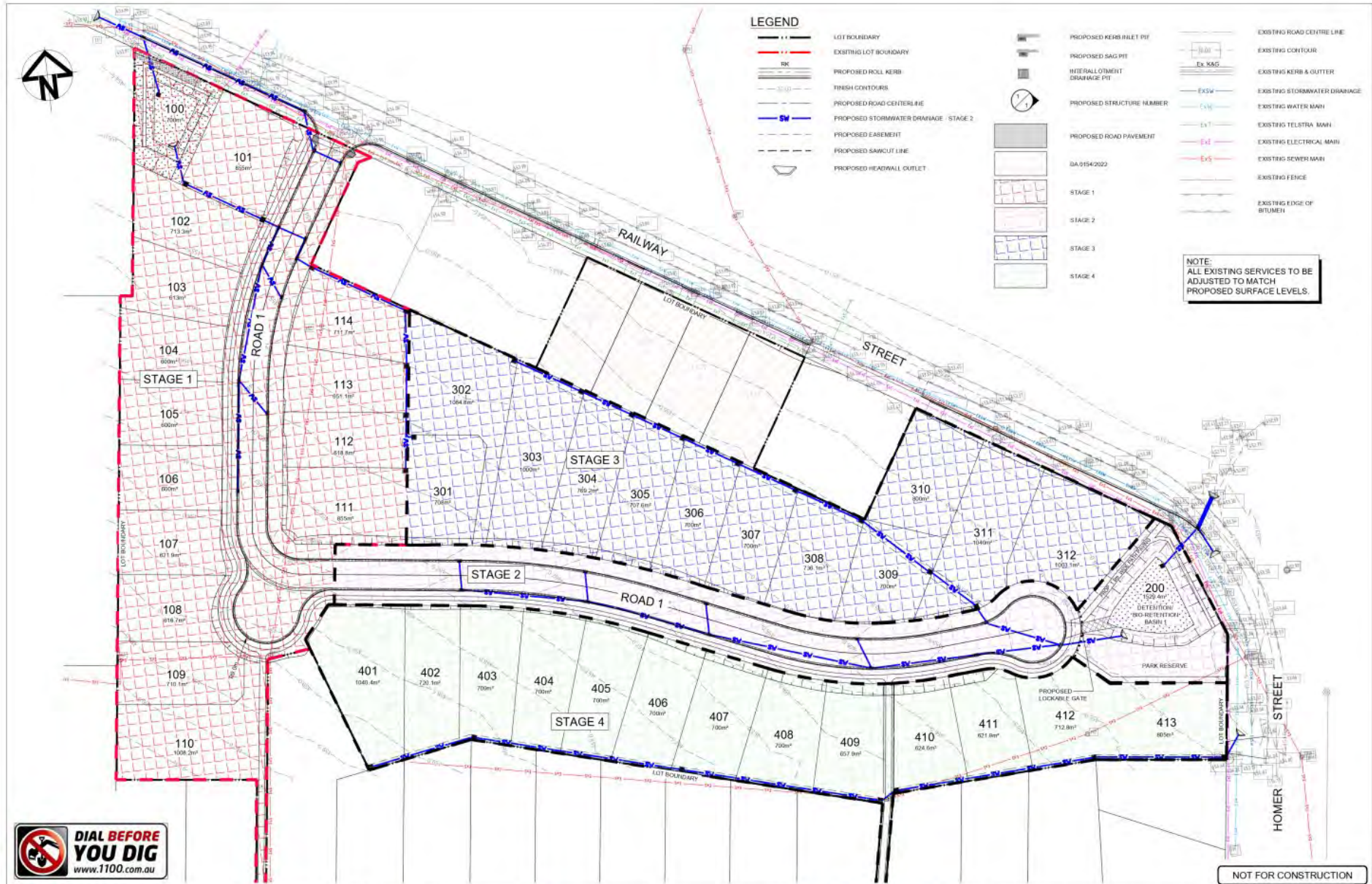
NOT FOR CONSTRUCTION

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INFRASTRUCTURE CAPABILITY ASSESSMENT
1-5 RAILWAY ST, GULGONG

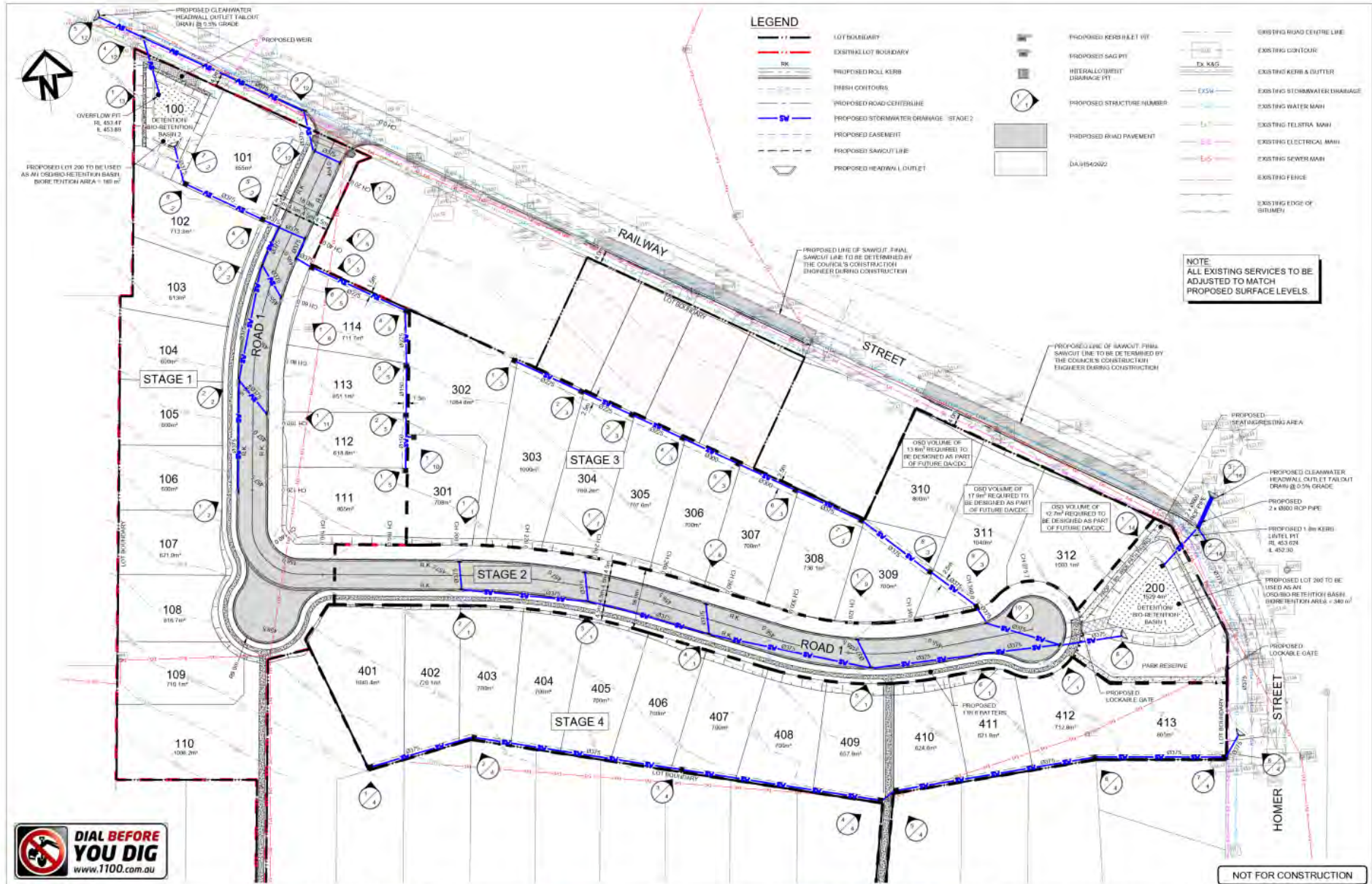
February 2022

Appendix H CIVIL PLANS



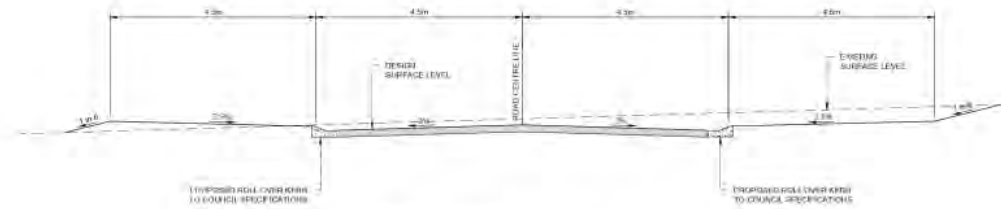
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<p>Authorisation of the Information (as a Professional Engineer) Authorisation (Professional Engineer)</p>		<p>Client MR ROY AMERY</p>	<p>Scale 1:500</p>	<p>Level 4, 470 Church Street Parramatta NSW 2150 PD BOX 5079 Parramatta 2124</p>	<p>Drawn wsl@telfordcivil.com.au Phone 02 7860 4881 Company: Telford Consulting Pty Ltd</p>	<p>Project 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>Drawing Title ROADWORKS AND DRAINAGE LAYOUT PLAN</p>
<p>A ISSUE FOR DEVELOPMENT APPLICATION</p>	<p>14/02/2022</p>	<p>P.B.T. J.A.B.</p>	<p>Scale</p>	<p>Level 4, 470 Church Street Parramatta NSW 2150 PD BOX 5079 Parramatta 2124</p>	<p>Drawn wsl@telfordcivil.com.au Phone 02 7860 4881 Company: Telford Consulting Pty Ltd</p>	<p>Project 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>Drawing Title ROADWORKS AND DRAINAGE LAYOUT PLAN</p>
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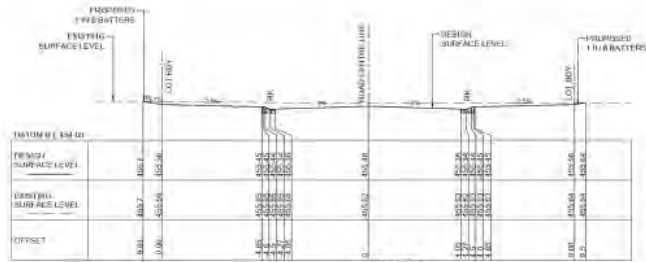


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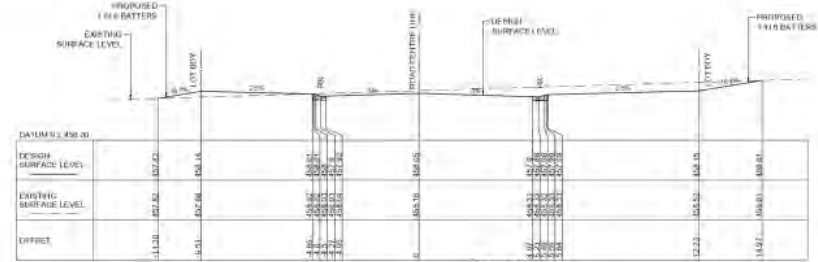
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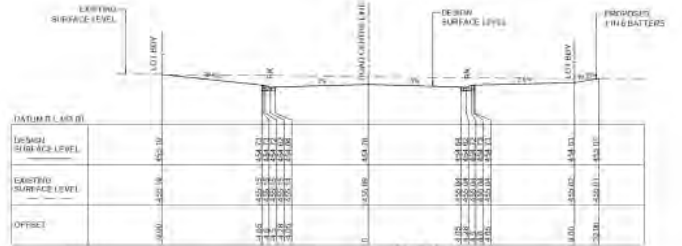
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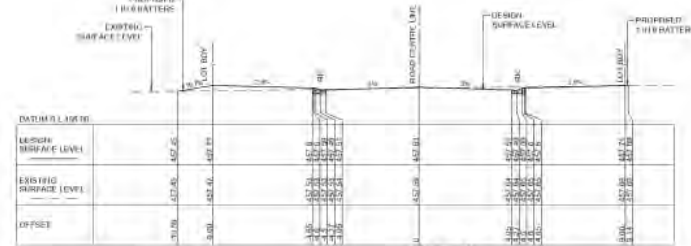
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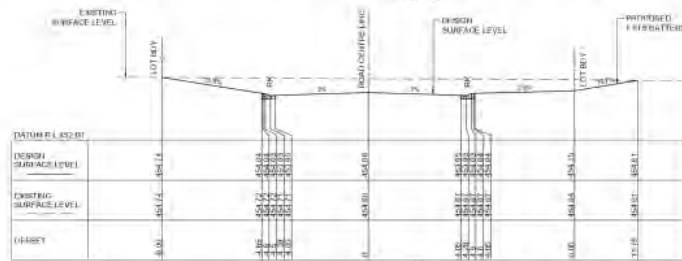
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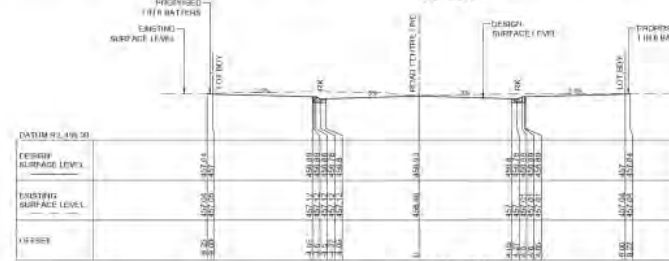
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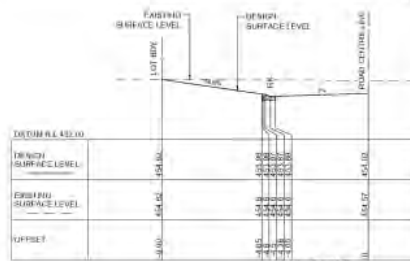
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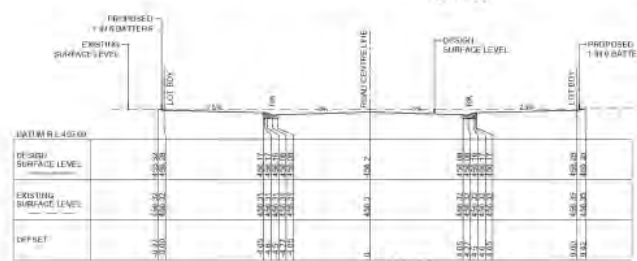
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CH. 100



CH. 15.67



CH. 80

NOT FOR CONSTRUCTION

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Date	14/02/2022
Drawn	J.A.B.
Checked	J.A.B.

Authorised by the Council
 1515 RAILWAY STREET DEVELOPMENT APPLICATION
 Suburban Residential Zone

MR ROY AMERY
 MID-WESTERN REGIONAL COUNCIL

Premise

Scale: 1:100

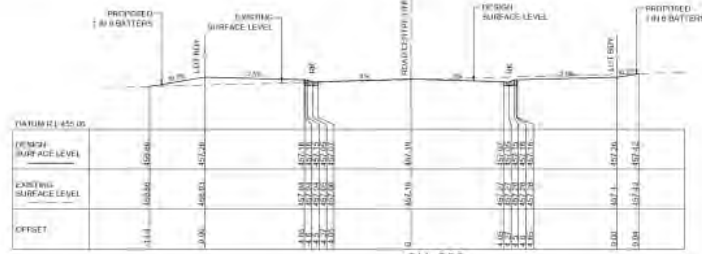
Telford Civil

TELFOORD CIVIL
 DESIGN & CONSTRUCTION EXCELLENCE

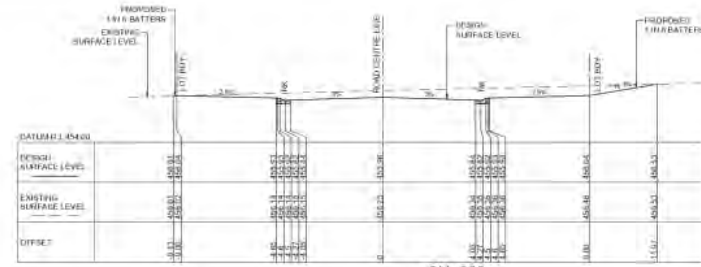
Level 6, 670 Chapel Street, Perth WA 6000
 Phone: (08) 9447 1881
 Fax: (08) 9447 1882
 Email: info@telfordcivil.com.au

1 RAILWAY STREET, GULGONG
 PROPOSED RESIDENTIAL SUBDIVISION
 CIVIL ENGINEERING PLANS
 DEVELOPMENT APPLICATION

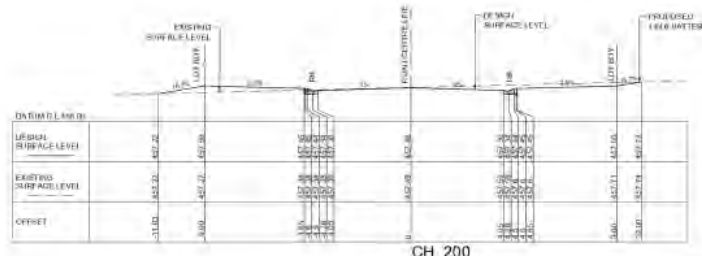
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Drawn	J.A.B.
Checked	J.A.B.



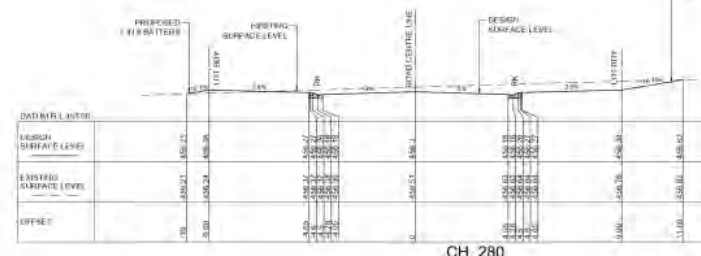
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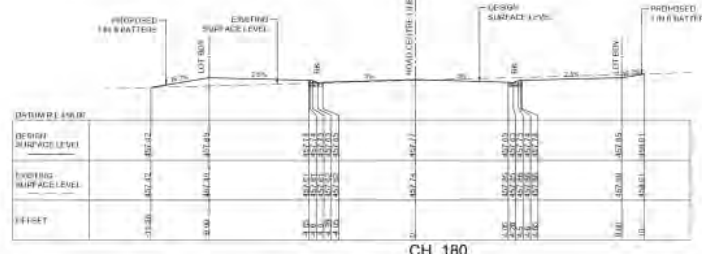
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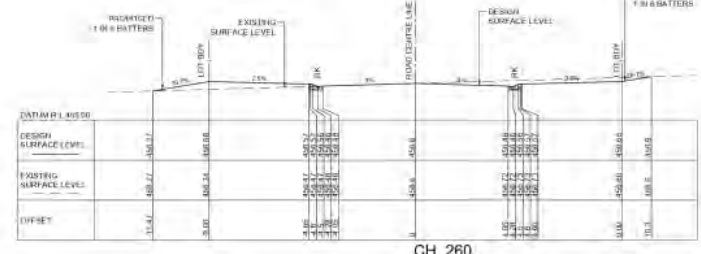
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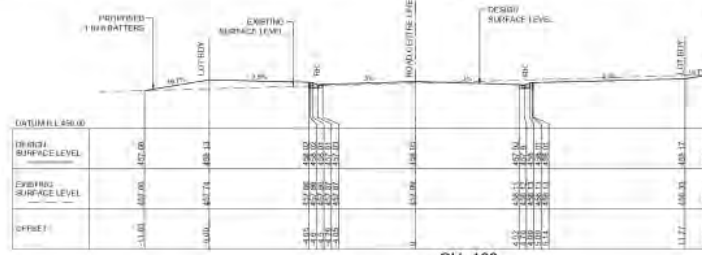
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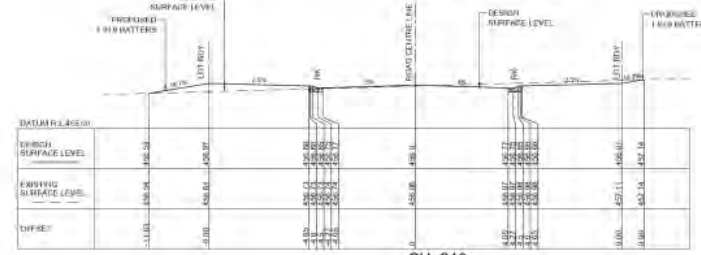
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CH. 260



CH. 160



CH. 240

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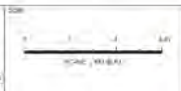
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Issue	Description	Date	Drawn	Checked			

Designed by G. McGeachy
Checked by G. McGeachy
Reviewed by G. McGeachy

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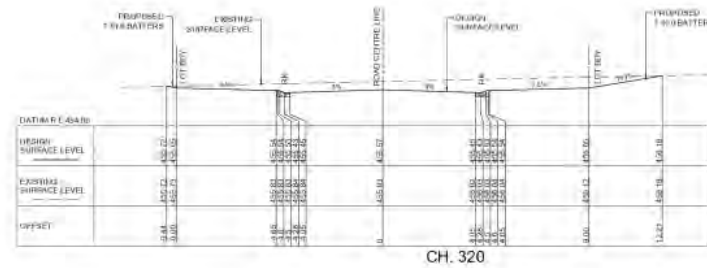
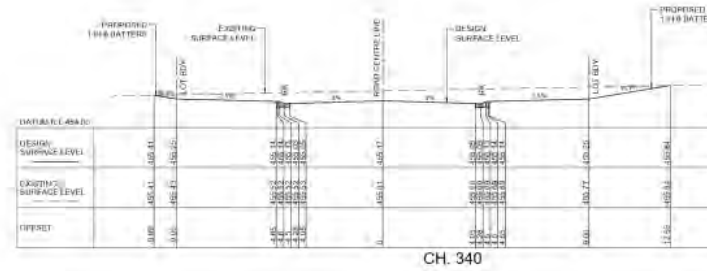
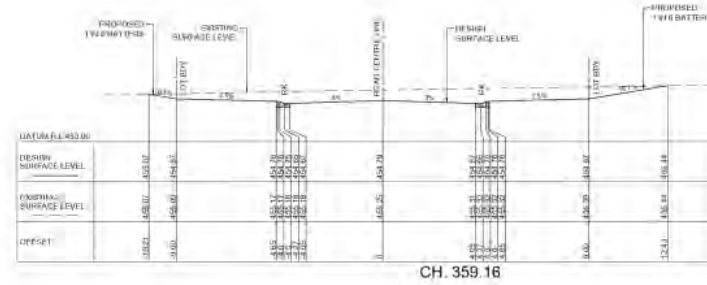


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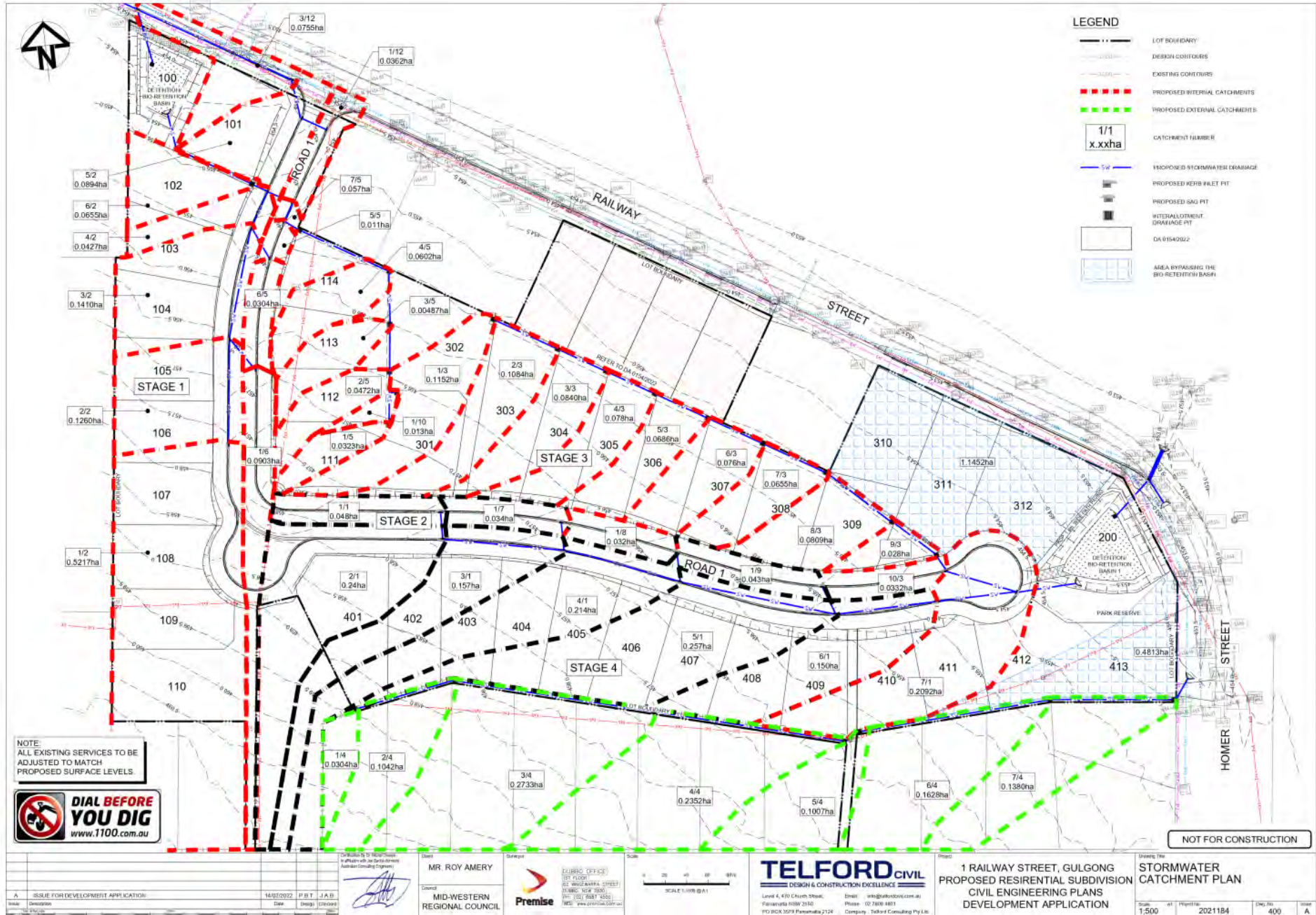
1 RAILWAY STREET, GULGONG
PROPOSED RESIDENTIAL SUBDIVISION
CIVIL ENGINEERING PLANS
DEVELOPMENT APPLICATION

Sheet Title		ROAD 1 CROSS SECTIONS SHEET 2 OF 3	
Scale	at 1:100	Proj. No.	2021184
Drawn		Proj. ID	304
Checked		Issue	A



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Issued: 14/07/2022 Design: PBT Checked: J.A.D.		Prepared by: P. Blyden Checked by: P. Blyden Date: 14/07/2022		Client: MR. ROY AMERY Council: MID-WESTERN REGIONAL COUNCIL		Scale: 1:50 North Arrow		TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 4, 410 O'Connell Street, Auckland 1010 Phone: 09 308 6181 Email: info@telfordcivil.co.nz		Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION		Drawing Title: ROAD 1 CROSS SECTIONS SHEET 3 OF 3 Scale: 1:100 Date: 2021184 Drawing No: 305 Issue: A	
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A		ISSUE FOR DEVELOPMENT APPLICATION	14/02/2022	P B T	J A D
Issue	Design	Date	Drawn	Checked	

Prepared by: J. A. D.
Checked by: P. B. T.
Date: 14/02/2022

Client: MR. ROY AMERY
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1 RAILWAY STREET, GULGONG
PROPOSED RESIDENTIAL SUBDIVISION
CIVIL ENGINEERING PLANS
DEVELOPMENT APPLICATION

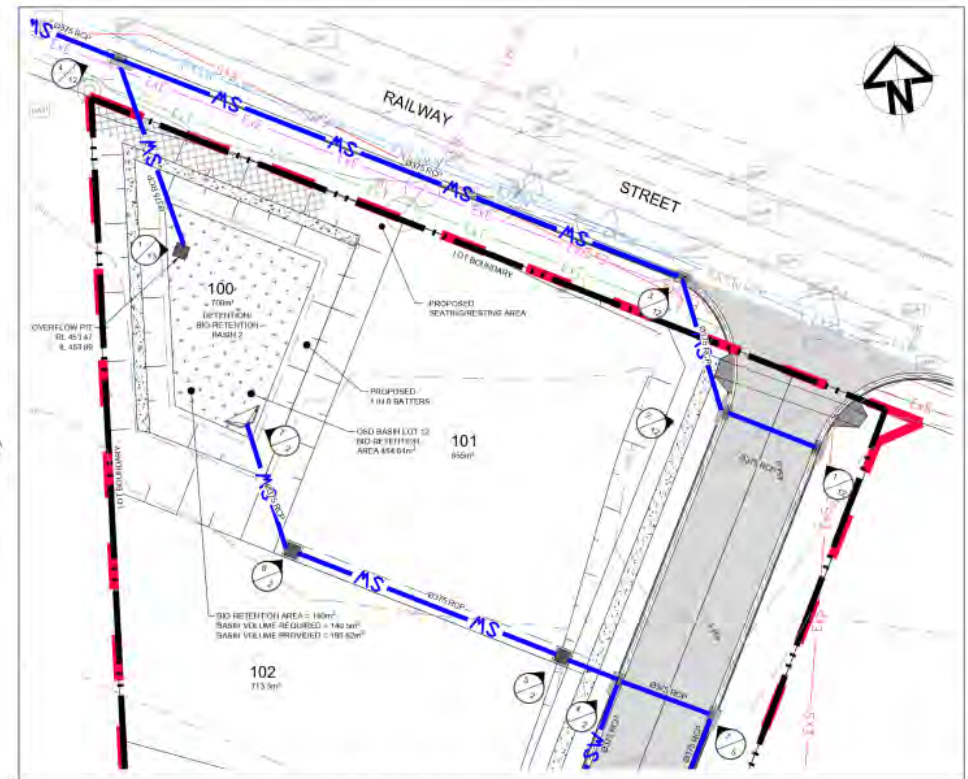
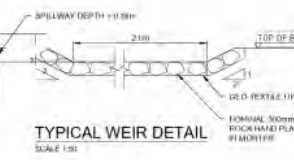
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Scale: 1:500
Date: 2021184
Drawing No: 400
Issue: A

BIO-RETENTION BASIN NOTES:

1. AN IMPERMEABLE LINER SHALL BE INSTALLED TO FULLY CONTAIN ANY LEAKED WATER AND PREVENT ANY INTRUSION TO GROUNDWATER. LINER SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY AND TO FORM CONTINUOUS BED FREE OF HOLES AND FREE OF SHARP OBJECTS TO PREVENT TEARDROPS. SUBGRADE SHALL BE GRADED ACCORDING TO THE DRAWINGS TO FORM SLOPED BASE. LINER TO HAVE ALL WELDED JOINTS SEALED IN ACCORDANCE WITH THE PRODUCT'S SPECIFICATIONS TO ENSURE THE SYSTEM IS WATER TIGHT. LINER HEADS TO BE APPROPRIATELY KEPT INTO THE BATTERS AND ENRAMPMENTS AND WRAPPED UP AGAINST DRAINAGE FITS TO TOP OF SOIL LAYER WITH CONSIDERATION TO PROTECTORS THROUGH THE LINERS SUCH AS OUTLET PIPES.
2. UNDERDRAIN SHALL BE Laid IN A MINIMUM OF 200MM DRAINAGE LAYER COMPOSED OF FINE GRAVEL ϕ 5MM WITH 0% FINES AND HYDRAULIC CONDUCTIVITY OF MINIMUM 200000. THE DRAINAGE LAYER DEPTH MUST EXCEED AT LEAST 30MM COVER OVER THE UNDERDRAIN. BIDDING CRITERIA SHALL BE APPLIED TO AVOID MIGRATION OF THE ON-TOP LAYER INTO THE DRAINAGE LAYER. DIS (TRANSITION LAYER) (TOP LAYER).
3. WHERE INDICATED ON THE DESIGN DRAWINGS A TRANSITION LAYER SHALL BE INCLUDED. THE TRANSITION LAYER MATERIAL SHALL BE CLEAN, WELL GRADED SAND MATERIAL (TYPICALLY 1MM) CONTAINING <2% FINES. THE PARTICLE SIZE DISTRIBUTION OF THE SAND SHALL BE ASSESSED TO MEET BIDDING CRITERIA THAT THE SMALLEST 10% OF THE SAND PARTICLES BREKE WITH THE LARGEST 10% OF THE FILTER MEDIA. DIS (TRANSITION LAYER) (SANDS) (FILTER MEDIA).
4. BIO-RETENTION FILTER MEDIA SHALL COMPLY WITH THE FOLLOWING:
 - HAVE A MINIMUM HYDRAULIC CONDUCTIVITY OF 200000. THIS SHOULD BE MEASURED ACCORDING TO ASTM F145-08 STANDARD TEST METHOD FOR SATURATED HYDRAULIC CONDUCTIVITY, WATER RETENTION, POROSITY AND PLUCKEDNESS OF FILTER MEDIA AND SHOULD BE WRAPPED UP AGAINST DRAINAGE FITS TO TOP OF SOIL LAYER WITH TOTAL CLAY AND SILT MAX LESS THAN 1% (WAY) TO REDUCE THE LIKELIHOOD OF STRUCTURAL COLLAPSE OF SUCH BASKETS.
 - THE FILTER MEDIA SHALL BE GRADED LUMPY SAND WITHOUT GAP IN THE PARTICLE SIZE GRADING AND THE COMPOSITION SHALL NOT BE DOMINATED BY A SMALL PARTICLE SIZE RANGE. THE FOLLOWING IS A GUIDE FOR THE FILTER MEDIA PARTICLE SIZE DISTRIBUTION:
 - o CLAY AND SILT <1% (0.075MM)
 - o VERY FINE SAND 33% (0.075-0.15MM)
 - o FINE SAND TO 30% (0.25-1.0MM)
 - o MEDIUM TO COARSE SAND 40-50% (0.25-1.0MM)
 - o COARSE SAND 7-10% (1.0-2.0MM)
 - o FINE GRAVEL <2% (2.0-4.75MM)
 - FILTER MEDIA SHALL BE TESTED (ACCORDING TO AS4419-2003) TO COMPLY WITH THE FOLLOWING:
 - o TOTAL MATERIAL (DU) CONTENT = 80% MAX.
 - o DITHIONITE/SULPHATE (P/S) CONTENT = 0.05% MAX.
 - o ORGANIC MATTER AT LEAST 3% (WAY).
 - o pH 5.5-7.5 (IN 1.5% WATER).
 - o ELECTRICAL CONDUCTIVITY (EC) <1.200SM
 - o IMPERMEABILITY

AN ALTERNATIVE OPTION FOR BIORETENTION FILTER MEDIA IS AN ENGINEERED FILTER MEDIA. THIS IS A WASHED, WELL GRADED SAND WITH APPROPRIATE HYDRAULIC CONDUCTIVITY (SUCH AS MATERIALS USED FOR CONSTRUCTION OF GOLF COURSES). THE TOP 100MM OF THE FILTER MEDIA SHALL HAVE BE ENRICHED WITH APPROPRIATE ORGANIC MATTER, FERTILISER AND TRACE ELEMENTS AS SHOWN BELOW.

CONSTITUENT	QUANTITY (KG/100 M2 FILTER AREA)
GRANULATED POULTRY MANURE FINES	30
SULPHURIC ACID	2
ROUGE BIRD SUPERPHOSPHATE	2
POTASSIUM BLD PHATE	2
TRACE ELEMENT MIX	4
FERTILISER (NPK 10-4-24)	4
LIME	20

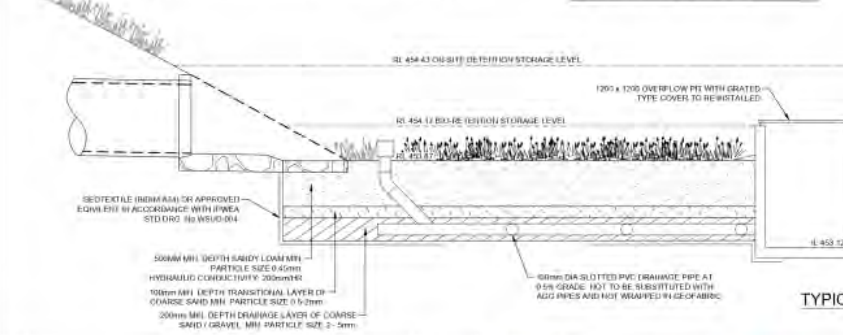


BIO-RETENTION / DETENTION BASIN 1 LAYOUT PLAN
SCALE 1:200

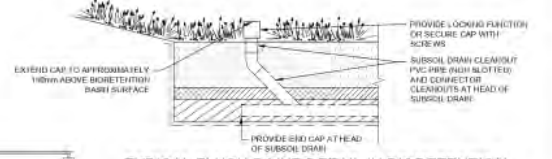
BASIN SETOUT TABLE

LEVEL (m)	STAGED VOLUME (m³)
RL 453.17	0
RL 453.87	1.372m³
RL 454.43	171.00m³

SEDIMENT BASIN NOTE:
 SEDIMENT BASIN TO REMAIN UNTIL 80% OF ALL HOUSES ARE CONSTRUCTED WITHIN THE DEVELOPMENT SITE. UPON COMPLETION OF 80%, SEDIMENT BASIN TO CONVERTED TO BIO-BASIN.



TYPICAL BASIN DETAIL
SCALE 1:10



TYPICAL FLUSH POINT DETAIL IN BIORETENTION
SCALE 1:20

NOT FOR CONSTRUCTION

<p>Author: MR ROY AMERY</p> <p>Checked: MR ROY AMERY</p> <p>Scale: 1:100</p>	<p>Client: MID-WESTERN REGIONAL COUNCIL</p> <p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>Date: 14/02/2022</p> <p>Sheet: 1 OF 2</p>	<p>Scale: 1:100</p> <p>Scale: 1:100</p>	<p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p> <p>Scale: 1:100</p> <p>Sheet: 1 OF 2</p>
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BIO-RETENTION BASIN NOTES:

- 1) AN IMPERMEABLE LINER SHALL BE INSTALLED TO FULLY CONTAIN ANY LEAKED WATER AND PREVENT INFILTRATION TO GROUNDWATER. LINER SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY AND TO FORM CONTINUOUS BED FREE OF Voids AND FREE OF SHARP OBJECTS TO PREVENT TEARDROPS. SUBGRADE SHALL BE GRADED ACCORDING TO THE DRAWINGS TO FORM A SLOPED BASE. LINER TO HAVE ALL JOINTS JOINTS SEALED IN ACCORDANCE WITH THE PRODUCT'S SPECIFICATIONS TO ENSURE THE SYSTEM IS WATER TIGHT. LINER NEEDS TO BE APPROPRIATELY KEPT INTO THE BATTERS AND ENDS AND WRAPPED AGAINST DRAINAGE FITS TO TOP OF SOIL LAYER WITH CONSIDERATION TO PROTECTORS THROUGH THE LINERS SUCH AS OUTLET PIPES.
- 2) UNDERDRAIN SHALL BE Laid IN A MINIMUM OF 200MM DRAINAGE LAYER COMPOSED OF FINE GRAVEL (2-5MM WITH 0% FINES AND HYDRAULIC CONDUCTIVITY OF MINIMUM THE DRAINAGE LAYER DEPTH MUST EXCEED AT LEAST 30MM COVER OVER THE UNDERDRAIN. REDUCING CRITERIA SHALL BE APPLIED TO AVOID MIGRATION OF THE ON-TOP LAYER INTO THE DRAINAGE LAYER. DIS (DRAINAGE LAYER) (ON-TOP LAYER).
- 3) WHERE INDICATED ON THE DESIGN DRAWINGS A TRANSITION LAYER SHALL BE INCLUDED. THE TRANSITION LAYER MATERIAL SHALL BE CLEAN, WELL-GRADED SAND MATERIAL (TYPICALLY 1MM) CONTAINING <2% FINES. THE PARTICLE SIZE DISTRIBUTION OF THE SAND SHALL BE ASSESSED TO MEET CRITERIA THAT THE SMALLEST 10% OF THE SAND PARTICLES BEGINS WITH THE LARGEST 10% OF THE FILTER MEDIA. DIS (TRANSITION LAYER) (SANDS) (FILTER MEDIA).
- 4) BIO-RETENTION FILTER MEDIA SHALL COMPLY WITH THE FOLLOWING:
 - HAVE A MINIMUM HYDRAULIC CONDUCTIVITY OF 200MM/S. THIS SHOULD BE MEASURED ACCORDING TO ASTM F1415-08 STANDARD TEST METHOD FOR SATURATED HYDRAULIC CONDUCTIVITY, WATER RETENTION, POROSITY AND bulk DENSITY OF FILTERING MEDIA AND KNOWN TOUGH ROUGH ZONES MUST BE AVOIDED.
 - HAVE TOTAL CLAY AND SILT MAX LESS THAN 3% (W/W) TO REDUCE THE LIKELIHOOD OF STRUCTURAL COLLAPSE OF SUCH BODIES.
 - THE FILTER MEDIA SHALL BE GRADED UNIFORM SAND WITHOUT GAP IN THE PARTICLE SIZE GRADING AND THE COMPOSITION SHALL NOT BE DOMINATED BY A SMALL PARTICLE SIZE RANGE. THE FOLLOWING IS A GUIDE FOR THE FILTER MEDIA PARTICLE SIZE DISTRIBUTION:
 - o CLAY AND SILT <1% (0.075MM)
 - o VERY FINE SAND 3.0% (0.5-1.0MM)
 - o FINE SAND TO 30% (0.25-1.0MM)
 - o MEDIUM TO COARSE SAND 40-60% (0.25-1.0MM)
 - o COARSE SAND 7-10% (0.2-0.5MM)
 - o FINE GRAVEL <2% (2.0-4.75MM)
 - FILTER MEDIA SHALL BE TESTED (ACCORDING TO AS4419-2003) TO COMPLY WITH THE FOLLOWING:
 - o TOTAL MATERIAL (IN) CONTENT = 80% (W/W)
 - o OBTAIN PHOSPHATE (P) CONTENT = 400MG/KG
 - o ORGANIC MATTER (IN) AT LEAST 3% (W/W)
 - o PH (5-7) PH (1.5% WATER)
 - o ELECTRICAL CONDUCTIVITY (EC) <1.20MS/M
 - o DURABILITY

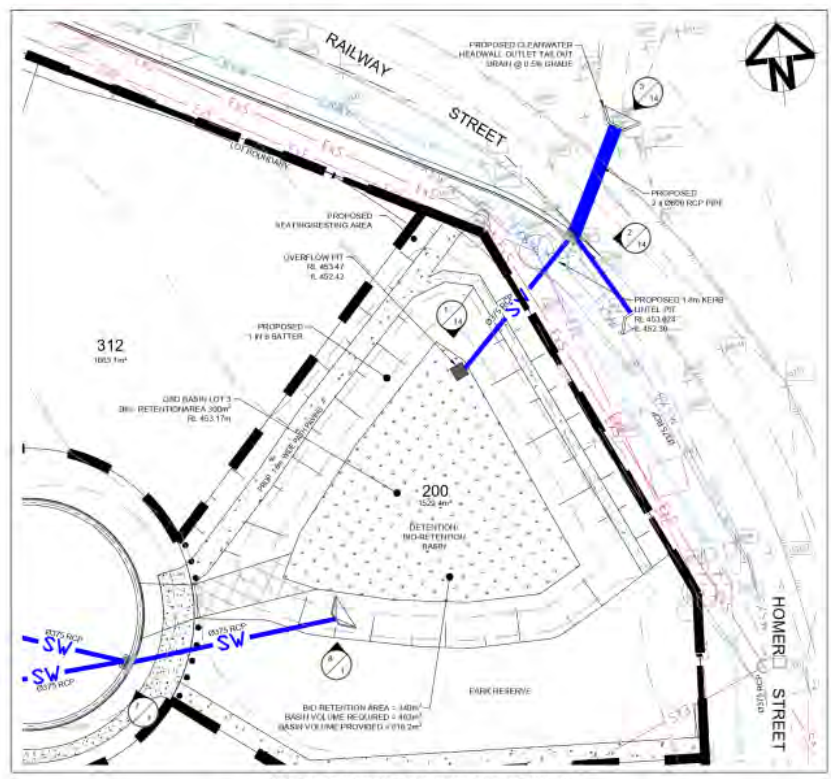
AN ALTERNATIVE OPTION FOR BIORETENTION FILTER MEDIA IS AN ENGINEERED FILTER MEDIA. THIS IS A WASHED, WELL-GRADED SAND WITH APPROPRIATE HYDRAULIC CONDUCTIVITY (SUCH AS MATERIALS USED FOR CONSTRUCTION OF ROAD BEDS). THE TOP 100MM OF THE FILTER MEDIA SHALL HAVE BEEN AMENDED WITH APPROPRIATE ORGANIC MATTER, FERTILISER AND TRACE ELEMENTS AS SHOWN BELOW.

CONSTITUENT	QUANTITY (KG/100 M2 FILTER AREA)
GRANULATED POULTRY MANURE FINES	30
SULPHURIC ACID	2
POTASSIUM BICARBONATE	2
TRACE ELEMENT MIX	1
FERTILISER (NPK 10-4-34)	4
LIME	20

- 5) INITIAL FILTER MEDIA SHALL BE ASSESSED BY A PARTICIPANT TO ENSURE THAT THEY ARE CAPABLE OF SUPPORTING A HEALTHY VEGETATION COMMUNITY. THE BIO-RETENTION FILTER MEDIA SHALL BE TESTED TO DEMONSTRATE THE COMPLIANCE WITH THE ABOVE MENTIONED REQUIREMENTS AT THE FOLLOWING FREQUENCIES:
 - FOR BIO-RETENTION SYSTEMS <40M2: ONE SAMPLE PER 500KG OF FILTER MEDIA
 - FOR BIO-RETENTION SYSTEMS >50M2: ONE SAMPLE PER 500KG OF FILTER MEDIA
 - FOR THE HYDRAULIC CONDUCTIVITY TEST PLUS ONE SAMPLE PER 2000KG OF FILTER MEDIA
 - MEDIA FOR ALL OTHER REQUIRED TESTS
- 6) TESTING SHALL BE UNDERTAKEN ON THE ACTUAL MATERIAL TO BE DELIVERED TO THE SITE. THE SUPPLIER AND CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THE FILTER MEDIA MEETS THE SPECIFICATIONS AND THE CORRECT MATERIAL IS DELIVERED TO THE SITE PRIOR TO INSTALLATION. THE SUPPLIER SHALL ARRANGE FOR THE FILTER MEDIA TO BE TESTED BY A CERTIFIED LABORATORY IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS. ON THE BASIS OF THE TESTS, THE SOIL LABORATORY AND SUPPLIER SHALL CERTIFY THAT THE MATERIAL MEETS THESE SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE SUPPLIER'S CERTIFICATE, TEST RESULTS AND SUPPLY DOCKETS TO THE DESIGNER (THROUGH THE SITE SUPERVISOR) FOR REVIEW AND APPROVAL.
- 7) AN IN-SITU MEASUREMENT OF HYDRAULIC CONDUCTIVITY SHALL BE UNDERTAKEN FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE BIO-RETENTION SYSTEM AND PRIOR TO HAND-OVER OF THE SYSTEM. THIS TESTING SHALL ACCORDING TO PRACTICE NOTE 1 - IN-SITU MEASUREMENT OF HYDRAULIC CONDUCTIVITY (P/N 1) (MELC DOCUMENT 2008), WHICH CAN BE FOUND IN WWW.MICHASHIELD.AU/PUBLICATIONS/INDEX.HTML.
- 8) THE FILTER MEDIA SHALL BE THOROUGHLY COMPACTED DURING INSTALLATION TO PREVENT MIGRATION OF FINE PARTICLES. A SINGLE PASS OF COMPACTING ANCHORAGE (VERTICAL PLATE FOR SMALL SYSTEMS AND DRAIN LAMINAR ROLLER FOR LARGER SYSTEMS) SHALL BE USED. TO HEAVY COMPACTOR OR MULTIPASS SHALL BE MADE. FILTER MEDIA SHALL BE INSTALLED IN TWO LITS FOR DEPTHS OF OVER 1000MM.

LEGEND

- LOT BOUNDARY
- PROPOSED 6 LITRE OVERWATER DRAINAGE
- 1000 LITRE UPVC PIPE @ 2m C/S WITH FLUSH POINT @ 10m C/S
- FINISHED COURTOURS
- PROPOSED FILTER MEDIA
- PROPOSED SCULPTURE PROTECTION
- BASH MAINTENANCE DRIVEWAY @ 1.1m MAX
- PROPOSED SIDE WALK (FT)
- PROPOSED BAG PIT
- INTERNAL UTILITY DRAINAGE FIT



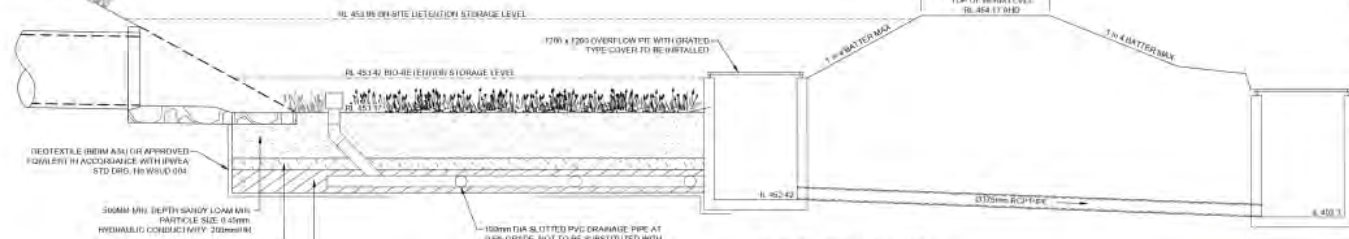
BIO-RETENTION / DETENTION BASIN 2 LAYOUT PLAN
SCALE 1:200

BASIN SETOUT TABLE

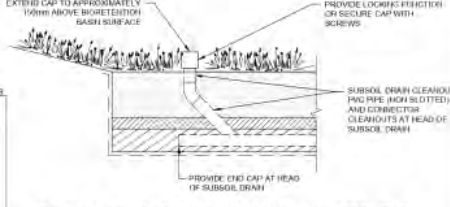
LEVEL (m)	STAGED VOLUME (m³)
RL 452.42	0
RL 453.47	100.00m³
RL 453.98	432.98m³

SEDIMENT BASIN NOTE:

SEDIMENT BASIN TO REMAIN UNTIL 80% OF ALL HOUSES ARE CONSTRUCTED WITHIN THE DEVELOPMENT SITE. UPON COMPLETION OF 80% SEDIMENT BASIN TO CONVERTED TO BIO-BASIN.



TYPICAL BASIN DETAIL
H.T. 6



TYPICAL FLUSH POINT DETAIL IN BIORETENTION
SCALE 1:1.5

NOT FOR CONSTRUCTION

SITE BASED STORMWATER MANAGEMENT PLAN
1 - 5 RAILWAY ST, GULGONG

February 2022



Site Based Stormwater Management Plan 1 - 5 Railway St, Gulgong (Stage 1 - 4)

Prepared For
Mid-Western Regional Council

Project No.
TEL2021184

Issue A February 2022

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SITE BASED STORMWATER MANAGEMENT PLAN
1 - 5 RAILWAY ST, GULGONG

February 2022

Document Information

Project No: TEL2021184				
Report Type: Site Based Stormwater Management Plan				
Site Address: 1 - 5 Railway St, Gulgong NSW 2852				
Document Filename: TEL2021184.SW.DA - SBSMP - 1 - 5 Railway St, Gulgong Rev A.doc				
Issue A	Position	Date	Comments	
Prepared By	Katrina Salloum	Civil Engineer	14 February 2022	Nil
Reviewed By	Michel Chaaya	Principal Engineer	14 February 2022	Nil

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Disclaimer

The advice and information contained within this report relies on the quality of the records and other data provided by the Client and obtained from Council along with the time and budgetary constraints imposed.

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SITE BASED STORMWATER MANAGEMENT PLAN
1 - 5 RAILWAY ST, GULGONG

February 2022

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1 INTRODUCTION

Telford Consulting Pty Ltd have been commissioned to undertake a Site Based Stormwater Management Plan for the Proposed Subdivision at 1 - 5 Railway St, Gulgong (Stage 1-4).

The aim of this report is to:

1. Identify the proposed development details;
2. Describe the existing site topography and features;
3. Identify the lawful point of discharge;
4. Stormwater quantity management;
5. Stormwater quality management;
6. Assess erosion and sediment control;
7. Ensure the proposed development achieves the principle of "no worsening".

The limitations of this report are:

The concept plans provided are preliminary only and not for construction purpose.

2 STORMWATER QUANTITY MANAGEMENT PLAN

2.1 Site Details Summary

Table 2-1 provides a summary of development details for the subject site.

Table 2-1 – Site Details / Development Summary

Development Details	Comments
Applicant's Name	Mr Roy Amery
Street Address	1 - 5 Railway St
Suburb	Gulgong
State / Postcode	NSW / 2852
Local Authority	Mid-Western Regional Council
Zoning	R1 (General Residential)
Development Type	Subdivision
Number of Proposed Lots	41
Site Area	4.19ha (Stage 1 – 43.93ha)
Real Property Description	Lot 2 DP 613429
Stage	1-4

2.2 Location / Existing Development Details

The subject site is located at 1 - 5 Railway St, Gulgong and has a total site area of approximately 4.19 ha. Stages 1 - 4 site area is 3.93ha.

This site is bounded by residential areas to the west and south, Railway street to the north, and Homer Street to the east.

Refer to **Figure 2-1** below for a locality map of the site.



Figure 2-1 - Locality Map, Source: Google Map

SITE BASED STORMWATER MANAGEMENT PLAN
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2.3 Existing Topography and Drainage Patterns

The site falls from South to North with the lowest point occurring at the north eastern boundary of the site.

The lowest point is at RL 453.3m AHD while the highest point of the site is approximately at RL 460.5m at the most south western point.

The site falls towards the north at an average grade of approximately 3%.

2.4 External Catchment

Available Lidar data and specific site survey demonstrates that the site is affected by external runoff from the southern developments. These external flows will be captured by a 1.5 m wide swale along the southern side of the proposed lots (Stage 4) and directed towards the east via an outlet headwall.

Refer to **Appendix B** for Telford Civil Engineering plans for the external catchment and the proposed swale location.

2.5 Proposed Subdivision Plan

The proposal is a 41 lot subdivision.

Refer to **Figure 2-2** below for the proposed subdivision plan.

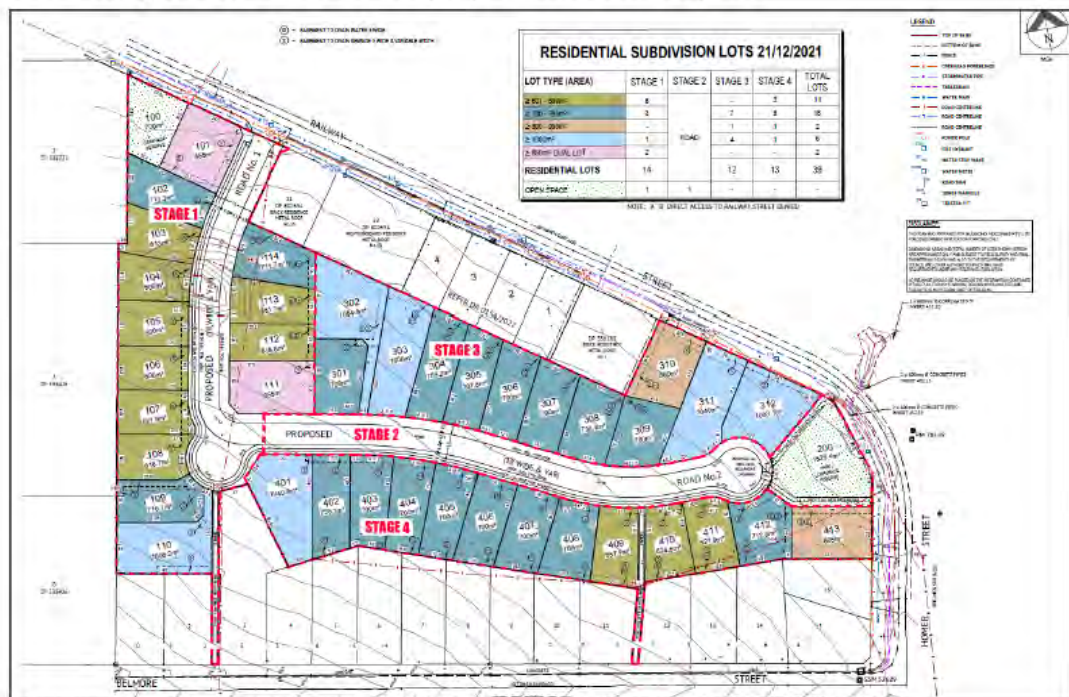


Figure 2-2 - Proposed Subdivision Plan

2.6 Lawful Point of Discharge

The lawful point of discharge for the site is proposed at two locations to the northeast and northwest corner of the site. These two locations were decided based on the site topography draining from south to north as well the proposed location of the bio-retention basins. Refer to **Appendix B** for Telford Civil engineering plans that demonstrate the locations of the lawful points of discharge.

2.7 Hydrological Model Establishment

DRAINS ILSAX model was used for all storm events to analyze and determine the pre-development and post development stormwater runoff from the subject site.

DRAINS is an integrated hydrological and hydraulic model. It is capable of modelling the hydrology through an ILSAX module including detention storages. Model parameters for sub catchment storages have been selected from recommended design values from the following data sources:

1. Time of Concentration – Time of Concentration has been calculated in accordance with QUDM.
2. Catchment roughness values – Based on aerial photography and previous experience with similar hydrologic assessment; and
3. Intensity-Frequency - Duration (IFD) values and rainfall temporal patterns were sourced from the Australian Government, Bureau of Meteorology website.

Pre-development Scenario

The following table details the pre-development runoff from the pre-development Catchments towards the lawful points of discharge calculated using ILSAX DRAINS model.

Table 2-2 - Hydrological Parameters - Pre Development East

Parameters	Value
Catchment No	Pre Dev East
Area (ha)	2.86
1 in 100 ARI Flow (m ³ /s)	0.999

Table 2-3 - Hydrological Parameters - Pre Development West

Parameters	Value
Catchment No	Pre Dev West
Area (ha)	1.02
1 in 100 ARI Flow (m ³ /s)	0.360

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Post-development Scenario

The Post-development runoff has been calculated in DRAINS.

Table 2-4 - Hydrological Parameters - Post Development East

Parameters	Value
Catchment No	Post Dev East
Area (ha)	2.86
Q ₁₀₀ -ILSAX (m ³ /s)	1.249

Table 2-5 - Hydrological Parameters - Post Development West

Parameters	Value
Catchment No	Post Dev West
Area (ha)	1.02
Q ₁₀₀ -ILSAX (m ³ /s)	0.441

Refer to **Appendix C** for Drains Model data.

2.8 Hydraulic AnalysisDetention Requirements:

To mitigate the increased post-development runoff, it has been proposed to install two (2) above ground OSD basin to the northeast and northwest of the subject site. The proposed basins will cater in the proposed site flows and discharge it at the lawful points of discharge.

DRAINS ILSAX model was used to analyse the detention requirements for a range of storm events. The following table details the preliminary detention storage requirements for the proposed basin.

Table 2-6 - Detention Requirements

Name	Detention Volume required (m ³)	Source
Basin East	462.1	DRAINS ILSAX Model
Basin West	140.5	DRAINS ILSAX Model

A footprint has been estimated accordingly for the proposed basins.

Table below summarises the peak discharge from the site in the pre-development and post-development scenarios.

Table 2-7 - Summary of Peak Discharge

Outlet	Scenario	ARI Storm event (m ³ /s)				
		1 in 5	1 in 10	1 in 20	1 in 50	1 in 100
Lawful Point of discharge East	Pre-dev	0.377	0.490	0.663	0.865	0.999
	Post-dev	0.334	0.360	0.386	0.423	0.447
Lawful Point of discharge West	Pre-dev	0.137	0.179	0.241	0.312	0.360
	Post-dev	0.113	0.121	0.129	0.143	0.247

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The table indicates that with the proposed detention basins, the development will successfully attenuate all post-development peak discharges from the proposed development, for all investigated return periods.

Refer to **Appendix B** for Telford Civil Engineering Plans.

Lots 310, 311, and 312 are sloping towards Railway street and due to sites topography, it will not be possible to drain them to the regional OSD/WSUD system to the east (Basin East). On this basis, it is recommended to design and install appropriate on-site detention systems as part of future DA/CDC.

On-Site Detention facilities can be designed in the form of an underground Masonry/PVC tank with an outlet pipe connecting to the proposed site's K&G.

DRAINS ILSAX model was used for all storm events to analyze and determine the pre-development and post development stormwater runoff from these lots and to analyse the detention requirements for a range of storm events.

In reference to a preliminary assessment of the OSD requirements and assuming 70% of the proposed sites will be impervious, footprints have been estimated for the detention tanks.

Table 2-8 - Detention Requirements

Name	Detention Volume required (m ³)	Source
Tank 310	13.8	DRAINS ILSAX Model
Tank 311	17.9	DRAINS ILSAX Model
Tank 312	12.7	DRAINS ILSAX Model

3 STORMWATER QUALITY MANAGEMENT

3.1 Stormwater Quality Management Objectives

The aim of this Stormwater Quality Management Plan is to minimize the generation and export of sediment and other pollutants resulting from the operational phase of the future development on site.

3.1.1 Construction Phase

During the construction phase of this development, the pollutants listed in the Table below have been identified as being typically generated for this type of development.

Table 3-1 – Construction Phase Pollutants

Pollutants	Source
Litter	Paper, construction packaging, food packaging, cement bags, off cuts
Sediment	Unprotected exposed soils and stockpiles during earthworks and building
Hydrocarbons	Fuel an oil spill, leaks from construction equipment
Toxic Materials	Cement slurry, asphalt prime, solvents, cleaning agents, washwater (eg from tile works)
pH Altering Substances	Acid sulfate soils, cement slurry and washwaters

Generally, the minimization of these pollutants is achieved by the project manager ensuring that the contractual lines of responsibility for all measures are clearly set out to Contractors and sub-Contractors from commencement of works until final stabilisation. Where there is a failure critical to environmental performance by a Contractor, the project manager should ensure there is a system in place to be discovered and promptly remediated.

This has been discussed in **Section 4** of this report.

3.1.2 Operational Phase

The key pollutants generated by developments of this kind during the operational phase (post construction) are tabulated below. Those presented in bold text are identified as the key pollutants to be targeted for treatment and have been selected with consideration of the proposed operational activities and processes to be undertaken on this site.

Table 3-2 – Operational Phase Pollutants

Type	Comment
Litter	Common
Sediment	Common
Nutrients (Nitrogen and phosphorus)	Common
Hydrocarbons	Common
Heavy metals	Associated with fine sediment
Surfactants	Common
Organochlorins and organophosphates	Unlikely to be present
Thermal pollution	Maybe present
pH altering substances	Maybe present
Oxygen demanding substances	Maybe present
Pathogens/Faecal coliforms	Maybe present

3.2 Stormwater Quality Management Measures

3.2.1 Modelling Guidelines

MUSIC Version 6.2 was used to assess pollutant generation and the performance of stormwater treatment measures for the proposed development.

3.2.2 Rainfall Data

Mid-western Regional Music Link has been used.

3.2.3 Music Model Layout

The layout of the site and the proposed drainage pattern were considered in the creation of the MUSIC model. The figures below present the layout of source, treatment and receiving nodes used in the modelling.

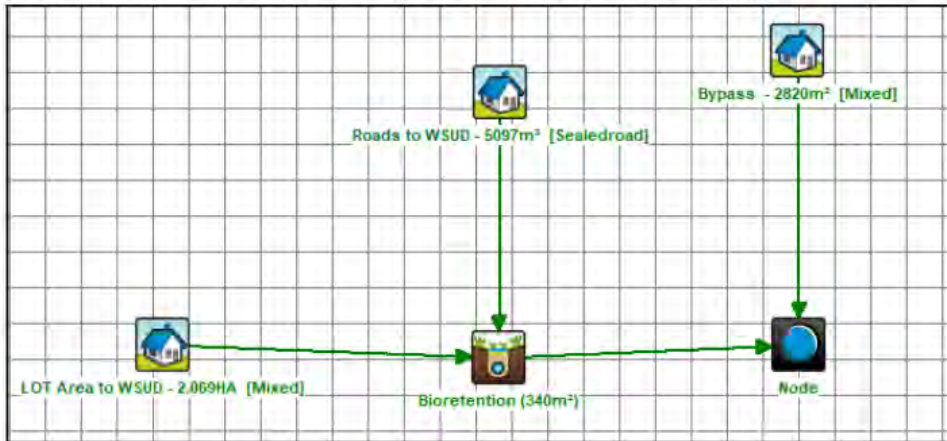


Figure 3-1 - Music Model Layout (East)

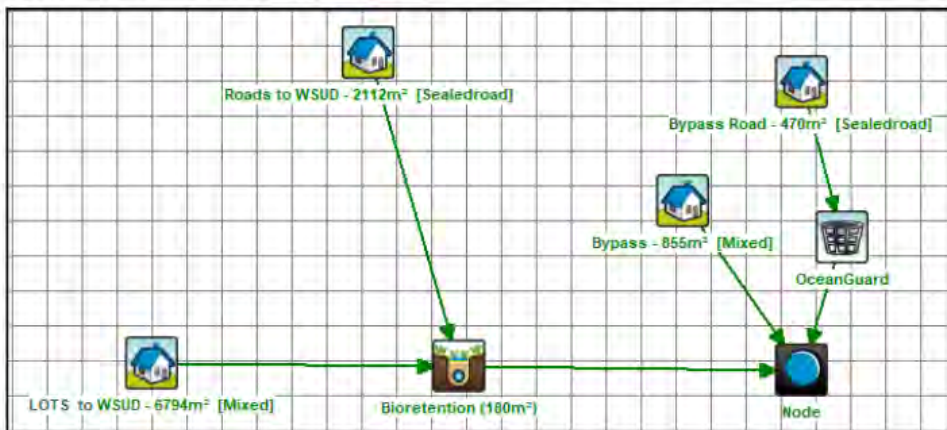


Figure 3-2 - Music Model Layout (West)

SITE BASED STORMWATER MANAGEMENT PLAN
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3.2.4 Bio-Retention

A bio-retention has been incorporated within the design of each basin to act as the stormwater treatment facility at the site. The bio-retention will be constructed as part of the proposed detention basins. Rainfall runoff generated within the site is to be collected via a drainage system and discharged into the proposed bio-retention basins for treatment.

Refer to **Appendix B** for the Civil Plans of the subject site that demonstrate the proposed locations of the bio-retentions.

The following parameters were adopted to the proposed Bio-Retentions.

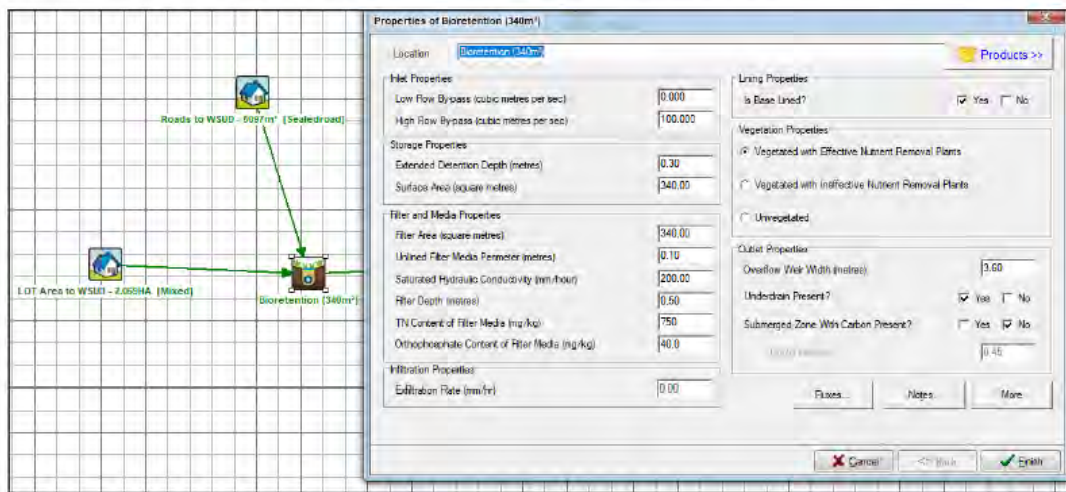


Figure 3-3 - Bio-Retention Parameters (East)

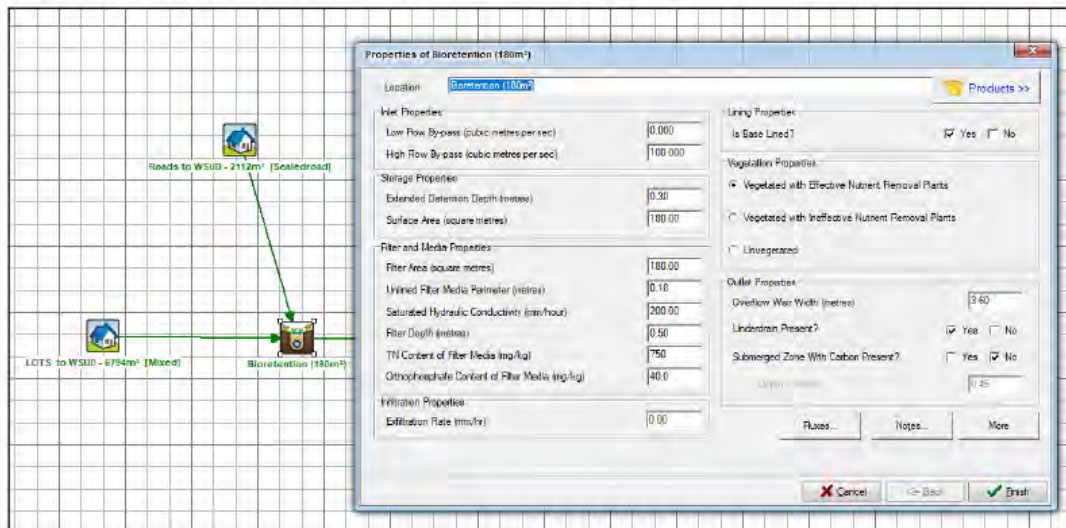


Figure 3-4 - Bio-Retention Parameters (West)

3.2.5 Modelling Results, Comparisons and Compliance

The MUSIC modelling results are shown on the figures below. They are in the form of percentage reduction achieved with the proposed stormwater quality treatment.

Table 3-3 - MUSIC Modelling Targets

Pollutant	Water Quality Objective
Total Suspended Sediment (TSS)	85%
Total Phosphorous (TP)	65%
Total Nitrogen (TN)	45%

	Sources	Residual Load	% Reduction
Flow (ML/yr)	17.2	16.4	4.7
Total Suspended Solids (kg/yr)	3690	554	85
Total Phosphorus (kg/yr)	6.07	1.77	70.9
Total Nitrogen (kg/yr)	37.9	16.6	56.1
Gross Pollutants (kg/yr)	472	45	90.5

Figure 3-5 - MUSIC Modelling Results (East)

	Sources	Residual Load	% Reduction
Flow (ML/yr)	6.27	5.86	6.5
Total Suspended Solids (kg/yr)	1430	200	86
Total Phosphorus (kg/yr)	2.37	0.689	70.9
Total Nitrogen (kg/yr)	14	5.85	58.1
Gross Pollutants (kg/yr)	171	13.6	92.1

Figure 3-6 - MUSIC Modelling Results (West)

As seen above, it has been demonstrated that the proposed bio-retentions would be adequate to meet stormwater quality objectives in accordance with the current State Planning policy.

4 EROSION AND SEDIMENT

4.1 Site Establishment

Prior to any earthworks associated with site commencement, on site erosion and siltation control measures are to be put in place in accordance with Council's guidelines and best management practices for erosion and sediment control and as described herein. These measures include:

1. The installation of a perimeter fence covered with shade cloth or solid A class hoarding, to the perimeter of the work site area;
2. The construction of a silt fence on the low side of all site areas that are disturbed;
3. All water leaving each site will be processed through a sediment control basin, where applicable;
4. Swales and hay bales are to be used to assist with sediment control for overland flow paths leading into sedimentation control basins;
5. The erosion and sediment control measures will be inspected at least once a week or after rainfall events to check their integrity.

4.2 Construction Phase

The following information is provided to identify controls and procedures, and who is responsible for them, which will be incorporated into the Erosion and Sediment Control Program:

4.2.1 Pre-Construction

1. A single stabilised entry/exit point is to be established (vehicle shake down device) for each stage of construction. This point should also include a vehicle shakedown device to mitigate the transportation of dust and dirt;
2. Sediment fences are to be placed along the low side of the site to slow flows, reduce scour and capture some sediment runoff;
3. Sediment fences are to be constructed at the base of fill embankments;
4. Divert up-slope water around the work site and appropriately stabilise any drainage channels;
5. Areas for plant and construction material storage are to be designated along with associated diversion drains and spillage holding ponds;
6. Diversion banks are to be created at the upstream boundary of construction activities to ensure upstream runoff is diverted around any areas to be exposed. Catch drains are to be created at the downstream boundary of construction activities;
7. Construction of temporary sediment basins, where required;
8. Site personnel are to be educated in the sediment and erosion control measures to be implemented on site.

4.2.2 During Construction

1. Progressive re-vegetation of filled areas and fill batters, if applicable;
2. Construction activities are to be confined to the necessary construction areas;
3. The provision of a construction exits to prevent the tracking of debris from tyres of vehicles onto public roads. Only one construction exit will be nominated to limit the movement of construction equipment;
4. The topsoil stockpile location will be nominated to coincide with areas previously disturbed. A sediment fence is to be constructed around the bottom of the stockpile to trap sediment. A diversion drain is to be installed upstream of the stockpile if required;
5. Roof downpipes should be installed as soon as practicable after the roof is laid;
6. Transport loads that are subject to loss through wind or spillage shall be covered or sealed to prevent entry of pollutants to the stormwater system;
7. Regular inspection and maintenance of silt fences, sediment basins and other erosion control measures. Following rainfall events greater than 50mm, inspection of erosion control measures and removal of collected material should be undertaken. Replacement of any damaged equipment should be undertaken immediately;

4.2.3 Post Construction

1. The Contractor/Developer will be responsible for the maintenance of erosion and sediment control devices from the possession of the site until the site is accepted, or until stabilisation has occurred, to the satisfaction of the superintendent and developer;
2. Key stormwater quality improvement devices requiring maintenance during the operational phase of the project following construction are the bio-retention areas and the gross pollutant traps. Maintenance requirements for these devices consist of regular storm event inspection to ensure:
 - a. Sufficient vegetation within bio-retention areas; and
 - b. Ensuring no erosion has occurred
3. Regular mowing/harvesting to ensure vegetation is maintained at acceptable levels,
4. Removal of litter within verges, swales and bio-retention areas,
5. Regular trash removal,
6. The Sediment and Erosion Control Management Plans should be provided to all people involved with the site, including sub-contractors, private certifiers, home owners and regulators.

5 CONCLUSION

This proposed Site Based Stormwater Management Plan has been prepared for the Proposed Subdivision at 1 – 5 Railway St, Gulgong, to manage future site based stormwater quantity and quality requirements for the design storms up to and including the 1% AEP event.

Two above ground Bio-Retention Basins are proposed at the subject site to ensure non-worsening of post-development discharge from the proposed development and to minimize the generation and export of pollutants within this lot.

Detention tank for any future DA/CDC is required at Lots 310, 311, and 312 to ensure non-worsening of post-development discharge from the proposed development.

The conclusion of this report is that the treatment outlined herein complies with the requirements of Council and conforms with best management recommendations and engineering practices.

SITE BASED STORMWATER MANAGEMENT PLAN
1 - 5 RAILWAY ST, GULGONG

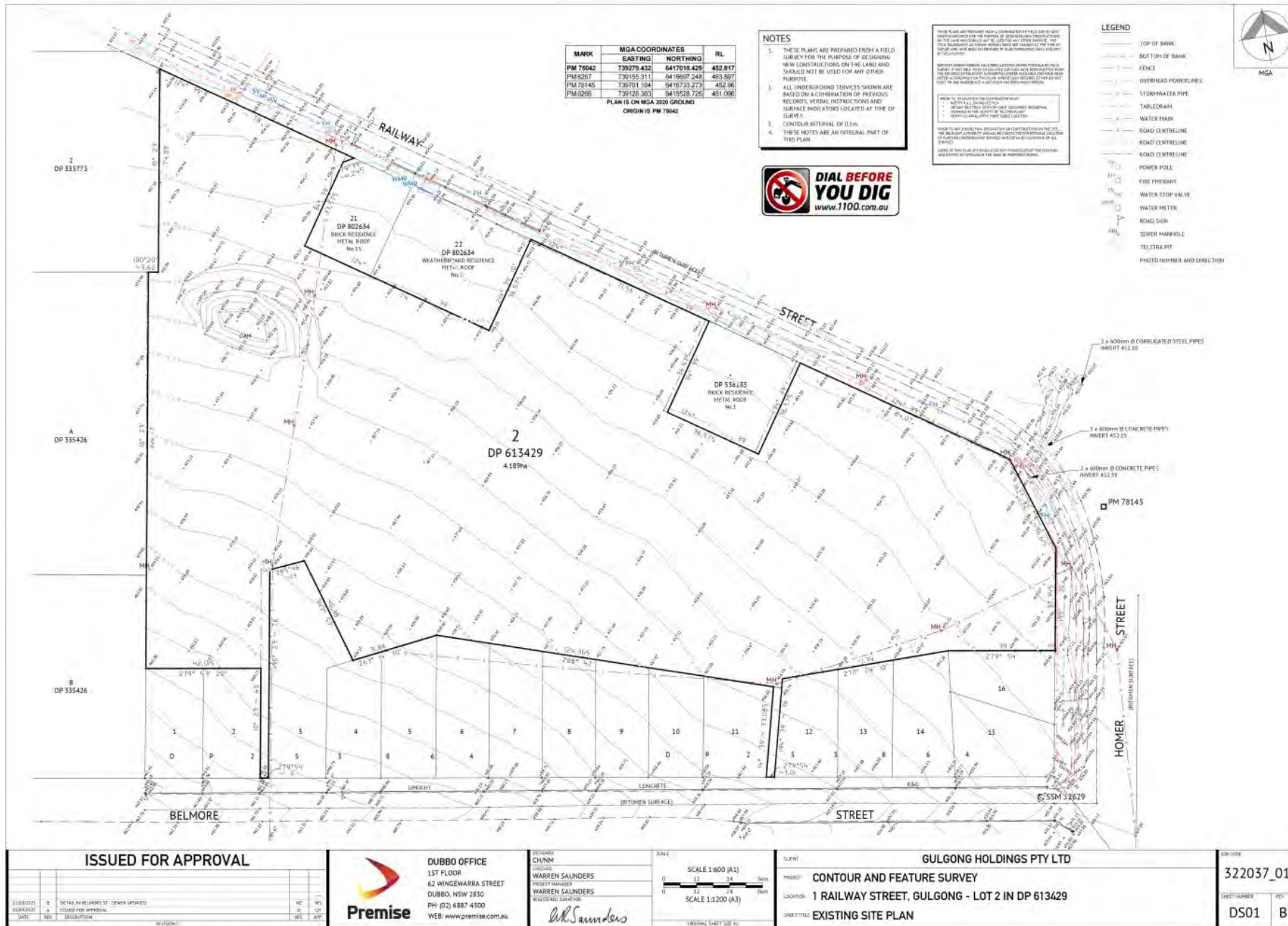
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APPENDICES

SITE BASED STORMWATER MANAGEMENT PLAN
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Appendix A SURVEY PLAN



SITE BASED STORMWATER MANAGEMENT PLAN
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Appendix B CIVIL ENGINEERING PLANS

PROPOSED RESIDENTIAL SUBDIVISION 1 RAILWAY STREET, GULGONG CIVIL ENGINEERING WORKS FOR DEVELOPMENT APPLICATION

DRAWING SCHEDULE		
DRG No.	DESCRIPTION	REV
GENERAL		
TEL2021184.CIV.DA.000	GENERAL NOTES, LOCALITY PLAN AND DRAWING SCHEDULE	B
TEL2021184.CIV.DA.001	EXISTING SERVICES AND DEMOLITION PLAN	A
EROSION AND SEDIMENT CONTROL		
TEL2021184.CIV.DA.300	EROSION AND SEDIMENT CONTROL PLAN	B
TEL2021184.CIV.DA.301	EROSION AND SEDIMENT CONTROL DETAILS	A
EARTHWORKS		
TEL2021184.CIV.DA.200	BULK EARTHWORKS PLAN	A
TEL2021184.CIV.DA.201	EARTHWORKS TYPICAL CROSS SECTIONS SHEET 1 OF 4	A
TEL2021184.CIV.DA.202	EARTHWORKS TYPICAL CROSS SECTIONS SHEET 2 OF 4	A
TEL2021184.CIV.DA.203	EARTHWORKS TYPICAL CROSS SECTIONS SHEET 3 OF 4	A
TEL2021184.CIV.DA.204	EARTHWORKS TYPICAL CROSS SECTIONS SHEET 4 OF 4	A
ROADS		
TEL2021184.CIV.DA.300	STAKE/LOUPE PLAN	A
TEL2021184.CIV.DA.301	ROADWORKS AND DRAINAGE LAYOUT PLAN	B
TEL2021184.CIV.DA.302	ROAD 1 - LONGITUDINAL SECTIONS	A
TEL2021184.CIV.DA.303	ROAD 1 - CROSS SECTIONS SHEET 1 OF 3	A
TEL2021184.CIV.DA.304	ROAD 1 - CROSS SECTIONS SHEET 2 OF 3	A
TEL2021184.CIV.DA.305	ROAD 1 - CROSS SECTIONS SHEET 3 OF 3	A
STORMWATER		
TEL2021184.CIV.DA.400	STORMWATER DETENTION PLAN	B
BIORETENTION		
TEL2021184.CIV.DA.500	BIORETENTION BASH 1 LAYOUT PLAN AND DETAILS SHEET 1 OF 2	A
TEL2021184.CIV.DA.501	BIORETENTION BASH 1 LAYOUT PLAN AND DETAILS SHEET 2 OF 2	B



LOCALITY PLAN
N.T.S.



COORDINATION NOTES

- REFER ELECTRICAL CONSULTANTS DRAWINGS FOR ELECTRICAL RETICULATION RETFIT
- REFER LANDSCAPE ARCHITECTS DRAWINGS FOR SOIL STABILISATION AND PLANTING DETAILS
- REFER SERVICE AUTHORITY FOR LOCATION AND CONSTRUCTION REQUIREMENTS APPLICABLE TO EXISTING SERVICES

GENERAL NOTES

- ALL WORK IS TO CONFORM TO THE CURRENT COUNCIL STANDARDS, DRAWINGS AND SPECIFICATIONS (U/I/1)
- WHERE CONFLICTION IS TO BE MADE TO EXISTING CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION AND LEVEL OF THIS CONSTRUCTION PRIOR TO COMMENCING WORK ON ANY CRITICAL SECTION. THE SUPERINTENDENT MAY VARY LEVELS AND GRADELINE OF NEW WORKS TO ACHIEVE A SATISFACTORY CONNECTION
- LEVEL DATUM IS AND
- ALL DIMENSIONS ARE IN METRES U/I/D
- PRIOR TO CONSTRUCTION THE CONTRACTOR WILL SATISFY HIMSELF OF THE CORRECT LOCATIONS OF ALL EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES IS TO BE RECTIFIED AT THE CONTRACTORS EXPENSE
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE THE SUPERINTENDENT IF ANY DISCREPANCIES
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO CONFORM WITH THE SUPERINTENDENT THE FOLLOWING:
 - ALL INSPECTION HOLD POINTS, AND
 - ALL COMPLIANCE TESTING REQUIREMENTS
- ANY WORK ON EXISTING SERVICES THAT REQUIRE REGULATION BY AUTHORITIES SHALL BE CARRIED OUT BY THE RELEVANT AUTHORITY, BUT WITHIN TERMS OF THE CONTRACT, AND SHALL BE CO-ORDINATED BY THE CONTRACTOR
- AT COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL ARRANGE FOR AN INDEPENDENT LICENSED SURVEYOR TO CARRY OUT A 'WORKS AS CONSTRUCTED' SURVEY IN ACCORDANCE WITH THE CURRENT COUNCIL STANDARDS AND SUBMIT THE DETAILS SHOWN ON A PLAN TO THE SUPERINTENDENT
- ALL VESSELS ARE TO BE FULLY COVERED WITH TIGHTLY FITTING 10% ABRASION ARCHITECTS PLANS FOR DETAILS

EARTHWORKS NOTES

- EARTHWORKS NOTES ARE TO BE READ IN CONJUNCTION WITH THE GENERAL AND COORDINATION NOTES
- EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH PROCEDURES SET DOWN IN ASS308 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT
- BULK EARTHWORKS INCLUDING CLEARING, FILLING AND TESTING ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT COUNCIL STANDARDS, DRAWINGS AND SPECIFICATIONS. COUNCIL STANDARDS SUPERSEDE ANY NOTES OR SPECIFICATIONS WRITTEN ON THE DESIGN DRAWINGS
- BULK EARTHWORKS LEVELS SHALL BE DETERMINED RELATIVE TO THE FINISHED SURFACE LEVELS REFER ARCHITECTURAL DRAWINGS FOR SLO LEVELS. TO THE STREET GRADE. DIMENSIONS DRAWINGS FOR BULK WORKS AND PATHS AS THICKNESS AND TO THE CIVIL ENGINEERS DRAWINGS FOR EXTERNAL FINISHED SURFACE LEVELS AND EXTERNAL PAVEMENT THICKNESSES
- TOPSOIL SHALL BE STOCKPILED AND PROTECTED BY THE SUPERINTENDENT ON SITE
- ORDER TO PLACEMENT OF ANY FILLING ALL TOPSOIL AND ORGANIC MATERIAL IS TO BE REMOVED AND THE SUBGRADE SHALL BE UNIFORM, COMPACTED TO THE MINIMUM DRY DENSITY RATIOS SHOWN IN NOTE TO ANY SOFT SPOTS REVEALED BY CONTRACTOR SHALL BE REMOVED AS DIRECTED BY THE SUPERINTENDENT AND HANDLED WITH COMPACTED SELECT FILL
- MOISTURE CONTENT OF COMPACTED FILL SHOULD BE MAINTAINED WITHIN 2% OF OPTIMUM MOISTURE CONTENT
- FILL SHALL BE COMPACTED IN MAXIMUM 300mm THICK LAYERS (LARGE THICKNESS) TO THE FOLLOWING MINIMUM DRY DENSITY RATIOS (STANDARD COMPACTION) AS (U/I/1)
 - GRAVELLIER THAN 10% - 100%
 - GRAVELLIER THAN 10% - 95%
 - GRAVELLIER THAN 10% - 90%
- ALL FILL MATERIAL PLACED ON THE SITE SHALL COMPOSE ONLY NATURAL EARTH AND ROCK, AND IS TO BE FREE OF CONTAMINANTS AS DESCRIBED BY SECTION 11 OF THE ENVIRONMENTAL PROTECTION ACT 1964. HAZARDOUS, HAZARDOUS, DELETERIOUS AND ORGANIC MATERIALS NOT DEMOLITION MATERIAL IS TO BE USED. BITUMEN FILL MATERIAL IS DEEMED TO COMPLY WITH THE REQUIREMENTS OF CLAUSE 4.3 OF ASS308. GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT
- ACCEPTED FILL SHALL COMPLY WITH THE FOLLOWING:
 - 300mm CBIR - MINIMUM OF 15%
 - LOG NO LIMIT - 30% MAX
 - PLASTICITY INDEX - 10% MAX
 - MAXIMUM AGGREGATE SIZE - 75mm
 - PASSING 0.075mm SIEVE - 30% MAX
 - SHRINKAGE LIMIT - 1% MAX
- THE CONTRACTOR IS TO ENGAGE, AT THEIR EXPENSE, AN APPROVED HATA REGISTERED LABORATORY TO CARRY OUT SITE CONTROL TO LEVEL 1 STANDARDS AS SET OUT IN APPROVED B OF ASS308-2007 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND PROVIDE A LEVEL 1 THROUGH THE COMPLETION OF EARTHWORKS

DRAINAGE NOTES

- DRAINAGE NOTES ARE TO BE READ IN CONJUNCTION WITH THE GENERAL AND COORDINATION NOTES
- CONTRACTOR IS TO CHECK THAT THE PROPOSED PIPE WORKS DO NOT CLASH WITH EXISTING SERVICES PRIOR TO ANY TRENCH EXCAVATION. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT IF ANY CLASHES ARE FOUND FOR ADVISE OF ANY DESIGN REQUIREMENTS
- STRUCTURES HAVE BEEN DESIGNED FOR OPERATIONAL LOADS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE ASSESSMENT OF CONSTRUCTION LOADS AND PROVISION OF ANY TEMPORARY BRACING, PROPPING, ETC. REQUIRED DURING CONSTRUCTION. STRUCTURES SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED
- ALL TRENCH EXCAVATIONS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE WORKPLACE HEALTH AND SAFETY 1989 AS AMENDED AND THE MINE REGULATIONS ACT
- ALL TRENCHES BY RAIN FALLS AND OTHER TRAFFICABLE AXLES SHALL BE BACKFILLED TO CURRENT SURFACE, FREQUENCIES AND LAYER INTERVALS IN ACCORDANCE WITH THE CURRENT COUNCIL STANDARDS. ALL TEST RESULTS SHALL BE FORWARDED TO THE SUPERINTENDENT AS THEY BECOME AVAILABLE
- ALL PRECAST CONCRETE PIPES ARE TO BE MANUFACTURED IN ACCORDANCE WITH AS 4066. STORMWATER PIPES SHALL BE TO FOLLOW DIMENSIONS U/I/D
 - 400mm - 400mm DIA - NUMBER RING JOINTED (RRJ)
 - 450mm - 450mm DIA - FLUSH JOINTED (FJ)
 - 500mm - 500mm DIA - FLUSH JOINTED (FJ)
 - 600mm - 600mm DIA - FLUSH JOINTED (FJ)
- ALL PIPES SHALL HAVE THE FOLLOWING JOINTS U/I/D
 - 400mm - 400mm DIA - NUMBER RING JOINTED (RRJ)
 - 450mm - 450mm DIA - FLUSH JOINTED (FJ)
 - 500mm - 500mm DIA - FLUSH JOINTED (FJ)
 - 600mm - 600mm DIA - FLUSH JOINTED (FJ)
- PRECAST CONCRETE PIPES SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 4066. STORMWATER PIPES SHALL BE TO FOLLOW DIMENSIONS U/I/D
 - 400mm - 400mm DIA - NUMBER RING JOINTED (RRJ)
 - 450mm - 450mm DIA - FLUSH JOINTED (FJ)
 - 500mm - 500mm DIA - FLUSH JOINTED (FJ)
 - 600mm - 600mm DIA - FLUSH JOINTED (FJ)
- REFER TO STORMWATER LIGNAL/SECTION FOR ALL STRUCTURE TYPES, SIZES, LEVELS AND DRAINAGE TYPES. GRATES SHALL BE TRAFFICABLE CLASS 10 U/I/D
- MANHOLE AND FIELD INLET ACCESS SHALL BE INSTALLED AS DESCRIBED BELOW IN ACCORDANCE WITH ASS167
 - 400mm DIA FIELD INLET: 1.5m DEPTH 1 STEP BENCH
 - 450mm DIA INLET: 1.5m DEPTH 1 STEP BENCH
 - 500mm DIA INLET: 1.5m DEPTH 1 STEP BENCH
 - 600mm DIA INLET: 1.5m DEPTH 1 STEP BENCH
- TEST CERTIFICATES AND MATERIAL CERTIFICATES (COMBINATION) IS REQUIRED FOR ALL PIPES. PREPARED WORK CALIBRATED AND OTHER PRECAST CONCRETE PRODUCTS
- ALL STORMWATER SERVICES TO BE CENTRE OF STRUCTURE U/I/D

EROSION AND SEDIMENT CONTROL NOTES

- EROSION AND SEDIMENT CONTROL NOTES ARE TO BE READ IN CONJUNCTION WITH THE GENERAL AND COORDINATION NOTES
- ALL ESC MEASURES SHALL BE IN ACCORDANCE CURRENT COUNCIL STANDARDS, DRAWINGS AND SPECIFICATIONS U/I/D
- CONSTRUCTION OF ALL SEDIMENT CONTROL MEASURES SHALL BE TO THE SATISFACTION OF THE SUPERINTENDENT. THE CONTRACTOR IS TO FOLLOW THE CONSTRUCTION PHASE AS OUTLINED:
 - CONSTRUCTION OF EROSION AND SEDIMENT DEVICES
 - STAFFING TOPSOIL
 - BULK EARTHWORKS
 - SERVICES, BUILDING, PAVEMENT AND ROAD CONSTRUCTION
 - LANDSCAPED AREAS TO BE STOCKPILED, TYPED, MULCHED OR PLANTED
- THE CONTRACTOR AND PERMANENT ESC MEASURES SHALL BE MAINTAINED AT A STABLE LEVEL THROUGHOUT CONSTRUCTION TO THE SATISFACTION OF THE SUPERINTENDENT
- ALL TEMPORARY ESC MEASURES SHALL BE MAINTAINED AND FULLY OPERATIONAL DURING THE CONSTRUCTION AND MAINTENANCE PERIOD AND ARE TO BE REMOVED AFTER THE SATISFACTORY COMPLETION OF ANY OFF MAINTENANCE PERIOD BY THE SUPERINTENDENT
- ALL ESC MEASURES ARE TO BE INSPECTED AT LEAST DAILY PRIOR TO EXPECTED RAINFALL AND AFTER RAINFALL. ANY DAMAGE OR EXCESS EROSION/DENUDATION IS TO BE REPAIR/MANAGED AS REQUIRED TO MAINTAIN CONTROL DEVICES
- ALL ESC MEASURES MUST SUIT THE PREVAILING CLIMATE/WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION
- THE CONTRACTOR IS TO ENSURE THE SUPPRESSION OF DUST AT ALL TIMES DURING THE CONSTRUCTION AND MAINTENANCE PERIOD OF THE DEVELOPMENT. ENVIRONMENTAL HAZARD AND IRRITATION FROM DUST IS TO BE PREVENTED. ACCEPTABLE METHODS INCLUDE:
 - WATERING
 - PROMOTING VEGETATION IN WIND EXPOSED PROXIMITY AREAS
 - CONSTRUCTION WIND BREAKS
 - MULCHING
- THE CONTRACTORS VEHICLES AND PLANT SHALL NOT OPERATE OUTSIDE THE LIMITS OF THE BARRIERS CONSTRUCTION AREA AND ARE RESTRICTED FROM CROSSING OR DISTURBING AREAS NOT SUBJECT TO CONSTRUCTION
- ANY WATER TRAFFIC WITHIN THE TEMPORARY SEDIMENT BASINS IS TO BE REGULARLY TESTED DURING THE COURSE OF CONSTRUCTION TO VERIFY WATER QUALITY AND FLOW RATE TABLES FOR DETAILS
- ALL DISTURBED GROUND IS TO BE GRASS SEED TO PREVENT EROSION. THE DISTURBED GROUND IS TO BE LEFT TO GROW FOR A PERIOD OF GREATER THAN ONE (1) MONTH
- REFER DRAWING AS TEL2021184.CIV.DA.301 TO 101 FOR EROSION AND SEDIMENT CONTROL DETAILS

NOT FOR CONSTRUCTION

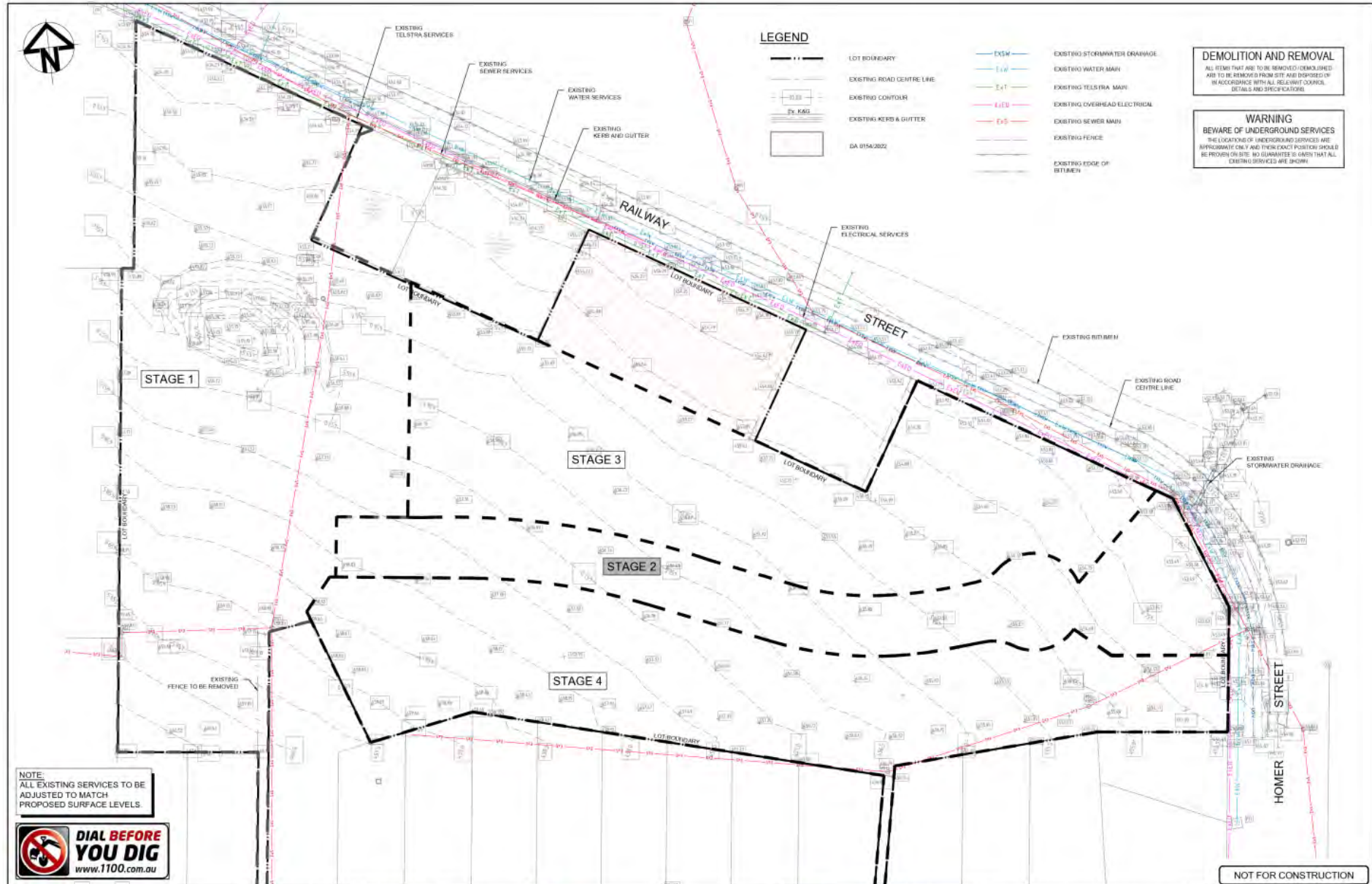
DISCLAIMER
ALL INFRASTRUCTURE INFORMATION (MAINS, SEWER, PIPES ETC.) IS DERIVED FROM DATA BEFORE YOU DIG RECORDS. EVERY EFFORT WAS MADE TO ENSURE ACCURACY OF THESE RECORDS WHEN COMPILED.
NO WARRANTY IS GIVEN TO CORRECTNESS OF DEPTHS AND LEVELS DUE TO THE POSSIBILITY OF SUBSEQUENT ALTERATION OF LEVELS THROUGH FILLING OR EXCAVATION. USERS OF THE INFORMATION IN THIS DRAWING/REPORT SHOULD TAKE ALL REASONABLE STEPS TO VERIFY THE RELEVANT INFORMATION BEFORE COMMENCING EXCAVATING OR CONSTRUCTION WORK.
TELFOR CIVIL ENGINEERING CONSTRUCTION EXCELLENCE TAKE NO RESPONSIBILITY FOR ANY DAMAGE TO SERVICES OR ROAD/RAILS IN THE INFORMATION PROVIDED.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE RELEVANT SERVICE PROVIDER PRIOR TO EXCAVATION OF EXISTING PUBLIC UTILITIES.

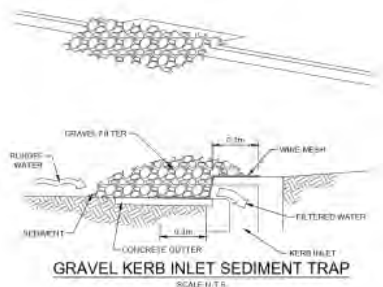
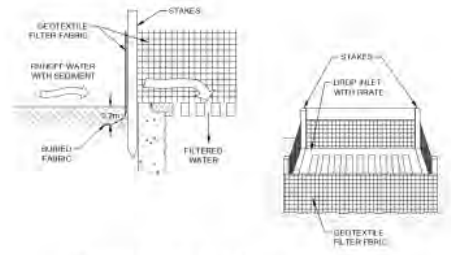
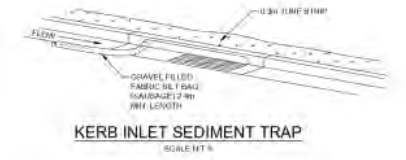
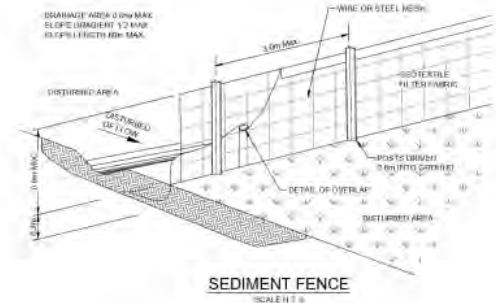
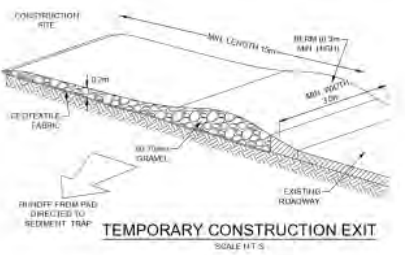
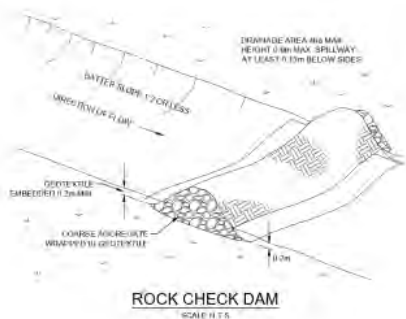
DANGER:
LOCATION OF ALL EXISTING UNDERGROUND SERVICES SHOWN ARE APPROXIMATE AS TAKEN OFF DEPT/DIG RECORDS. EXCAVATION TO BE EXERCISED WITH CARE IN THE VICINITY OF AND AROUND THESE SERVICES. PLEASE CALL THE RELEVANT AUTHORITIES TWO DAYS PRIOR TO CONSTRUCTION FOR A MORE EXACT LOCATION OF THE EXISTING SERVICES.



<p>Approval of Information for Publication (as required by the Australian Land Use System)</p> <p>Author: MR ROY AMERY</p> <p>Checked: [Signature]</p> <p>Mid-Western Regional Council</p>		<p>Scale: 1:1</p> <p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING WORKS DEVELOPMENT APPLICATION</p> <p>Client: MID-WESTERN REGIONAL COUNCIL</p> <p>Contract: [Signature]</p> <p>Design: [Signature]</p>	<p>TELFOR CIVIL</p> <p>DESIGN & CONSTRUCTION EXCELLENCE</p> <p>Level 4, 475 Church Street, Parkes NSW 2810 Ph: (02) 6880 8811 FD: 809, 5074 Pennant Hills NSW 2124 Email: info@telforcivil.com.au Company: Telfor Civil Pty Ltd</p>	<p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING WORKS DEVELOPMENT APPLICATION</p> <p>Drawing Title: GENERAL NOTES, LOCALITY PLAN AND DRAWING SCHEDULE</p> <p>Scale: N.T.S.</p> <p>Sheet No: 2021184</p> <p>Drawn By: 000</p> <p>Sheet No: 8</p>
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<p>ISSUE FOR DEVELOPMENT APPLICATION</p> <p>15/02/2022 P.B.T. J.A.B.</p> <p>Date: 15/02/2022 Designer: J.A.B.</p>		<p>MR. ROY AMERY</p> <p>MID-WESTERN REGIONAL COUNCIL</p>		<p>PREMISE</p> <p>DUBBO OFFICE 1ST FLOOR 61 WINGHAMMA STREET DUBBO, NSW 2800 PH: (02) 4887 4000 WE: www.premise.com.au</p>		<p>TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p> <p>Level 4, 470 Church Street, Dubbo, NSW 2800 Phone: (02) 7800 4881 PO BOX 3078 Parramatta 2124 Email: info@telfordcivil.com.au Company: Telford Consulting Pty Ltd</p>		<p>1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>		<p>EXISTING SERVICES & DEMOLITION PLAN</p> <p>Scale: 1:500 Sheet: 001 of 001</p>	
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SEDIMENT BASIN SIZING CALCULATIONS - BASIN 1

$$V_s = 10^6 R_{(1:5)} C_v A$$

WHERE:

- V_s = VOLUME OF SETTLING ZONE (m³)
- $R_{(1:5)}$ = 1% 5-DAY RAINFALL DEPTH (mm)
- C_v = VOLUMETRIC RUNOFF COEFFICIENT
- A = EFFECTIVE CATCHMENT SURFACE AREA CONNECTED TO THE BASIN (ha)

$R_{(1:5)} = 23.3$ mm
 $C_v = 0.5$
 $A = 2.095$ ha

SETTLING ZONE VOLUME = 243.845 m³

SEDIMENT STORAGE VOLUME = 50% SETTLING ZONE VOLUME = 121.92 m³

TOTAL SEDIMENT BASIN VOLUME = 365.77 m³

SEDIMENT BASIN SIZING CALCULATIONS - BASIN 2

$$V_s = 10^6 R_{(1:5)} C_v A$$

WHERE:

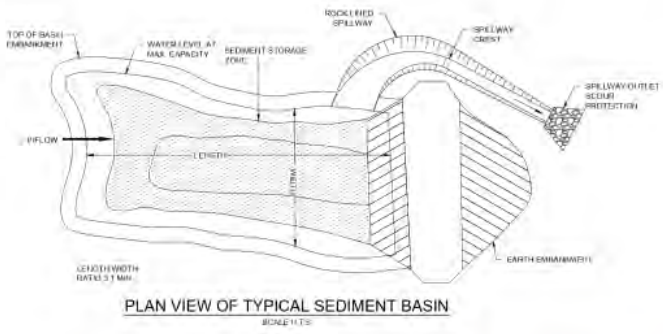
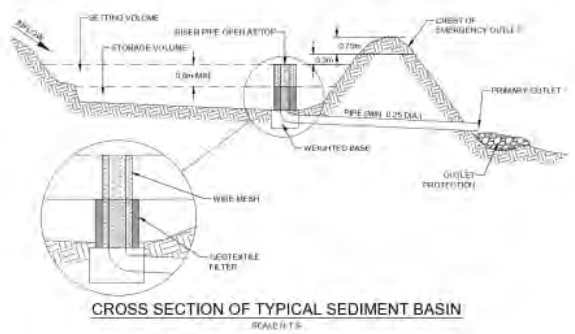
- V_s = VOLUME OF SETTLING ZONE (m³)
- $R_{(1:5)}$ = 1% 5-DAY RAINFALL DEPTH (mm)
- C_v = VOLUMETRIC RUNOFF COEFFICIENT
- A = EFFECTIVE CATCHMENT SURFACE AREA CONNECTED TO THE BASIN (ha)

$R_{(1:5)} = 23.3$ mm
 $C_v = 0.5$
 $A = 1.248$ ha

SETTLING ZONE VOLUME = 146.16 m³

SEDIMENT STORAGE VOLUME = 50% SETTLING ZONE VOLUME = 72.58 m³

TOTAL SEDIMENT BASIN VOLUME = 217.74 m³



NOT FOR CONSTRUCTION

<p>Author: MR. ROY AMERY</p> <p>Checked: MID-WESTERN REGIONAL COUNCIL</p>		<p>Scale: 1:1.5</p> <p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>		<p>Drawing Title: EROSION AND SEDIMENT CONTROL DETAILS</p>	
<p>Issue: 0001</p> <p>Date: 15/07/2022</p> <p>Drawn: J.A.B.</p>		<p>Client: MID-WESTERN REGIONAL COUNCIL</p> <p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>		<p>Scale: N.T.S.</p> <p>Sheet: 101</p> <p>Issue: A</p>	



BULK EARTHWORKS VOLUMES
 EXCLUDING TRIMMING WORKS, BOXING,
 AND TRENCHES
 TOTAL CUT = -3029.366m³
 TOTAL FILL = 772.089m³
 BALANCE = -2257.277m³(EXCESS)

NOTE:
 ALL EXISTING SERVICES TO BE
 ADJUSTED TO MATCH
 PROPOSED SURFACE LEVELS.

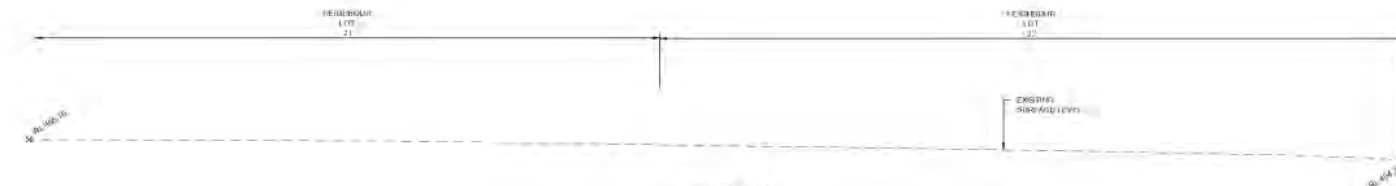


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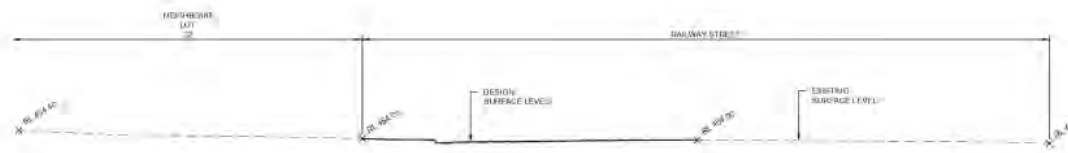
Certification by Sr. Licensed Professional Engineer (Civil) (No. 123456789) (Not a Consulting Engineer) MR ROY AMERY MID-WESTERN REGIONAL COUNCIL		Scale: 1:500 @ A1 0 10 20 30m		TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 4, 470 Church Street, Parramatta NSW 2150 Email: info@telfordcivil.com.au Phone: 02 7600 4881 PO BOX 1079 Parramatta 2124 Company: Telford Consulting Pty Ltd		Drawing Title: BULK EARTHWORKS LAYOUT PLAN 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION		Drawing No: 2021184 Date: 20211184 Scale: 1:500 Sheet: 200 Issue: A	
Issued: 15/02/2022 Design: J.A.B. Checked: J.A.B.		Project: P.B.T. Date: 15/02/2022		Application: ISSUE FOR DEVELOPMENT APPLICATION		Title: BULK EARTHWORKS LAYOUT PLAN		Scale: 1:500	



SECTION A
SCALE 1:100



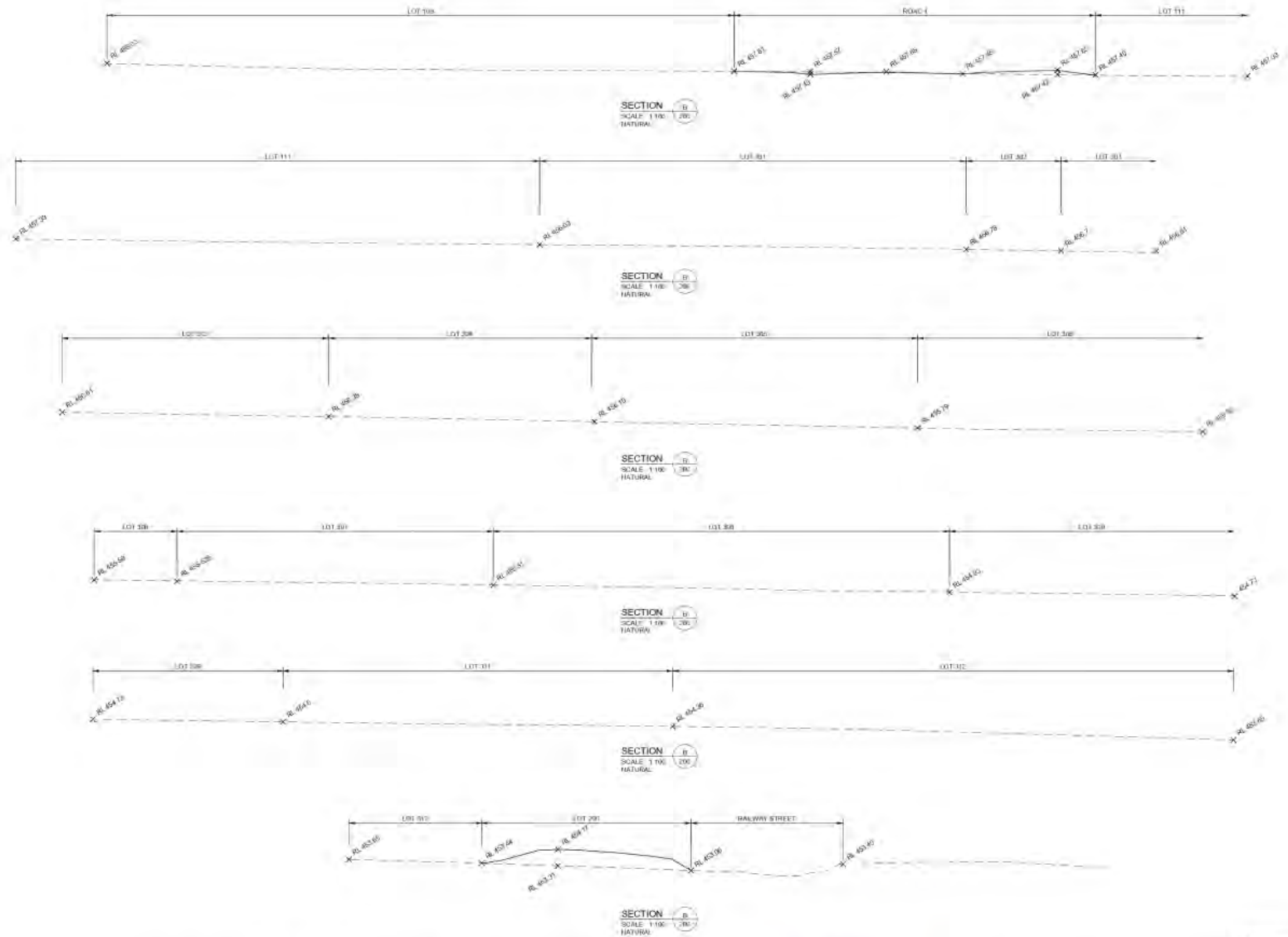
SECTION B
SCALE 1:100



SECTION C
SCALE 1:100

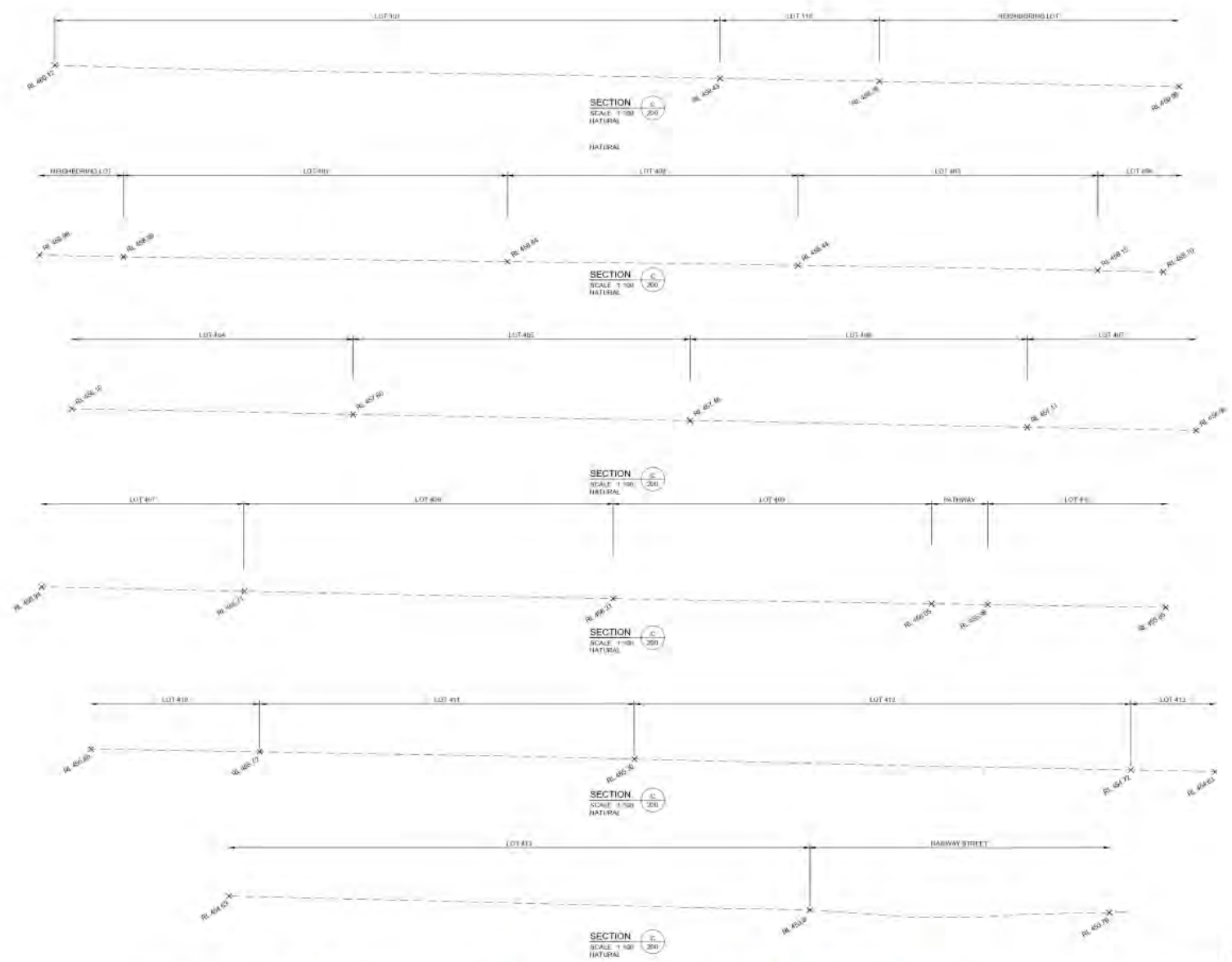
NOT FOR CONSTRUCTION

<p>ISSUE FOR DEVELOPMENT APPLICATION</p> <p>Date: 16/02/2022 Drawn: P.B.T. Checked: J.A.B.</p>		<p>Author: MR. ROY AMERY</p> <p>Client: MID-WESTERN REGIONAL COUNCIL</p>	<p>DURBO OFFICE 1ST FLOOR 61 WINGHAM STREET DURBO, NSW 2820 Ph: (08) 4857 4000 Wb: www.mwrc.com.au</p>	<p>Scale: 1:100 (A1)</p>	<p>TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p> <p>Level 4, 410 Church Street, Durbo, NSW 2820 Ph: (08) 4857 4000 90-9051 5th Floor Penrith 2150 Email: info@telfordcivil.com.au Phone: (02) 9891 1881 Company: Telford Consulting Pty Ltd</p>	<p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>Drawing Title: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 1 OF 4</p> <p>Scale: 1:100 Project No: 2021184 Rev: 201 Sheet: A</p>
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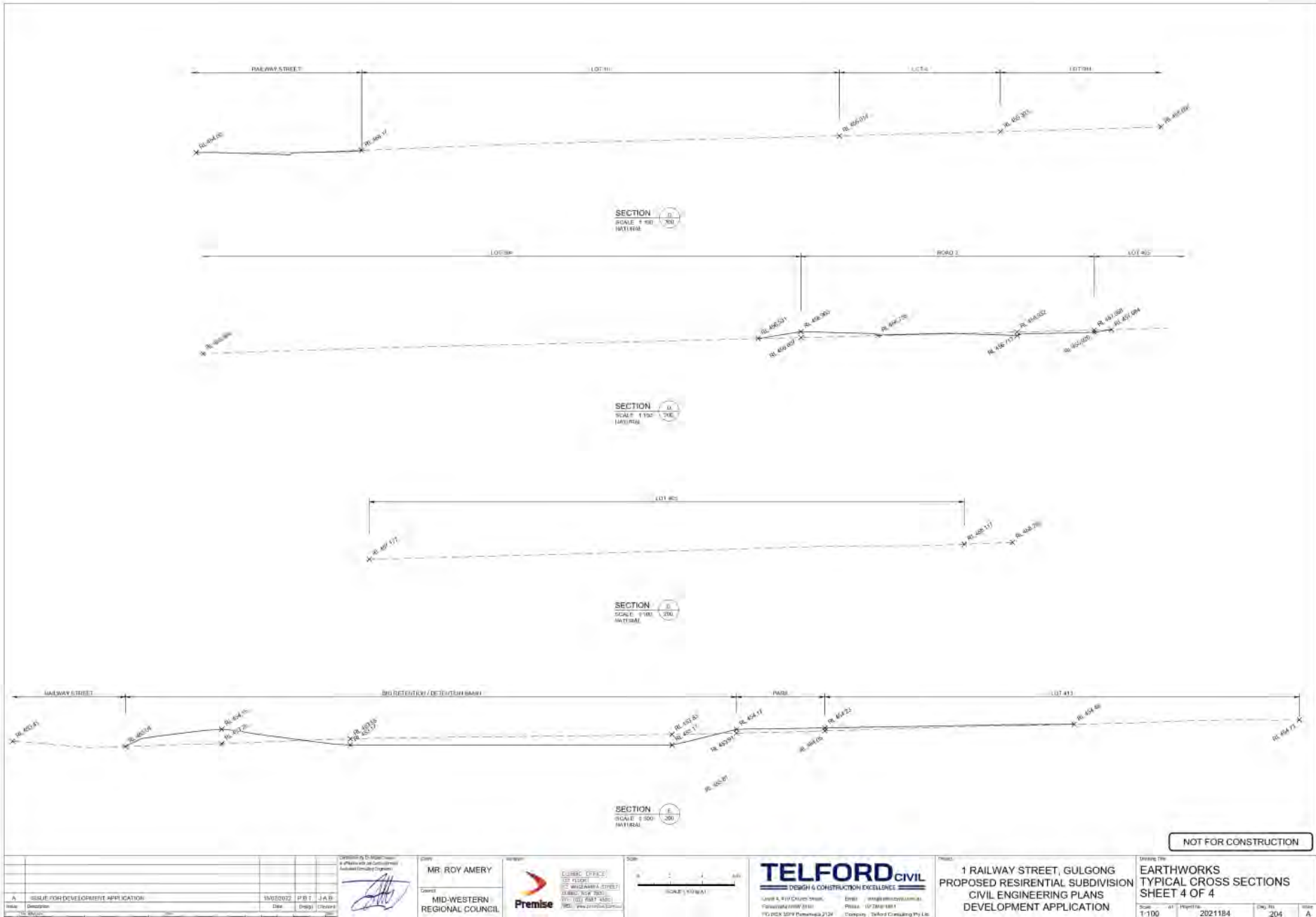
NOT FOR CONSTRUCTION

Issued for Development Application Date: 16/02/2022 P/B: J.A.B. Drawn: [Signature] Checked: [Signature]		Prepared by: MR. ROY AMERY Mid-Western Regional Council	Approved by: [Signature] Premise	Scale: 1:100 (NATURAL)	TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 6, 470 Church Street, Perth WA 6000 Phone: (08) 9461 8811 Email: info@telfordcivil.com.au	Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	Drawing Title: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 2 OF 4
Issue: 1:100 Description: [Blank] Date: 2021184 Drawn: 202 Checked: A							

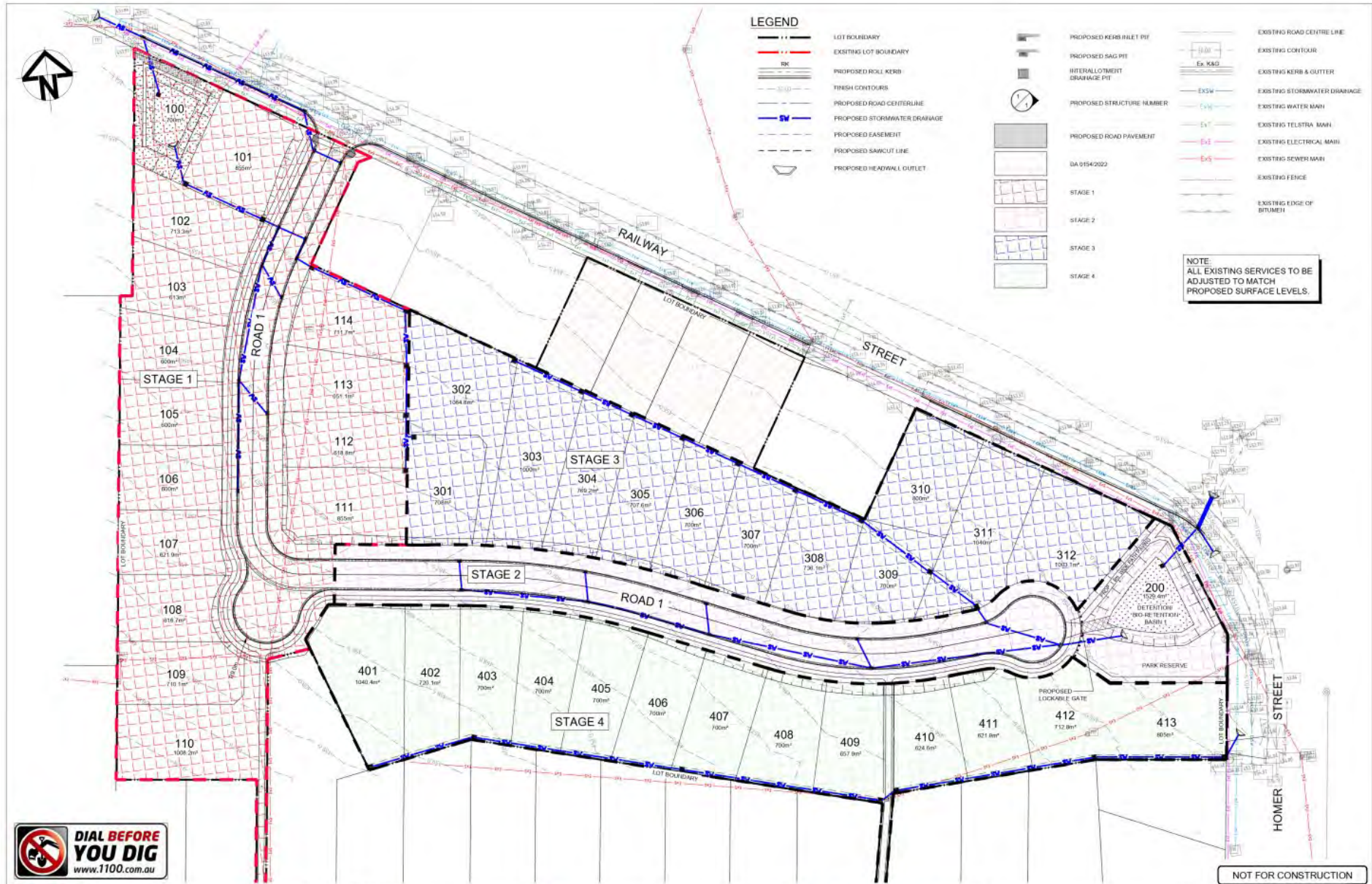


NOT FOR CONSTRUCTION

<p>1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>		<p>1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>		<p>1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	
<p>DATE: 15/03/2022 DRAWN BY: P.B.T. CHECKED BY: J.A.B.</p>	<p>DESIGNER: MR. ROY AMERY MID-WESTERN REGIONAL COUNCIL</p>	<p>PREMISE</p>	<p>SCALE: 1:100 (NATURAL)</p>	<p>TEL FORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p>	<p>DATE: 15/03/2022 DRAWN BY: P.B.T. CHECKED BY: J.A.B.</p>
<p>PROJECT: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>DATE: 15/03/2022 DRAWN BY: P.B.T. CHECKED BY: J.A.B.</p>	<p>PREMISE</p>	<p>SCALE: 1:100 (NATURAL)</p>	<p>TEL FORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p>	<p>DATE: 15/03/2022 DRAWN BY: P.B.T. CHECKED BY: J.A.B.</p>

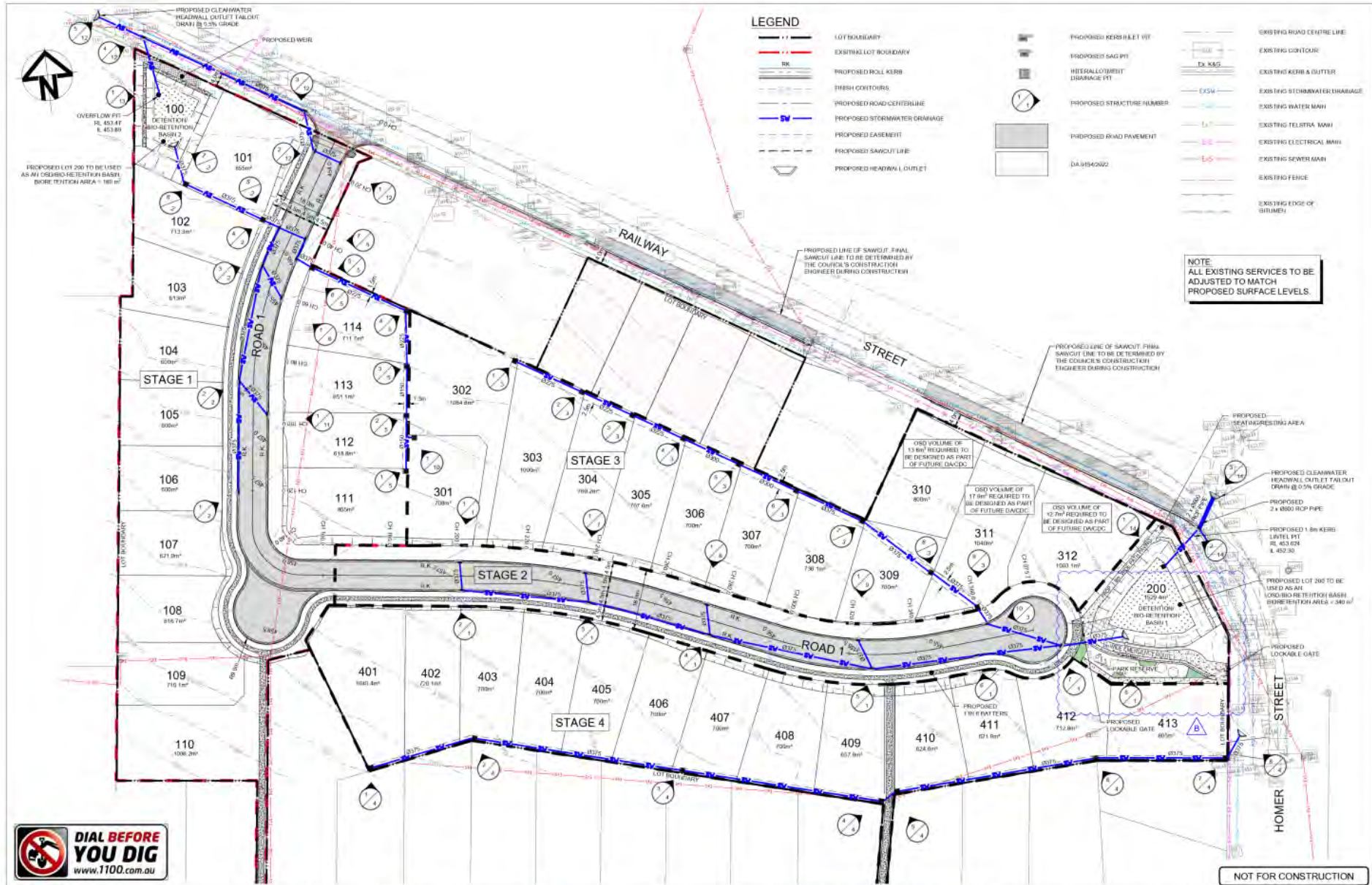


<p>Issue: ISSUE FOR DEVELOPMENT APPLICATION</p> <p>Date: 15/07/2022</p> <p>Drawn: P.B.T.</p> <p>Checked: J.A.B.</p>		<p>Authorised by: G. Maguire In Practice as a Professional Engineer (Professional Engineer)</p>		<p>Client: MR. ROY AMERY</p> <p>Contract: MID-WESTERN REGIONAL COUNCIL</p>		<p>Scale: 1:100</p> <p>North Arrow</p>		<p>TEL FORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p> <p>Level 6, 111 Collins Street, Melbourne VIC 3000 Phone: (03) 9638 1811 Fax: (03) 9638 1811 Email: info@telfordcivil.com.au</p>		<p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>		<p>Drawing Title: EARTHWORKS TYPICAL CROSS SECTIONS SHEET 4 OF 4</p>	
<p>Scale: 1:100</p>		<p>Date: 2021184</p>		<p>Sheet: 204</p>		<p>Issue: A</p>		<p>NOT FOR CONSTRUCTION</p>					



NOT FOR CONSTRUCTION

<p>Authorisation by DC 16812/Phase 1 in accordance with the Practice Statement, Australian Consulting Engineers</p>		<p>Client: MR. ROY AMERY</p>	<p>Surveyor: </p>	<p>Scale: 1:500 @ A1</p>	<p>TELFORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p>	<p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>Drawing Title: STAGE LAYOUT PLAN</p>
<p>A ISSUE FOR DEVELOPMENT APPLICATION</p>	<p>15/02/2022</p>	<p>P B T J A B</p>	<p></p>	<p>Mid-Western Regional Council</p>	<p>Level 4, 420 Church Street, Paramatta NSW 2150 PO BOX 3079 Paramatta 2124</p>	<p>Email: info@telfordcivil.com.au Phone: 02 7600 4881 Company: Telford Consulting Pty Ltd</p>	<p>Scale: 1:500 A1 Project No: 2021184 Dwg No: 300 Issue: A</p>



Issue for Development Application	28/02/2022	P.B.T. J.A.B.
Issue for Development Application	15/02/2022	P.B.T. J.A.D.
Scale	Drawn	Design

Prepared by Mr. Roy Amery
 (Professional Engineer - Civil Engineering)
 Signature: [Handwritten Signature]

Client: MR ROY AMERY
 Council: MID-WESTERN REGIONAL COUNCIL
 Logo: Premise

Scale: 1:500
 Scale bar: 0 15 30 45m
 Scale: 1:500 @ A1

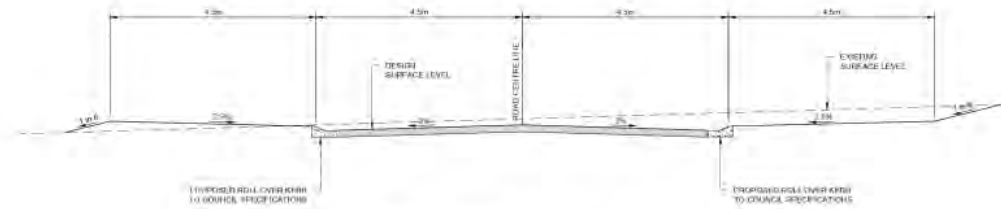
TELFORD CIVIL
 DESIGN & CONSTRUCTION EXCELLENCE
 Level 4, 470 Church Street, Paramatta NSW 2150
 Phone: 02 7860 4881
 Email: info@telfordcivil.com.au
 Website: www.telfordcivil.com.au

1 RAILWAY STREET, GULGONG
 PROPOSED RESIDENTIAL SUBDIVISION
 CIVIL ENGINEERING PLANS
 DEVELOPMENT APPLICATION

Drawing Title: ROADWORKS AND DRAINAGE LAYOUT PLAN
 Scale: 1:500
 Sheet No.: 2021184
 Date: 30/1
 Issue: B

NOTE:
 ALL EXISTING SERVICES TO BE ADJUSTED TO MATCH PROPOSED SURFACE LEVELS.

NOT FOR CONSTRUCTION



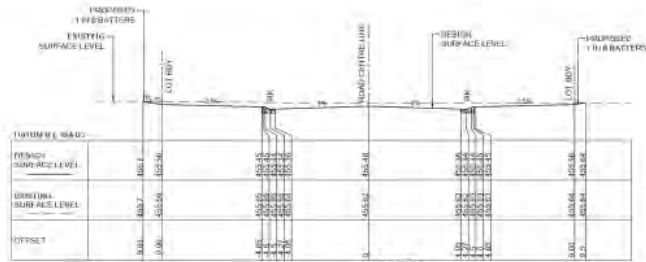
ROAD 1 - TYPICAL CROSS SECTIONS
SCALE 1:50



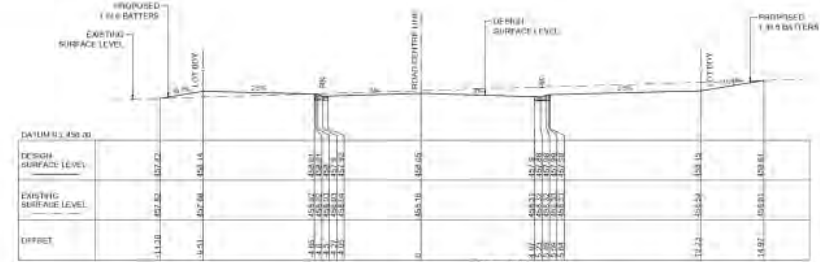
ROAD 1 - LONGITUDINAL SECTION
SCALE (H) 1:500
(V) 1:100

SCALE 1:500 (H)
SCALE 1:100 (V)
NOT FOR CONSTRUCTION

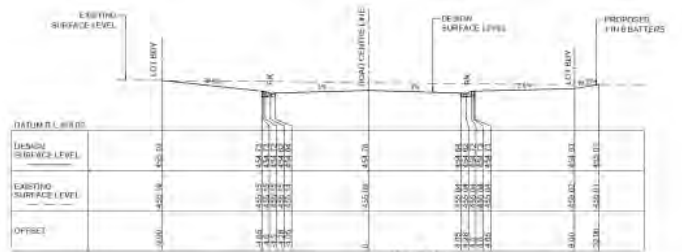
Issued: 04/02/2022 Drawn: J.A.B. Checked: J.A.B.		MR. ROY AMERY MID-WESTERN REGIONAL COUNCIL				1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	ROAD 1 LONGITUDINAL SECTION Scale: A3 SHOWN Sheet No: 2021184 Date: 04/02/2022 Drawn: J.A.B. Checked: J.A.B.
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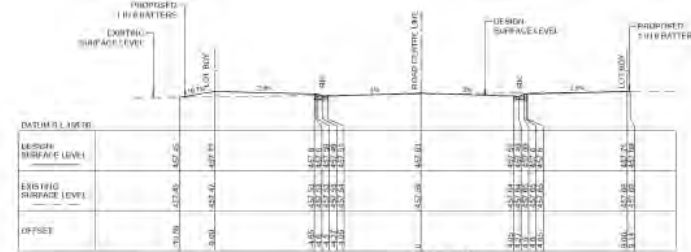
CH. 60



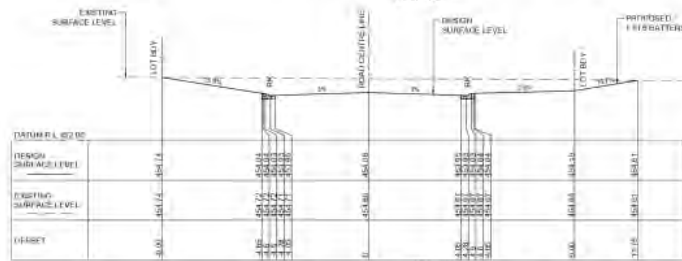
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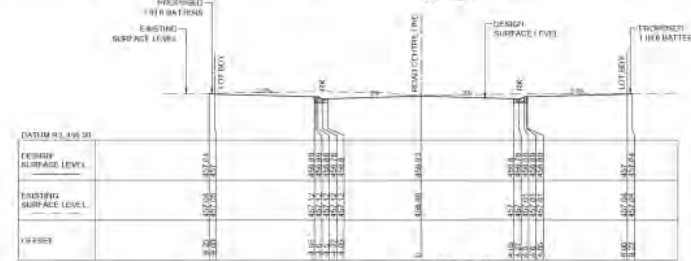
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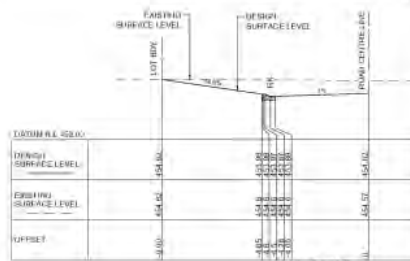
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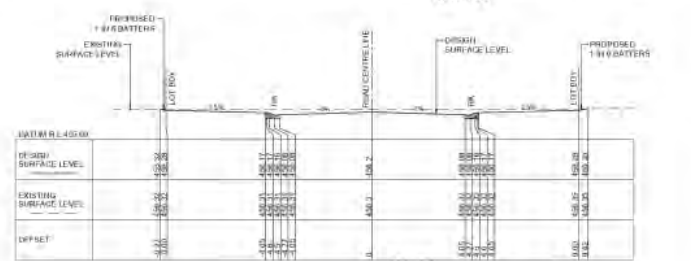
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CH. 100

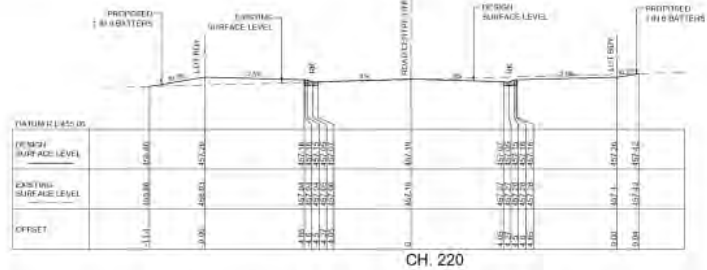


CH. 15.67

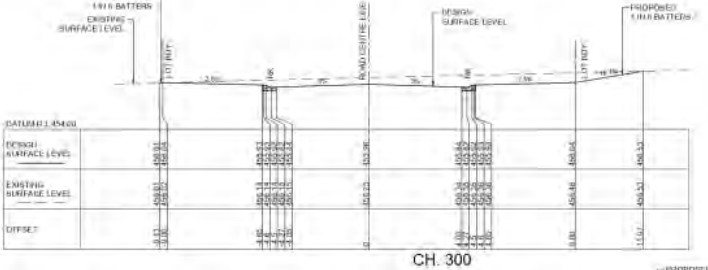


CH. 80

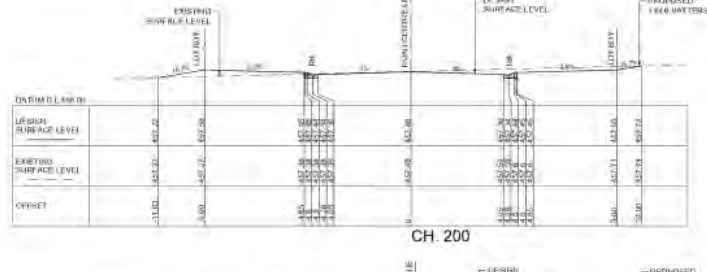
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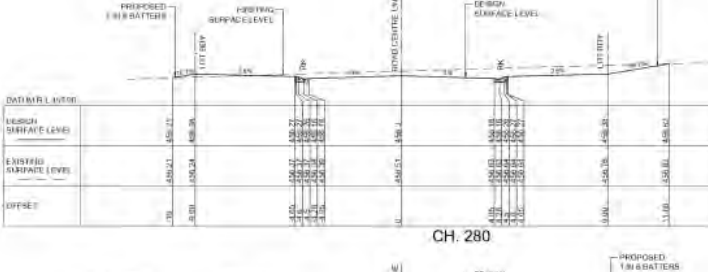
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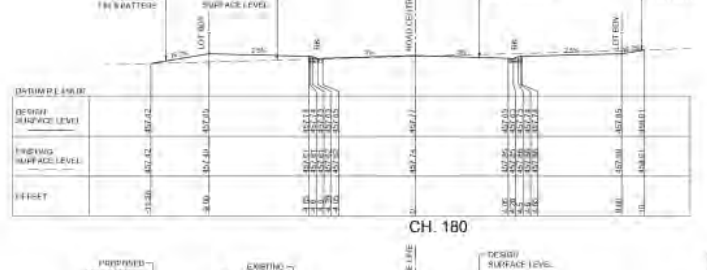
CH. 300



CH. 200



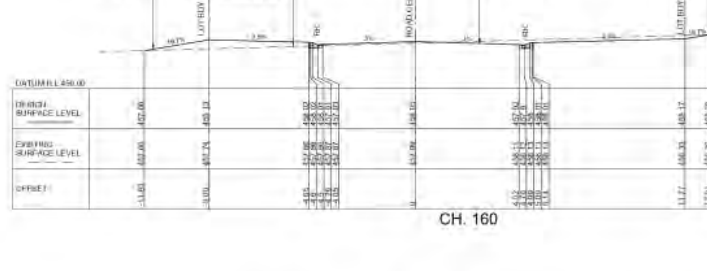
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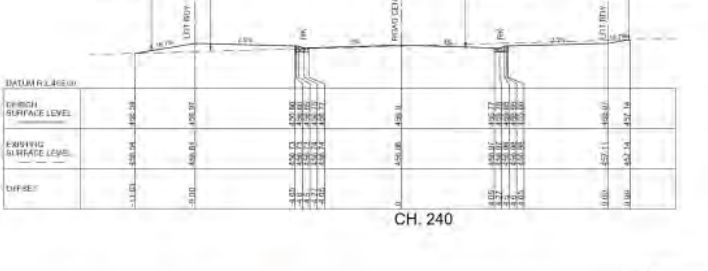
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CH. 260



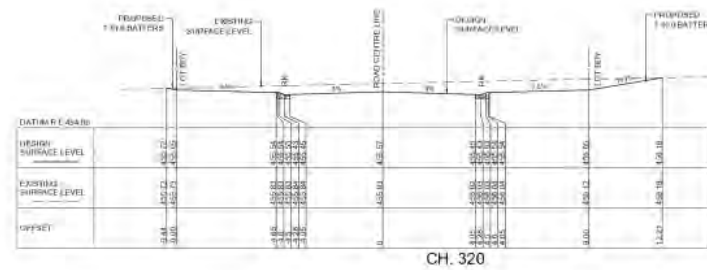
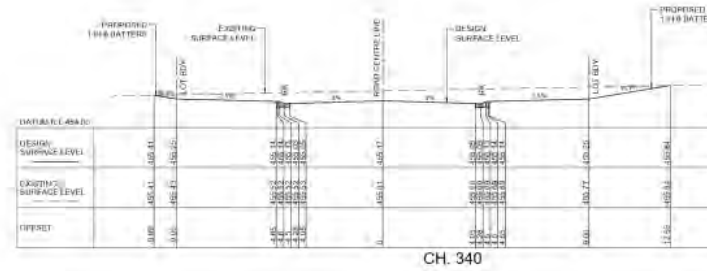
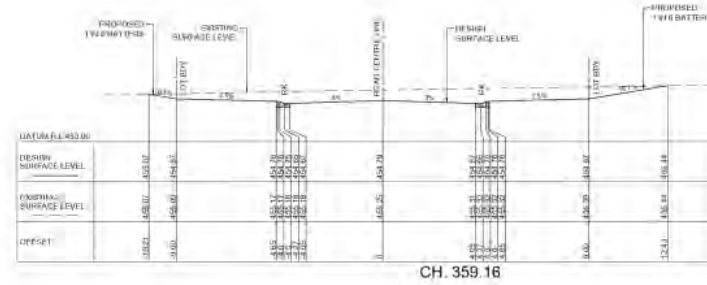
CH. 160



CH. 240

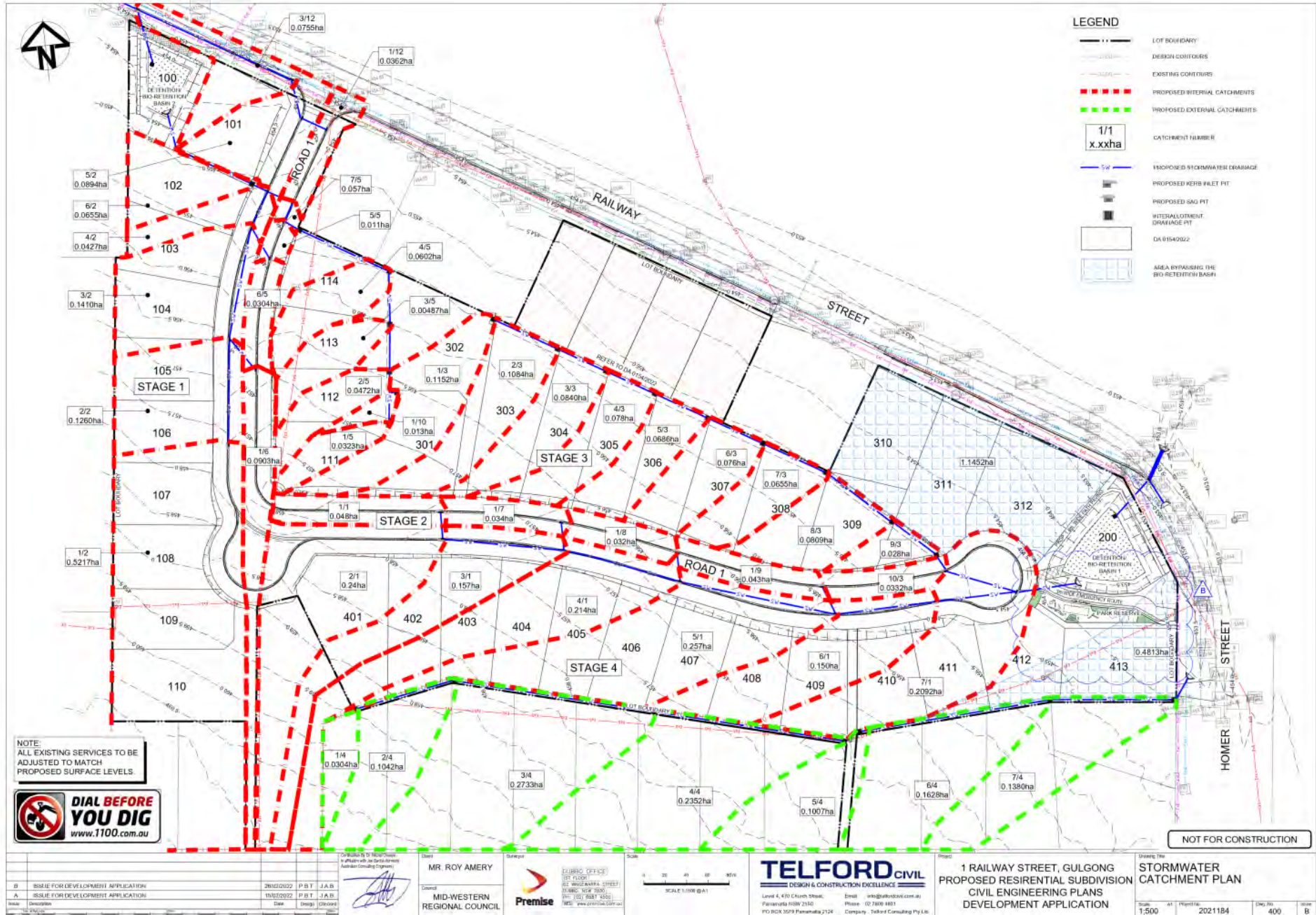
NOT FOR CONSTRUCTION

MR. ROY AMERY MID-WESTERN REGIONAL COUNCIL				1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION		SHEET 2 OF 3
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NOT FOR CONSTRUCTION

Issued: 15/07/2022 Design: PBT Checked: J.A.D.		Prepared by: P. B. Telford Checked by: P. B. Telford Date: 15/07/2022		Client: MR. ROY AMERY Council: MID-WESTERN REGIONAL COUNCIL		Scale: 1:100 Date: 15/07/2022		Drawing No: 2021184 Sheet No: 305 Title: ROAD 1 CROSS SECTIONS SHEET 3 OF 3	
A - ISSUE FOR DEVELOPMENT APPLICATION		15/07/2022 PBT J.A.D.		MR. ROY AMERY MID-WESTERN REGIONAL COUNCIL		Telford CIVIL DESIGN & CONSTRUCTION EXCELLENCE Level 4, 111 O'Connell Street, Auckland Phone: 09 308 8881 Fax: 09 308 8882 Email: info@telfordcivil.co.nz		1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION	



NOTE:
ALL EXISTING SERVICES TO BE
ADJUSTED TO MATCH
PROPOSED SURFACE LEVELS.



Issue	Description	Date	Drawn	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	28/02/2022	P.B.T.	J.A.B.
B	ISSUE FOR DEVELOPMENT APPLICATION	15/02/2022	P.B.T.	J.A.B.

Prepared by: MR. ROY AMERY
Checked by: [Signature]
Date: [Blank]

Client: MID-WESTERN REGIONAL COUNCIL
Scale: 1:1000 @ A1

Premise
100 FLOORS
100 FLOORS
100 FLOORS

TELFORD CIVIL
DESIGN & CONSTRUCTION EXCELLENCE
Level 4, 470 Church Street,
Perth WA 6000
Phone: 02 7600 4881
Email: info@telfordcivil.com.au
Website: www.telfordcivil.com.au

1 RAILWAY STREET, GULGONG
PROPOSED RESIDENTIAL SUBDIVISION
CIVIL ENGINEERING PLANS
DEVELOPMENT APPLICATION

Drawing Title: STORMWATER CATCHMENT PLAN
Scale: 1:500
Sheet: 400 of 400
Date: 2021184
Issue: B

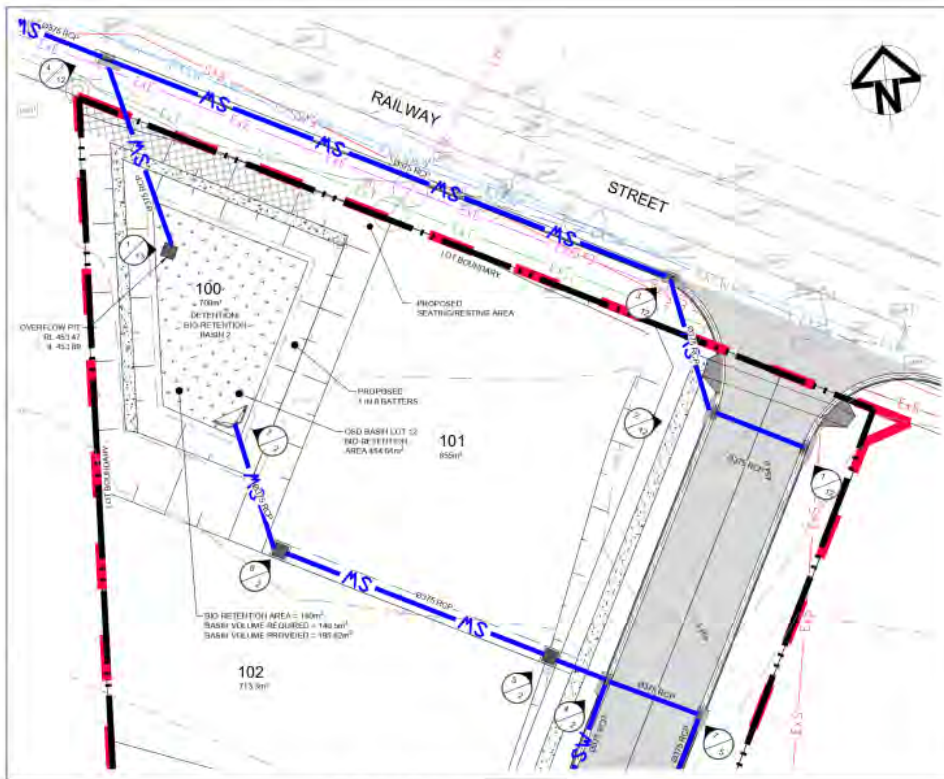
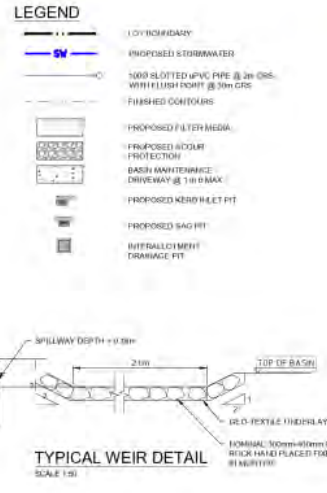
BIO-RETENTION BASIN NOTES:

1. AN IMPERMEABLE LINER SHALL BE INSTALLED TO FULLY CONTAIN ANY LEAKED WATER AND PREVENT ANY FLOW TO GROUNDWATER. LINER SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY AND TO FORM CONTIGUOUS BED FREE OF HOLES AND FREE OF SHARP OBJECTS TO PREVENT TEARDROPS. SUBGRADE SHALL BE GRADED AS BURNED OR THE TRENCHES TO FORM A SLOPED BASE. LINER TO HAVE ALL JOINTS SEALED IN ACCORDANCE WITH THE PRODUCT'S SPECIFICATIONS TO ENSURE THE SYSTEM IS WATER TIGHT. LINER HEADS TO BE APPROPRIATELY KEPT INTO THE BATTERS AND EMBANKMENTS AND WRAPPED UP AGAINST DRAINAGE FITS TO TOP OF SOIL LAYER WITH CONSIDERATION TO PROTRUSIONS THROUGH THE LINERS SUCH AS OUTLET PIPES.
2. UNDERGRADE SHALL BE Laid TO A MINIMUM OF 200MM DRAINAGE LAYER COMPOSED OF FINE GRAVEL (2-5MM WITH 0% FINES AND HYDRAULIC CONDUCTIVITY OF 2000MM/S) TO FORM THE DRAINAGE LAYER. DRAINAGE LAYER DEPTH MUST EXCEED AT LEAST 30MM COVER OVER THE UNDERGRADE. BARRING CRITERIA SHALL BE APPLIED TO AVOID MIGRATION OF THE ON-TOP LAYER INTO THE DRAINAGE LAYER. DIS (TRANSITION LAYER) SHALL BE INCLUDED.
3. WHERE INDICATED ON THE DESIGN DRAWINGS A TRANSITION LAYER SHALL BE INCLUDED. THE TRANSITION LAYER MATERIAL SHALL BE CLEAN, WELL GRADED SAND MATERIAL (TYPICALLY 1MM) CONTAINING $+2\%$ FINES. THE PARTICLE SIZE DISTRIBUTION OF THE SAND SHALL BE ASSESSED TO MEET CRITERIA THAT THE SMALLEST 15% OF THE SAND PARTICLES BEHAVE WITH THE LARGEST 15% OF THE FILTER MEDIA. DIS (TRANSITION LAYER) SHALL BE INCLUDED.
4. BIO-RETENTION FILTER MEDIA SHALL COMPLY WITH THE FOLLOWING:
 - HAVE A MINIMUM HYDRAULIC CONDUCTIVITY OF 2000MM/S. THIS SHOULD BE MEASURED ACCORDING TO ASTM F1415-08 STANDARD TEST METHOD FOR SATURATED HYDRAULIC CONDUCTIVITY, WATER RETENTION, POROSITY AND PLUCK RESISTANCE OF FILTER MEDIA AND SHOULD BE REPORTED TO THE DESIGNER.
 - HAVE TOTAL CLAY AND SILT MAX LESS THAN 1% (W/W) TO REDUCE THE LIKELIHOOD OF STRUCTURAL COLLAPSE OF SUCH BODIES.
 - THE FILTER MEDIA SHALL BE GRADED LUMPY SAND WITHOUT GAP IN THE PARTICLE SIZE GRADING AND THE COMPOSITION SHALL NOT BE DOMINATED BY A SMALL PARTICLE SIZE RANGE. THE FOLLOWING IS A GUIDE FOR THE FILTER MEDIA PARTICLE SIZE DISTRIBUTION:
 - o CLAY AND SILT $+0.075\text{mm}$
 - o VERY FINE SAND $+0.3\text{mm}$ TO 0.5mm
 - o FINE SAND TO 30% (0.25 TO 1.0MM)
 - o MEDIUM TO COARSE SAND 40 TO 60% (0.25 TO 1.0MM)
 - o COARSE SAND 7 TO 15% (0.25 TO 1.0MM)
 - o FINE GRAVEL $+2\text{mm}$ (0.3 TO 4MM)
 - FILTER MEDIA SHALL BE TESTED (ACCORDING TO AS4419-2003) TO COMPLY WITH THE FOLLOWING:
 - o TOTAL INORGANIC (TO) CONTENT = 80% MAX
 - o ORGANIC MATTER AT LEAST 3% (W/W)
 - o PH 5.5-7.5 (IN 1.5% WATER)
 - o ELECTRICAL CONDUCTIVITY (EC) $+200\mu\text{mS}$
 - o DISPERSIBILITY

AN ALTERNATIVE OPTION FOR BIORETENTION FILTER MEDIA IS AN ENGINEERED FILTER MEDIA. THIS IS A WASHED, WELL GRADED SAND WITH APPROPRIATE HYDRAULIC CONDUCTIVITY (SUCH AS MATERIALS USED FOR CONSTRUCTION OF LIQUID BARRIERS). THE TOP 100MM OF THE FILTER MEDIA SHALL THIN BE AND MIXED WITH INERTS: ORGANIC MATTER, FERTILISER AND TRACE ELEMENTS AS SHOWN BELOW.

CONSTITUENT	QUANTITY (KG/100 M2 FILTER AREA)
GRANULATED POULTRY MANURE FINES	50
SUPPLEMENTARY	2
SULPHURIC SULPHATE	2
POTASSIUM SULPHATE	2
TRACE ELEMENT MIX	4
FERTILISER (NPK 16:4:24)	4
LIME	20

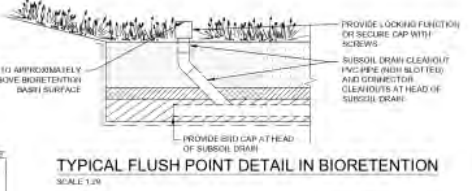
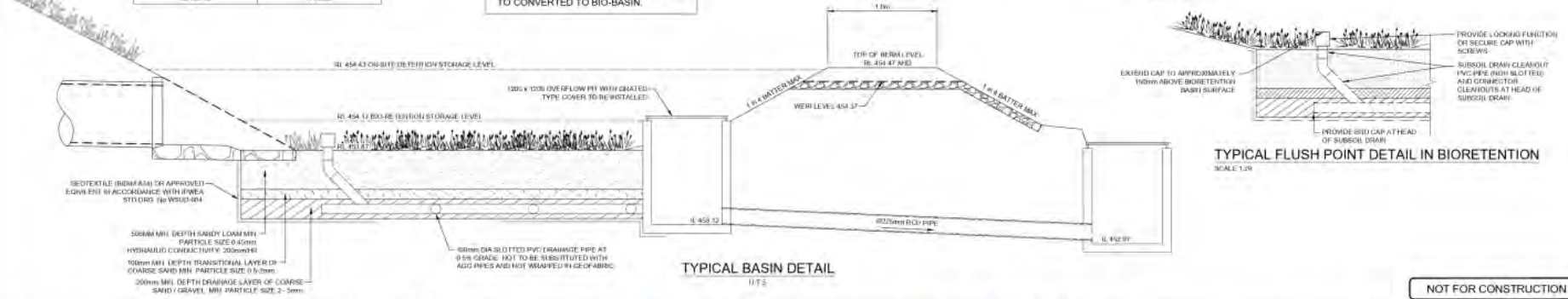
6. PERCENTIAL FILTER MEDIA SHALL BE ASSESSED BY A HORTICULTURALIST TO ENSURE THAT THEY ARE CAPABLE OF SUPPORTING A HEALTHY VEGETATION COMMUNITY.
7. THE BIO-RETENTION FILTER MEDIA SHALL BE TESTED TO DEMONSTRATE THE COMPLIANCE WITH THE ABOVE MENTIONED REQUIREMENTS AT THE FOLLOWING FREQUENCIES:
 - FOR BIO-RETENTION SYSTEMS 400m^2 ONE SAMPLE PER 500M² OF FILTER MEDIA
 - FOR BIO-RETENTION SYSTEMS 500m^2 ONE SAMPLE PER 500M² OF FILTER MEDIA
 - FOR THE HYDRAULIC CONDUCTIVITY TEST PLUS ONE SAMPLE PER 500M² OF FILTER MEDIA
 - MEDIA FOR ALL OTHER REQUIRED TESTS
8. TESTING SHALL BE UNDERTAKEN ON THE ACTUAL MATERIAL TO BE DELIVERED TO THE SITE. THE SUPPLIER AND CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THE FILTER MEDIA MEETS THE SPECIFICATIONS AND THE CORRECT MATERIAL IS DELIVERED TO THE SITE PRIOR TO INSTALLATION. THE SUPPLIER SHALL ARRANGE FOR THE FILTER MEDIA TO BE TESTED BY A CERTIFIED LABORATORY IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS ON THE BASIS OF THE TESTING. THE SOIL LABORATORY AND REPORTING SHALL CERTIFY THAT THE MATERIAL MEETS THESE SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE SUPPLIER'S CERTIFICATE TEST RESULTS AND SUPPLY DOCKETS TO THE DESIGNER (THROUGH THE SITE SUPERVISOR/AGENT) FOR REVIEW AND APPROVAL.
9. AN IN-SITU MEASUREMENT OF HYDRAULIC CONDUCTIVITY SHALL BE UNDERTAKEN FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE BIO-RETENTION SYSTEM AND PRIOR TO HAND OVER OF THE SYSTEM. THIS TESTING SHALL BE ACCORDING TO PRACTICE NOTE 1 IN-SITU MEASUREMENT OF HYDRAULIC CONDUCTIVITY (PRACTICE NOTE 1, 15 OCTOBER 2008), WHICH CAN BE FOUND IN WWW.MHSASHEEL.AU/INFRA/PUBLICATIONS/INDEX.HTML
10. THE FILTER MEDIA SHALL BE LIGHTLY COMPACTED DURING INSTALLATION TO PREVENT MIGRATION OF FINE PARTICLES. A SINGLE PASS OF COMPACTING ANCHORAGE (VERTICAL PLATE FOR SMALL SYSTEMS AND DRUM WITH ROLLER FOR LARGER SYSTEMS) SHALL BE USED. TO HEAVY COMPACTING OR MULTIPLE PASSES SHALL BE MADE. FILTER MEDIA SHALL BE INSTALLED IN TWO LIFTS FOR DEPTHS OF OVER 100MM.



BASIN SETOUT TABLE

LEVEL (m)	STAGED VOLUME (m ³)
RL 450.12	0
RL 451.87	1372m ³
RL 454.43	1711m ³

SEDIMENT BASIN NOTE:
 SEDIMENT BASIN TO REMAIN UNTIL 80% OF ALL HOUSES ARE CONSTRUCTED WITHIN THE DEVELOPMENT SITE. UPON COMPLETION OF 80%, SEDIMENT BASIN TO CONVERTED TO BIO-BASIN.



NOT FOR CONSTRUCTION

<p>Author: MR ROY AMERY</p> <p>Checked: MID-WESTERN REGIONAL COUNCIL</p> <p>Scale: 1:500</p>	<p>Client: MID-WESTERN REGIONAL COUNCIL</p> <p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p>	<p>Drawn: TELFORD CIVIL</p> <p>Checked: TELFORD CIVIL</p> <p>Scale: 1:500</p>	<p>Sheet: BIO-RETENTION BASIN 1 LAYOUT PLAN AND DETAILS SHEET 1 OF 2</p> <p>Date: 15/07/2022</p> <p>Project: PBT J.A.B.</p>
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BIO-RETENTION BASIN NOTES:

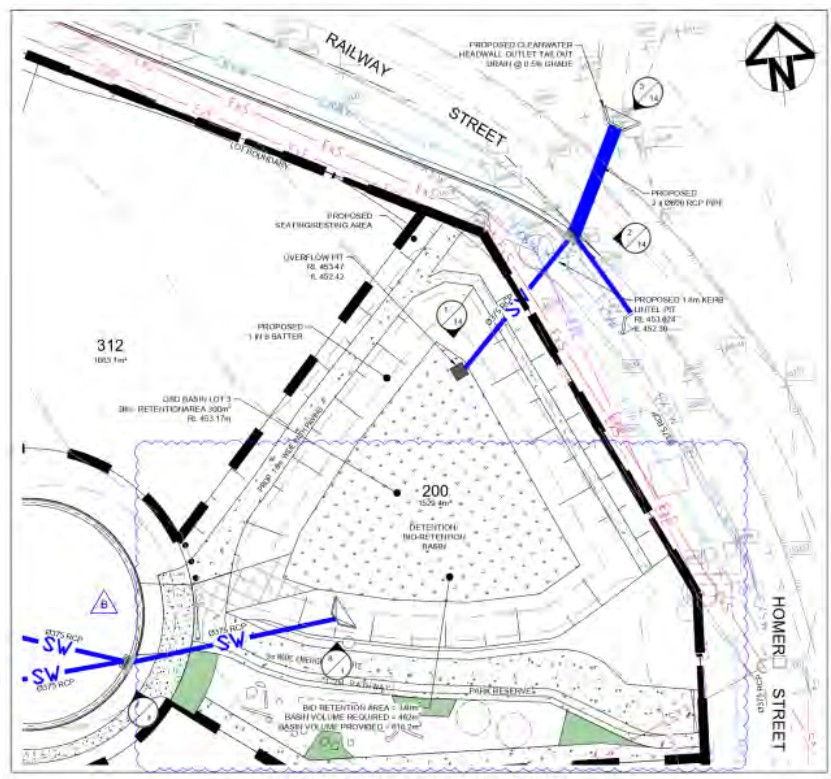
1. AN IMPERMEABLE LINER SHALL BE INSTALLED TO FULLY CONTAIN ANY LEAKED WATER AND PREVENT INFILTRATION TO GROUNDWATER. LINER SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY AND TO FORM CONTINUOUS BED FREE OF HOLES AND FREE OF SHARP OBJECTS TO PREVENT TEARDROPS. SUBGRADE SHALL BE GRADED AS REQUIRED BY THE DRAWINGS TO FORM SLOPED BASE. LINER TO HAVE ALL JOINTS JOINTS SEALED IN ACCORDANCE WITH THE PRODUCT'S SPECIFICATIONS TO ENSURE THE SYSTEM IS WATER TIGHT. LINER NEEDS TO BE APPROPRIATELY KEPT INTO THE BATTERS AND ENHANCED AND WRAPPED AGAINST DRAINAGE FITS TO TOP OF SOIL LAYER WITH CONSIDERATION TO PROTECTORS THROUGH THE LINERS SUCH AS OUTLET PIPES.
2. UNDERGRADE SHALL BE Laid IN A MINIMUM OF 200MM DRAINAGE LAYER COMPOSED OF FINE GRAVEL (2-5MM WITH 0% FINES AND HYDRAULIC CONDUCTIVITY OF 2000000) THE DRAINAGE LAYER BATH MUST EXHIBIT AT LEAST 30MM COVER OVER THE UNDERGRADE. REDUCING CRITERIA SHALL BE APPLIED TO AVOID IMAGINATION OF THE ON-TOP LAYER INTO THE DRAINAGE LAYER. DISCHARGE LAYER (ON-TOP LAYER).
3. WHERE INDICATED ON THE DESIGN DRAWINGS A TRANSITION LAYER SHALL BE INCLUDED. THE TRANSITION LAYER MATERIAL SHALL BE CLEAN, WELL GRADED SAND MATERIAL (TYPICALLY 1MM) CONTAINING <2% FINES. THE PARTICLE SIZE DISTRIBUTION OF THE SAND SHALL BE ASSESS TO MEET CRITERIA THAT THE SMALLEST 10% OF THE SAND PARTICLES BRIDGE WITH THE LARGEST 10% OF THE FILTER MEDIA. DIS (TRANSITION LAYER) 0540MS (FILTER MEDIA)
4. BIO-RETENTION FILTER MEDIA SHALL COMPLY WITH THE FOLLOWING:
 - HAVE A MINIMUM HYDRAULIC CONDUCTIVITY OF 2000000. THIS SHOULD BE MEASURED ACCORDING TO ASTM F1545-08 STANDARD TEST METHODS FOR SATURATED HYDRAULIC CONDUCTIVITY, WATER RETENTION, POROSITY AND bulk DENSITY OF FILTERING MEDIA AND GRADES TOF HOLES. ZEROES MUST BE USED TO PREVENT COLLAPSE OF SUCH SIZES.
 - THE FILTER MEDIA SHALL BE GRADED LUMPY SAND WITHOUT GAP IN THE PARTICLE SIZE GRADING AND THE COMPOSITION SHALL NOT BE DOMINATED BY A SMALL PARTICLE SIZE RANGE. THE FOLLOWING IS A GUIDE FOR THE FILTER MEDIA PARTICLE SIZE DISTRIBUTION:
 - o CLAY AND SILT <0.075MM
 - o VERY FINE SAND 0.300 TO 0.600MM
 - o FINE SAND TO 30% (0.25 TO 0.60MM)
 - o MEDIUM TO COARSE SAND 40-60% (0.25 TO 1.0MM)
 - o COARSE SAND 7-10% (0.2 TO 0.6MM)
 - o FINE GRAVEL <2% (0.075MM)
 - FILTER MEDIA SHALL BE TESTED (ACCORDING TO AS4419:2003) TO COMPLY WITH THE FOLLOWING:
 - o TOTAL SULPHUR (TS) CONTENT < 0.0000%
 - o OIL AND GREASE (OG) CONTENT < 0.0000%
 - o ORGANIC MATTER (OM) AT LEAST 3% (W/W)
 - o PH (5-7) IN 1:5 H₂O
 - o ELECTRICAL CONDUCTIVITY (EC) < 1200µS
 - o DURABILITY
5. AN ALTERNATIVE OPTION FOR BIORETENTION FILTER MEDIA IS AN ENGINEERED FILTER MEDIA. THIS IS A WASHED, WELL GRADED SAND WITH APPROPRIATE HYDRAULIC CONDUCTIVITY (SUCH AS MATERIALS USED FOR CONSTRUCTION OF ROAD) SIZED TO THE TOP 100MM OF THE FILTER MEDIA SHALL HAVE BEEN AND MIXED WITH APPROPRIATE ORGANIC MATTER, FERTILISER AND TRACE ELEMENTS AS SHOWN BELOW.

CONSTITUENT	QUANTITY (KG/100 M2 FILTER AREA)
GRANULATED POULTRY MANURE FINES	30
SULPHUR DIOXIDE	2
SODIUM SULPHATE	2
POTASSIUM BIPHOSPHATE	2
TRACE ELEMENT MIX	1
FERTILISER (NPK 10:10:10)	4
LIME	20

6. POTENTIAL FILTER MEDIA SHALL BE ASSESSED BY A HORTICULTURALIST TO ENSURE THAT THEY ARE CAPABLE OF SUPPORTING A HEALTHY VEGETATION COMMUNITY. THE BIO-RETENTION FILTER MEDIA SHALL BE TESTED TO DEMONSTRATE THE COMPLIANCE WITH THE ABOVE MENTIONED REQUIREMENTS AT THE FOLLOWING FREQUENCIES:
 - FOR BIO-RETENTION SYSTEMS <500M2, ONE SAMPLE PER 500M2 OF FILTER MEDIA
 - FOR BIO-RETENTION SYSTEMS >500M2, ONE SAMPLE PER 500M2 OF FILTER MEDIA
 - FOR THE HYDRAULIC CONDUCTIVITY TEST PLUS ONE SAMPLE PER 2000M2 OF FILTER MEDIA FOR ALL OTHER REQUIRED TESTS
7. TESTING SHALL BE UNDERTAKEN ON THE ACTUAL MATERIAL TO BE DELIVERED TO THE SITE. THE SUPPLIER AND CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THE FILTER MEDIA MEETS THE SPECIFICATIONS AND THE CORRECT MATERIAL IS DELIVERED TO THE SITE. THE SUPPLIER SHALL ARRANGE FOR THE FILTER MEDIA TO BE TESTED BY A CERTIFIED LABORATORY IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS ON THE BASIS OF THE TESTING. THE SOIL LABORATORY AND SUPPLIER SHALL CERTIFY THAT THE MATERIAL MEETS THESE SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE SUPPLIER'S CERTIFICATE, TEST RESULTS AND SUPPLY DOCKETS TO THE DESIGNER (THROUGH THE SITE SUPERVISOR) FOR REVIEW AND APPROVAL.
8. AN IN SITU MEASUREMENT OF HYDRAULIC CONDUCTIVITY SHALL BE UNDERTAKEN FOLLOWING COMPLETION OF THE BIO-RETENTION SYSTEM AND PRIOR TO HAND OVER OF THE SYSTEM. THIS TESTING SHALL ACCORDING TO PRACTICE NOTE 1 - IN SITU MEASUREMENT OF HYDRAULIC CONDUCTIVITY (PRACTICE NOTE 1) WHICH CAN BE FOUND IN WWW.MANAGEDWATER.PUBLICATIONSINDEX.HTML
9. THE FILTER MEDIA SHALL BE SIFTED THROUGH A 1.0MM SIEVE TO REMOVE ANY PARTICLES. A SINGLE PASS OF COMPACTING ANCHORAGE (VERTICAL PLATE FOR SMALL SYSTEMS AND DRUM ROLLER FOR LARGER SYSTEMS) SHALL BE USED. TO HEAVY COMPACTION OR MULTIPASS SHALL BE MADE. FILTER MEDIA SHALL BE INSTALLED IN TWO LITS FOR DEPTHS OF OVER 1000MM.

LEGEND

- LOT BOUNDARY
- PROPOSED 6.0% OVERWATER DRAINAGE
- 1000 SLOTTED PVC PIPE @ 2m C/SB WITH FLUSH FIT @ 10m C/SB
- FINISHED COURTOURS
- PROPOSED FILTER MEDIA
- PROPOSED SCULPTURE PROTECTION
- BASH MAINTENANCE DRIVEWAY @ 1.0% MAX
- PROPOSED SEWER MAIN FIT
- PROPOSED GAS FIT
- INTERNAL/EXTERNAL DRAINAGE FIT

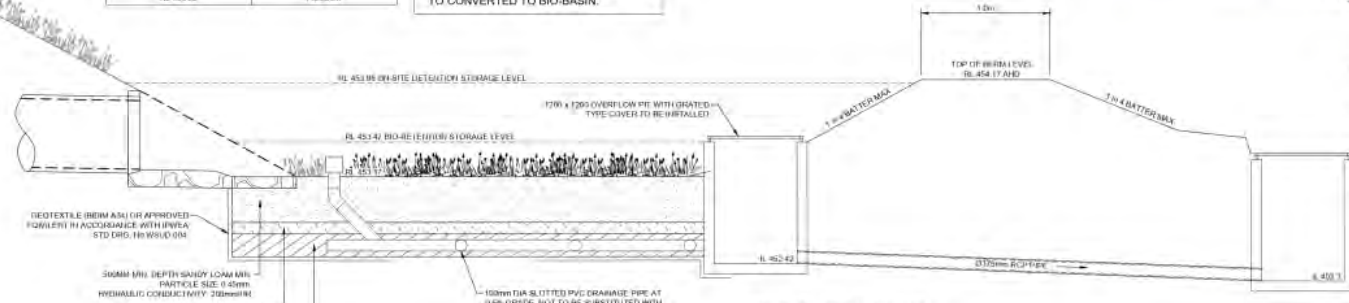


BIO-RETENTION / DETENTION BASIN 2 LAYOUT PLAN
SCALE 1:200

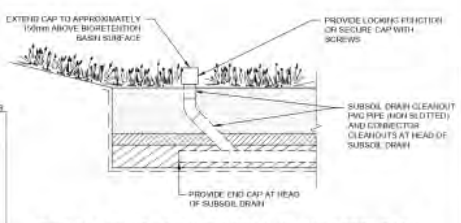
BASIN SETOUT TABLE

LEVEL (m)	STAGED VOLUME (m³)
RL 452.42	0
RL 453.47	109.48m³
RL 455.56	432.38m³

SEDIMENT BASIN NOTE:
SEDIMENT BASIN TO REMAIN UNTIL 80% OF ALL HOUSES ARE CONSTRUCTED WITHIN THE DEVELOPMENT SITE. UPON COMPLETION OF 80% SEDIMENT BASIN TO CONVERTED TO BIO-BASIN.



TYPICAL BASIN DETAIL
H.T.S.



TYPICAL FLUSH POINT DETAIL IN BIORETENTION
SCALE 1:1.5

NOT FOR CONSTRUCTION

<p>Prepared by: MR ROY AMERY</p> <p>Checked: MID-WESTERN REGIONAL COUNCIL</p>	<p>Scale: 1:200 @ A1</p> <p>DATE: 20211184</p>	<p>TEL FORD CIVIL DESIGN & CONSTRUCTION EXCELLENCE</p> <p>Level 4, 475 Church Street, Parramatta NSW 2150 Phone: 02 9890 4881 9D B09, 507A Pennant Hills Rd, Sydney NSW 2122 Company: Telford Consulting Pty Ltd</p>	<p>Project: 1 RAILWAY STREET, GULGONG PROPOSED RESIDENTIAL SUBDIVISION CIVIL ENGINEERING PLANS DEVELOPMENT APPLICATION</p> <p>Drawing Title: BIO-RETENTION BASIN 2 LAYOUT PLAN AND DETAILS SHEET 2 OF 2</p> <p>Scale: A1 Sheet No: 20211184 Dwg. No: 501 Rev: B</p>
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SITE BASED STORMWATER MANAGEMENT PLAN
1 - 5 RAILWAY ST, GULGONG

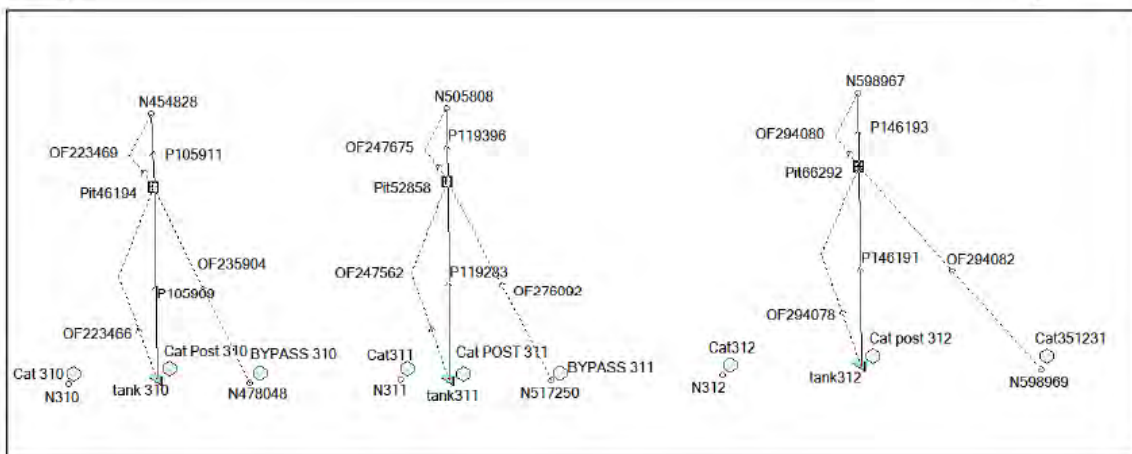
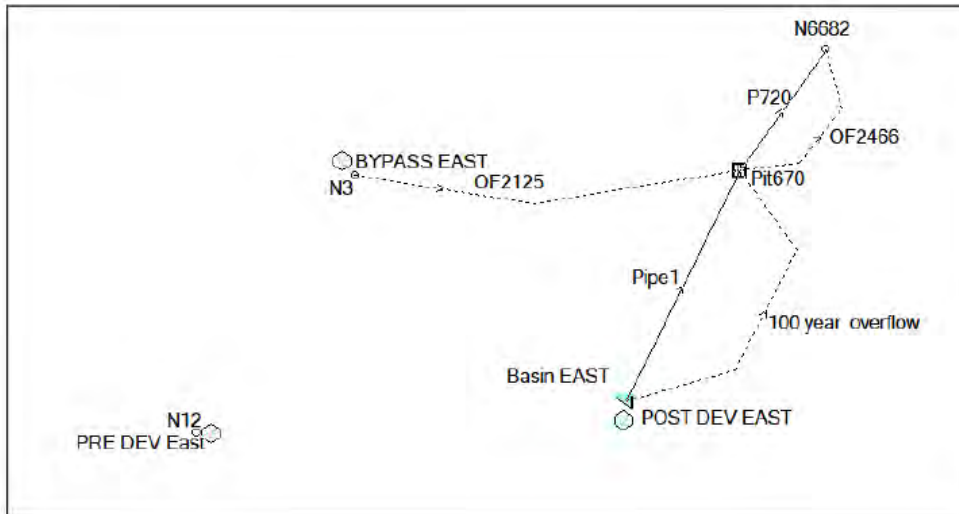
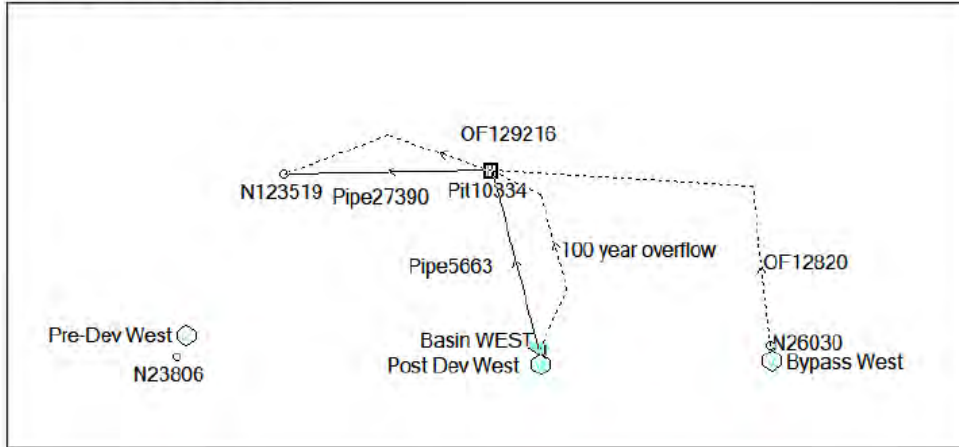
February 2022

Appendix C DRAINS MODEL DATA

SITE BASED STORMWATER MANAGEMENT PLAN
1 - 5 RAILWAY ST, GULGONG

February 2022

Drains Model Layout

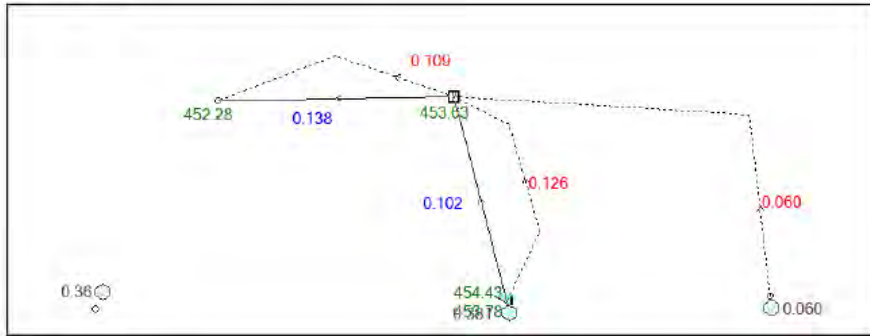


SITE BASED STORMWATER MANAGEMENT PLAN
 1 - 5 RAILWAY ST, GULGONG

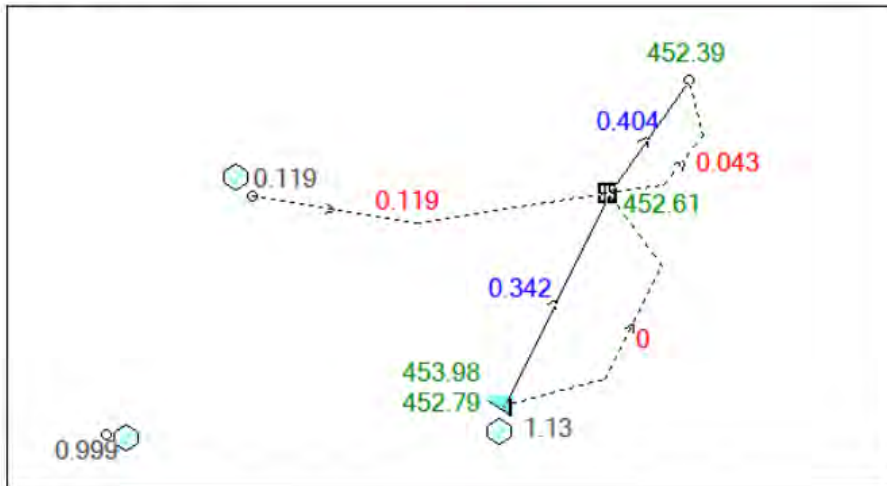
February 2022

Drains Model Results (100 Year)

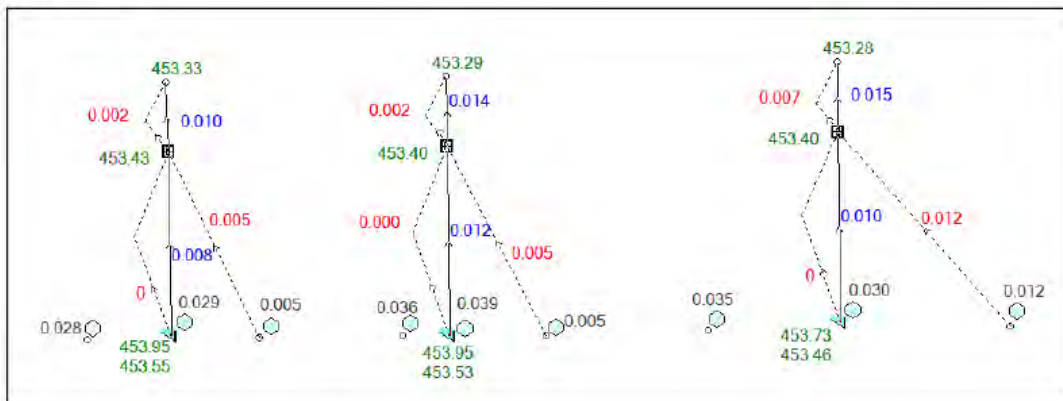
Basin West



Basin East



OSD-Tanks





STANBURY
TRAFFIC PLANNING

TRAFFIC, PARKING & TRANSPORT CONSULTANTS

TRAFFIC & PARKING IMPACT ASSESSMENT

PROPOSED RESIDENTIAL SUBDIVISION
1 RAILWAY STREET
GULGONG

PREPARED FOR GULGONG HOLDINGS PTY. LTD.
OUR REF: 21-226-2



MARCH 2022

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6. CONCLUSION**23****APPENDICES**

- 1. Subdivision Plans**
- 2. Swept Path Plans**

1 INTRODUCTION

1.1 Scope of Assessment

Stanbury Traffic Planning was commissioned by Gulgong Holdings Pty. Ltd. to prepare a Traffic & Parking Impact Assessment to accompany a Development Application (DA) for a proposed residential subdivision at 1 Railway Street in Gulgong (hereafter referred to as the 'subject site').

The aim of this assessment was to investigate and report upon the potential traffic and parking consequences of the DA and to recommend appropriate ameliorative measures where required. This report provides the following scope of assessment:

- Section 2 describes the site location, details, existing and surrounding land-uses;
- Section 3 describes the existing nearby road network in the vicinity of the subject site;
- Section 4 describes the proposed subdivision; and
- Section 5 assesses the proposed subdivision layout and the traffic generating ability of the proposed site use, the adequacy of the proposed access arrangements, internal circulation and servicing arrangements with reference to relevant Council, Transport for NSW (TfNSW, formerly Roads & Maritime Services) and Australian Standard specifications.

2.2 Reference Documents

Reference is made to the following documents throughout this report:

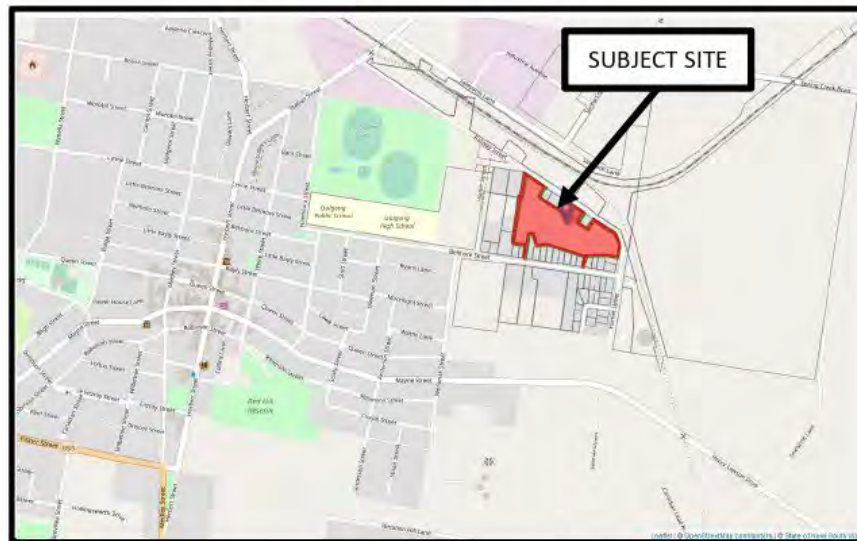
- TfNSW's Guide to Traffic Generating Developments;
- Mid-Western Regional Local Environmental Plan 2012 (LEP 2012);
- Mid-Western Regional Development Control Plan 2013 (DCP 2013);
- Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (Part 4A);
- Austroads Guide to Road Design Part 3: Geometric Design (Part 3);
- Fire safety guideline Access for fire brigade vehicles and firefighters, Version 05, Issued 4 October 2019, Fire Safety Branch, Community Safety Directorate (Fire Safety Guideline);
- Pedestrian Access and Mobility Plan, Prepared for Gulgong, Kandos, Mudgee and Rylstone, Mid-Western Regional Council Operations: Works, 3 February 2016 (PAMP 2016);
- Australian Standard for Parking Facilities Part 1: Off-Street Car Parking (AS2890.1:2004);
- Australian Standard for Parking Facilities Part 2: Off-Street Commercial Vehicle Facilities (AS2890.2:2018);
- Australian Standard for Parking Facilities Part 5: On-Street Parking (AS2890.5:2020); and
- Subdivision plans prepared by Premise Pty. Ltd. and should be read in conjunction with this report, reduced copies of a selection of which are included as **Appendix 1** for reference.

2. EXISTING SITE CONDITIONS

2.1 Site Location

The subject site is situated on the southern side of Railway Street and at the eastern end of the Gulgong town centre. The site location is illustrated within a local context by **Figure 1** and within an aerial context by **Figure 2**.

FIGURE 1
SITE LOCATION WITHIN A LOCAL CONTEXT



Source: checkthisproperty.com.au

FIGURE 2
SITE LOCATION WITHIN AN AERIAL CONTEXT



Source: bingmaps.com

2.2 Site Description

The subject site is identified as 1 Railway Street, Gulgong, being legally described as Lot 2 of DP613429. The irregular shaped lot exhibits an approximate area of 4.2 Ha with a frontage of approximately 400m to Railway Street on the northern boundary, excluding the existing properties. The site is zoned R1 – General Residential and is subject to the applicable provisions of LEP 2012.

2.3 Existing Site Use

The existing site is currently vacant. A review of aerial images using Google Earth going back to 2002 indicate that the site appears to have been vacant since that time.

The subject site is shown in **Figure 3**.

FIGURE 3
EXISTING SITE – PHOTO TAKEN ON 18/10/21



The site inspection undertaken on 18/10/2021 indicated that there were no identified traffic safety issues along the frontage of the site in Railway Street and Homer Street.

2.4 Surrounding Uses

The subject site is on the eastern edge of the Gulgong Town Centre. To the east of the site is agricultural land, to the north is the railway line and industrial uses, to the south and west are mainly residential uses with recreational uses at Billy Dunn Park, Gulgong Public School and Gulgong High School also provided to the west of the site.

3. SURROUNDING TRANSPORT NETWORK

3.1 Existing Road Construction and Function

Table 1 provides a summary of the key features of the surrounding public road network.

TABLE 1 SUMMARY OF MAIN ROADS IN THE SURROUNDING ROAD NETWORK					
Road	Classification / Care and Control by	Alignment	Configuration in the Vicinity of the Subject Site	Road Reserve / Carriageway Width	Speed Limit
Homer Street	Local Road / Mid-Western Regional Council	North-south connecting Henry Lawson Drive and Railway Street	1 travel lane in each direction with generally unsealed shoulders / grass verges	20-30m / 6.5-9m (approx.)	50km/h
Railway Street	Local Road / Mid-Western Regional Council	East-west connecting Homer Street and Station Street	1 travel lane in each direction with generally unsealed shoulders / grass verges	20-30m / 6.5-10m (approx.)	50km/h
Mayne Street	Local Road / Mid-Western Regional Council	East-west connecting Goolma Road / Fisher Street with Henry Lawson Drive	1 travel lane in each direction with edge lines and generally unsealed shoulders	30m / 6-8m (approx.)	50km/h
Henry Lawson Drive	Local Road / Mid-Western Regional Council	East-west and north-south connecting Mayne Street and Ulan Road, Mudgee	1 travel lane in each direction with edge lines and generally unsealed shoulders	28m / 8m (approx.)	50km/h
Cope Road / Station Street	Local Road / Mid-Western Regional Council	North-east / south-west connecting Gulgong and Ulan	1 travel lane in each direction and generally unsealed shoulders	30m / 10-13m (approx.)	50 to 100km/h to the north

Table 1 indicates that there all roads in the vicinity of the subject site are local roads and there are a number of different road cross sections. All intersections and junctions in the vicinity of the subject site are priority controlled.

3.2 Existing Road Network Performance

This Practice undertook a site inspection on Monday 18/10/21 and completed an AM peak hour traffic count to understand the existing operation of the intersections that provide access to the subject site. The existing traffic volumes are shown in Figure 4.

FIGURE 4
EXISTING TRAFFIC VOLUMES – 18/10/21 8:00AM TO 9:00AM

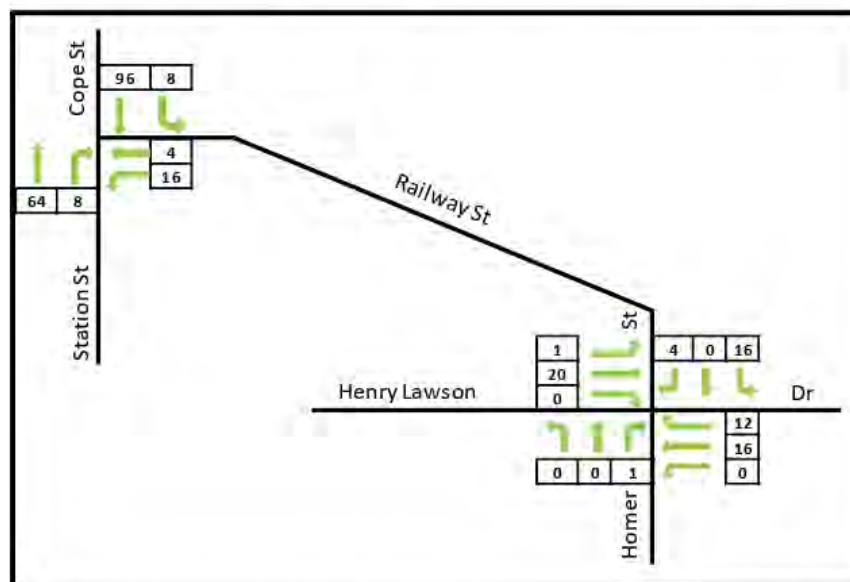


Figure 4 indicates that the following during the weekday AM peak hour:

- Directional traffic demands within Station Street / Cope Street are generally less than 100 vehicles;
- Directional traffic demands within Railway Street and Homer Street are 10 – 20 vehicles; and
- Directional traffic demands within Henry Lawson Drive are less than 40 vehicles per hour.

A review of COVID-19 cases indicated that there were an average of 350 locally transmitted cases per day across NSW in the week preceding the surveys¹. Stay at home orders were lifted for the Mid-Western Regional Council area on Friday 1 October 2021². Based on this, it is considered that the surveys were not significantly affected by COVID-19 and provide a reasonable basis on which to assess the impact of the proposed development.

¹ <https://covidlive.com.au/report/daily-source-overseas/nsw> - accessed 8/2/22

² https://www.health.nsw.gov.au/news/Pages/20210930_00.aspx - accessed 8/2/22

4. PROPOSED DEVELOPMENT

4.1 Subdivision and Potential Dwelling Yield

The Development Application seeks consent for the subdivision of one existing allotment into 39 Torrens Title residential allotments and two open space / drainage reserve lots.

The proposed development is to be constructed and is capable of being released in four stages.

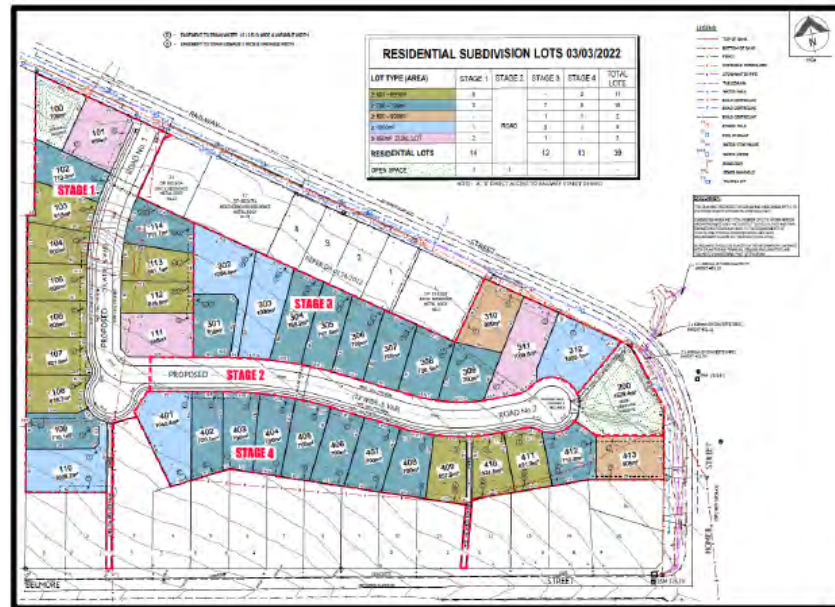
Plans illustrating the abovementioned subdivision have been prepared by Premise Pty. Ltd., reduced copies of a selection of which are contained within **Appendix 1**.

4.2 Road Infrastructure

The development yield presented within Section 4.1 of this report is proposed to be serviced by a planned new Local Street which intersects with Railway Street approximately at the north-west corner of the subdivision.

The abovementioned Local Street is proposed to provide an 'L-shaped' alignment through the centre of the subdivision as shown in **Figure 5**.

**FIGURE 5
PROPOSED SITE PLAN**



The proposed subdivision access road junction will necessitate the relocation of existing services as it was identified at a site inspection that there is a manhole and power pole in this location.

5. **ASSESSMENT OF SUBDIVISION**

5.1 **DCP 2013 Relevant Assessment Clauses**

A summary of the relevant clauses in DCP 2013 are summarised in **Table 2**.

TABLE 2 SUMMARY OF RELEVANT DCP 2013 ASSESSMENT			
DCP 2013 Clause	Requirement	Design Meets Requirement	Further Discussion
7.1 Street Layout and Design	c) Where a cul de sac treatment is unavoidable, the applicant will need to incorporate pedestrian linkages between streets throughout the subdivision	Yes	Section 5.7
	d) The maximum number of lots services by a cul de sac in a residential zone is 12, or otherwise a cul-de-sac is restricted to less than 150 metres in length	No but considered satisfactory in this instance.	Section 5.2
	All lots must have a minimum width of 16m at the building line (4.5 metres from the front property boundary) in the case of lots within residential and village zones	All Lots comply. Information provided by the Applicant indicates that Lot 109 has a width of 16m at the building line.	
	Battleaxe handles in R1 General Residential and R3 Medium Density Residential and RU5 Village zones must have a minimum width of 4m	Yes – all battleaxe handles have a minimum width of 4m.	
Urban Road Standards	Residential Road – serves 31-120 Dwellings: 18m road reserve 9m carriageway 2 x 4.5m nature strips 1 x 1.2m footpath Roll over Kerbing Minimum radius of Cul-de-sac kerb return is 8.5m with road reserve of 12.5m	Yes	Section 5.2
Cycleways and Footpaths	(a) Cycle ways and alternative pedestrian networks are encouraged within new subdivisions. Where the site is included in a cycleway plan or pedestrian strategy, the design of the development will need to address this. In other cases, all new residential subdivisions are required to plan and provide combined pedestrian/cycle ways, which will provide direct, convenient and safe access to major facilities e.g. schools, playing fields, playgrounds, shops, bus stops, etc	Yes	Section 5.7
	(b) Ends of cul-de-sacs may be required to include pedestrian pathways (or share ways) preferably in conjunction with stormwater drainage to provide access to adjacent streets or parks. The minimum width of pathway and/or drainage overland flow outlets is 10 metres.	Yes	Section 5.7

5.2 Subdivision Road Layout

The civil plans prepared by Premise Pty. Ltd. illustrate that the subdivision is proposed to be serviced by the construction of a new Local Street which will connect to the proposed subdivision to Railway Street in the north-west. The road construction will comprise:

- A 9m wide new road pavement; and
- 2 x a 4.5m verges adjacent to properties.

The western and southern verges are proposed to provide a 1.2m wide footpath as required by DCP 2013.

The subdivision road is proposed to be a cul de sac which is longer than the 150m identified in DCP 2013. In this instance, the proposed subdivision road is considered satisfactory for the following reasons:

- A single connection to the subdivision road is proposed from Railway Street due to the sight distance associated with the bend in Railway Street / Homer Street to the east of the site;
- There are two turn around locations within the cul de sac; and

Multiple active transport pathways are provided in addition to the subdivision vehicle access road to provide permeability for residents of the subdivision and the surrounding residential properties.

Junction Control and Sight Distance Assessment

Consideration was given to providing a 'crescent' shaped road which connected to Railway Street at the east and the west of the subdivision, however due to the proximity of the bend in Railway Street / Homer Street to the east of the site, a single intersection was proposed.

The intersection providing access to the subdivision is proposed to be priority control with priority given to traffic on Railway Street.

Guidance on appropriate sight distance has been sought from Austroads Guide to Road Design Part 4A.

The view from the approximate proposed junction location is shown in **Figure 6**.

FIGURE 6
APPROXIMATELY PROPOSED ACCESS JUNCTION LOCATION



The sight distance at this location has been assessed and is reported in the following sections of this report.

5.3.1 Design Speed

While a tube survey was not undertaken to determine the 85th percentile of vehicles travelling along the frontage of the subject site, a site inspection was undertaken on Monday 18/10/21 which involved driving along the frontage road behind vehicles travelling on Railway Street and observing vehicle speeds.

Observations by staff at this Practice indicated that vehicles appeared to travel consistently no faster than the speed limit around the bend at the eastern end of the subject site.

A number of heavy vehicles and light vehicles were also observed travelling slowly adjacent to the subject site, slowing down to turn into the petrol station opposite the subject site.

The result of the site inspection indicated that a design speed of 50km/h is considered satisfactory.

5.3.2 Required Sight Distance

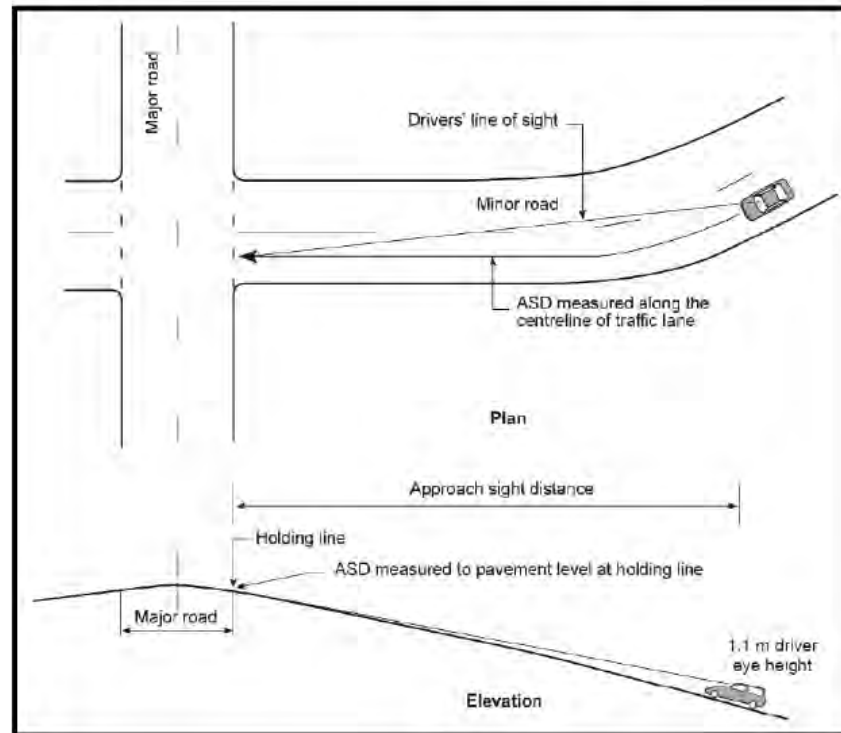
For a 50km/h road, it nominates the following sight distance requirements set as out in the following sections.

5.3.2.1 Approach Sight Distance (ASD)

As outlined in Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (Part 4A), Section 3.2.1, Approach Sight Distance is “the minimum level of sight distance which must be available on the minor road approaches to all intersections to ensure that drivers are aware of the presence of an intersection.” ASD “is also desirable on the major road approaches so that drivers can see the pavement and markings within the intersection and should be achieved where practicable.”

The application of ASD is shown in **Figure 7**.

FIGURE 7
APPROACH SIGHT DISTANCE APPLICATION



Source: Part 4A Figure 3.1

As outlined in Part 4A, ASD is equal to the Stopping Sight Distance for trucks which is provided in Table 5.6 of Austroads Guide to Road Design Part 3: Geometric Design. It nominates a minimum of 55m for a 50km/h road.

The ASD assessment for the proposed subdivision intersection is shown in **Figure 8**.

FIGURE 8
APPROACH SIGHT DISTANCE ASSESSMENT
RED ARROWS ARE APPROXIMATELY 60M LONG

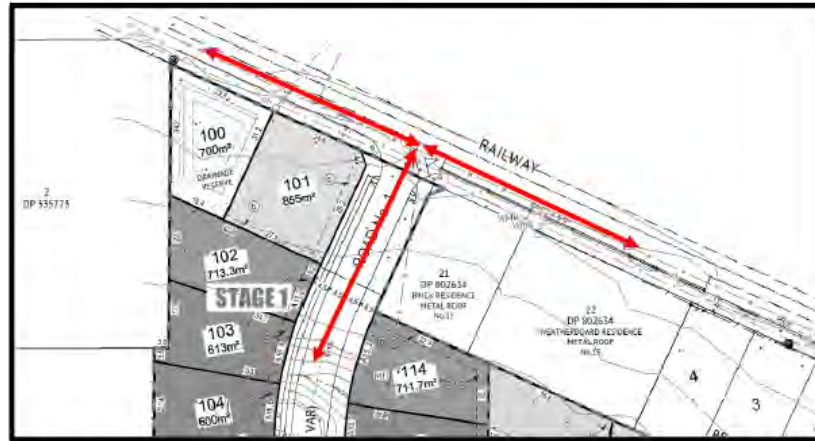


Figure 8 indicates that the minimum ASD is exceeded for the proposed access junction for all approaches with greater than 60m ASD for all approaches and accordingly, ASD is considered satisfactory.

5.3.2.2 Safe Intersection Sight Distance (SISD)

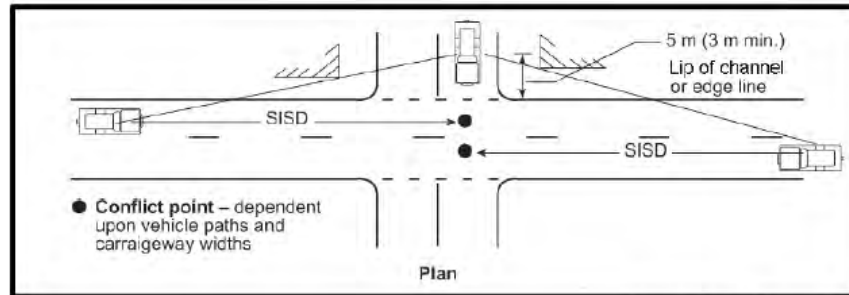
As noted in Part 4A, SISD “is measured along the carriageway from the approaching vehicle to the conflict point; the line of sight having to be clear to a point 5.0 m (3.0 m minimum) back along the side road from the conflict point”.

It “provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation (e.g. in the worst case, stalling across the traffic lanes), and to decelerate to a stop before reaching the collision point”.

Table 3.2 of Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections identifies a minimum and desirable SISD for a 50km/h road of 90m and 97m, respectively.

The application of SISD is shown in Figure 9.

FIGURE 9
APPROACH SIGHT DISTANCE APPLICATION



Source: Part 4A Figure 3.2

The SISD at the proposed junction to the subject site is shown in **Figure 10**.

FIGURE 10
SIGHT DISTANCE REVIEW OF THE PROPOSED ACCESS JUNCTION



Figure 10 indicate that a minimum of 100m SISD is available for the proposed access junction, meeting the minimum requirements of 90m and the desirable minimum of 97m and accordingly, SISD for the proposed intersection is considered satisfactory.

5.3.2.3 Minimum Gap Sight Distance (MGSD)

As outlined in Part 4A, Section 3.2.3, the MGSD “required for the driver of an entering vehicle to see a vehicle in the conflicting streams in order to safely commence the desired manoeuvre is dependent upon the length of the gap being

sought (critical acceptance gap time t_a) and the observation angle to approaching traffic”.

Based on a design speed of 50km/h and a critical gap of 5 seconds for the left turn and right turn out of the new access locations, the MGSD required is 69m.

The MGSD is less than the SISD which can be achieved at the proposed access junction.

3.3.4 Stopping Sight Distance (SSD)

As outlined in Part 3, “Stopping Sight Distance (SSD) is the distance to enable a normally alert driver, travelling at the design speed on wet pavement, to perceive, react and brake to a stop before reaching a hazard on the road ahead.”

Railway Street is approximately flat in the vicinity of the two access locations and for cars, SSD is a desirable minimum of 48m and for trucks is a minimum of 55m to 69m depending on the reaction time.

The SSD is less than the SISD which can be achieved.

3.3.5 Summary of Junction Sight Distance Assessment

A review of the ASD, SISD, MGSD and SSD indicate that all can be met for the proposed access junction and as such, the proposed new road junction sight distance in accordance with Austroads requirements and is considered satisfactory.

5.1 Driveway Sight Distance Restrictions

As outlined in Section 3.2.4 of AS2890.1:2004, “Access driveways need to be located and constructed so that there is adequate entering sight distance to traffic on the frontage road and sight distance to pedestrians on the frontage road footpath for traffic entering the frontage road”.

For a 50km/h road, Figure 3.2 requires a minimum of 45m, with a desirable sight distance of 69m.

This Practice has reviewed the proposed lot layout and all lots have the ability to provide a driveway that accords with AS2890.1 in relation to minimum sight distance. This includes all lots that front Railway Street and all internal lots with access from the new access road.

As a result of the bend in Railway Street / Homer Street at the eastern end of the subdivision, the following restrictions on driveway location are provided in **Figure 11**.

FIGURE 11
SIGHT DISTANCE REVIEW OF THE RAILWAY STREET/ HOME STREET BEND

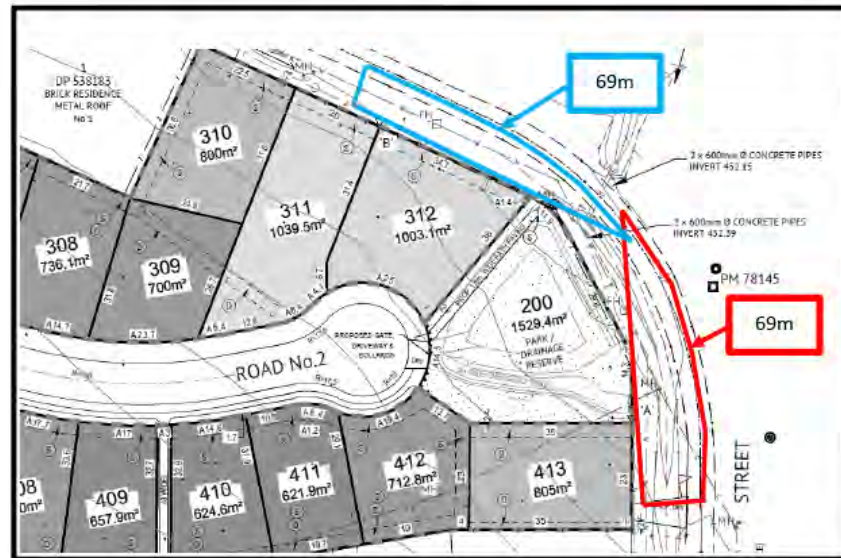


Figure 11 indicates that the proposed driveway location for Lot 413 provides for a sight distance the desirable 69m around the Railway Street bend and accordingly the location is considered satisfactory.

It is recommended that Lot 312 be accessed solely from the internal access road as there is insufficient sight distance from Railway Street to meet the desirable sight distance identified in AS2890.1:2004.

Lot 311 could be accessed from Railway Street from the western side of the proposed lot as that would provide sight distance in excess of 69m.

All other lots can provide satisfactory driveway sight distance required by AS2890.1:2004.

5.5 On-Street Parking

AS2890.5:2020 identifies a minimum width of 2.0m for an on-street car parking space for low speed / low traffic roads.

Based on a 9m wide carriageway, if cars were to park on both sides of the carriageway, this leaves 5m, sufficient for a single light or heavy vehicle to pass between the parked cars.

Statutory 'No Stopping' signage and / or pavement marking is also recommended to be provided in the vicinity of the junction that provides access to the subject site from Railway Street.

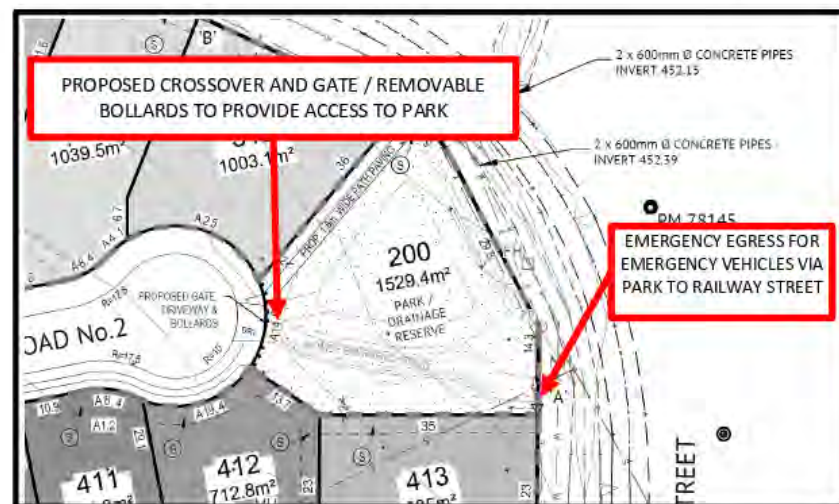
5.6 Heavy Vehicle Servicing and Emergency Vehicle Access

The development is envisaged to generate regular demand for servicing by refuse collection vehicles and occasional demand for servicing by removalist vehicles. It is understood that refuse collection activities are to be undertaken by rigid vehicles providing a maximum length of approximately 10m. Further, removalist activities are expected to be undertaken by vehicles up to and including 8.8m long Medium Rigid Vehicles (MRVs) as defined by AS2890.2:2018.

Access may also be required by emergency vehicles or vehicles to service the reserve at the eastern end of the subdivision and as such, in order to test the ability of a large truck to access the subdivision, swept path plans demonstrating access by a garbage vehicle and an 8.8m MRV have been prepared by this Practice and are attached as **Appendix 2**, demonstrating that the largest vehicles expected to service the site are capable of manoeuvring throughout the proposed local road.

Access to the reserve the eastern end of the subdivision is proposed via a new crossover and lockable gate / removable bollards. The key to the gate is proposed to be provided to Council and emergency services so that access can be gained in an emergency. The proposed gate and driveway to service the reserve at the eastern end of the subdivision is shown in **Figure 12**.

FIGURE 12
EMERGENCY VEHICLE EGRESS VIA THE EASTERN PARK / DRAINAGE RESERVE



The proposed gate, bollards and driveway are considered satisfactory to provide regular servicing and mowing of the park and emergency vehicle access if required which requires a minimum of 3.2m at pinch points³.

It is acknowledged that any emergency vehicle access between Railway Street / Homer Street and the drainage reserve may require the provision of an informal vehicular crossing which could include civil works to negotiate the prevailing drainage channel along the western side of Homer Street.

While the proposed emergency route is 3m wide, it is adjacent to a 1.2m wide pedestrian path. A swept path assessment has been undertaken using an MRV as required by the Fire Safety Guideline and is provided in **Appendix 2**.

The swept path assessment shows that access for an emergency vehicle can be provided with appropriate clearance and accordingly, the proposed emergency egress via the eastern park / drainage reserve is considered appropriate.

5.7 Active Transport Servicing

To understand the existing and proposed public active transport infrastructure that is proposed to service the subject site, this Practice reviewed PAMP 2016. The proposed primary and secondary active transport routes for Gulgong as identified in the PAMP 2016 are shown in **Figure 13**.

FIGURE 13
GULGONG PRIMARY AND SECONDARY ROUTES



Source: PAMP 2016 Figure 6-1

Figure 13 indicates that there are no routes proposed adjacent to or within the subject site and as such, guidance has been sought from DCP 2013.

Section 7.1 of DCP 2013 states that for a residential road servicing 31-120 dwellings, a 1.2m wide footpath is required on one side of the road. The proposed design provides a footpath on the western and southern sides of the proposed road.

³ https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/vehicle_access.pdf

Section 7.3.2

Additional pedestrian connections are proposed to Belmore Street to the south and to the proposed reserve to the east, further increasing formal active transport connectivity.

The proposed active transport arrangements are consistent with PAMP 2016, DCP 2013 and are considered satisfactory.

8.8 Traffic Generating Ability & Impacts

Traffic generation rates for various land-uses have been established through extensive surveys undertaken throughout NSW and published within their *Guide to Traffic Generating Developments* and the more recently released *Technical Direction TDT 203/04a*.

The Roads & Maritime Services' *Guide to Traffic Generating Developments* provides an average traffic generation rate of 0.85 peak hour trips per dwelling for detached houses. The more recently released *Technical Direction TDT 2013/04a* specifies average traffic generation rates of 0.71 peak hour vehicle movements per dwelling during the morning peak and 0.78 peak hour vehicle movements per dwelling during the evening peak.

Section 4.1 of this report specifies that the Application proposes the creation of 39 Torrens Title residential allotments. The traffic generating capacity of these allotments in the event that each allotment was to accommodate a single detached dwelling would therefore be 28 movements in the AM peak hour and 31 movements in the PM peak hour in accordance with the abovementioned *Technical Direction TDT 203/04a*.

Based on the site inspection and traffic surveys undertaken and considering the limited extent of the traffic generating ability of the subdivision, representing one vehicle movement every 2 minutes during weekday commuter peaks in addition to the existing traffic volumes, is not expected to result in any unreasonable impacts on the safety and efficiency of the public road network.

Based on the preceding assessment, the proposed development is not expected to compromise the safety or function of the surrounding road network.

b CONCLUSION

This report assesses the potential traffic implications associated with a Development Application involving the subdivision of one existing allotment within 1 Railway Street in Gulgong, into 39 Torrens Title residential allotments and civil works including the partial construction of a new 'L-shaped' Local Street, intersecting with Railway Street. Based on this assessment, the following conclusions are now made:

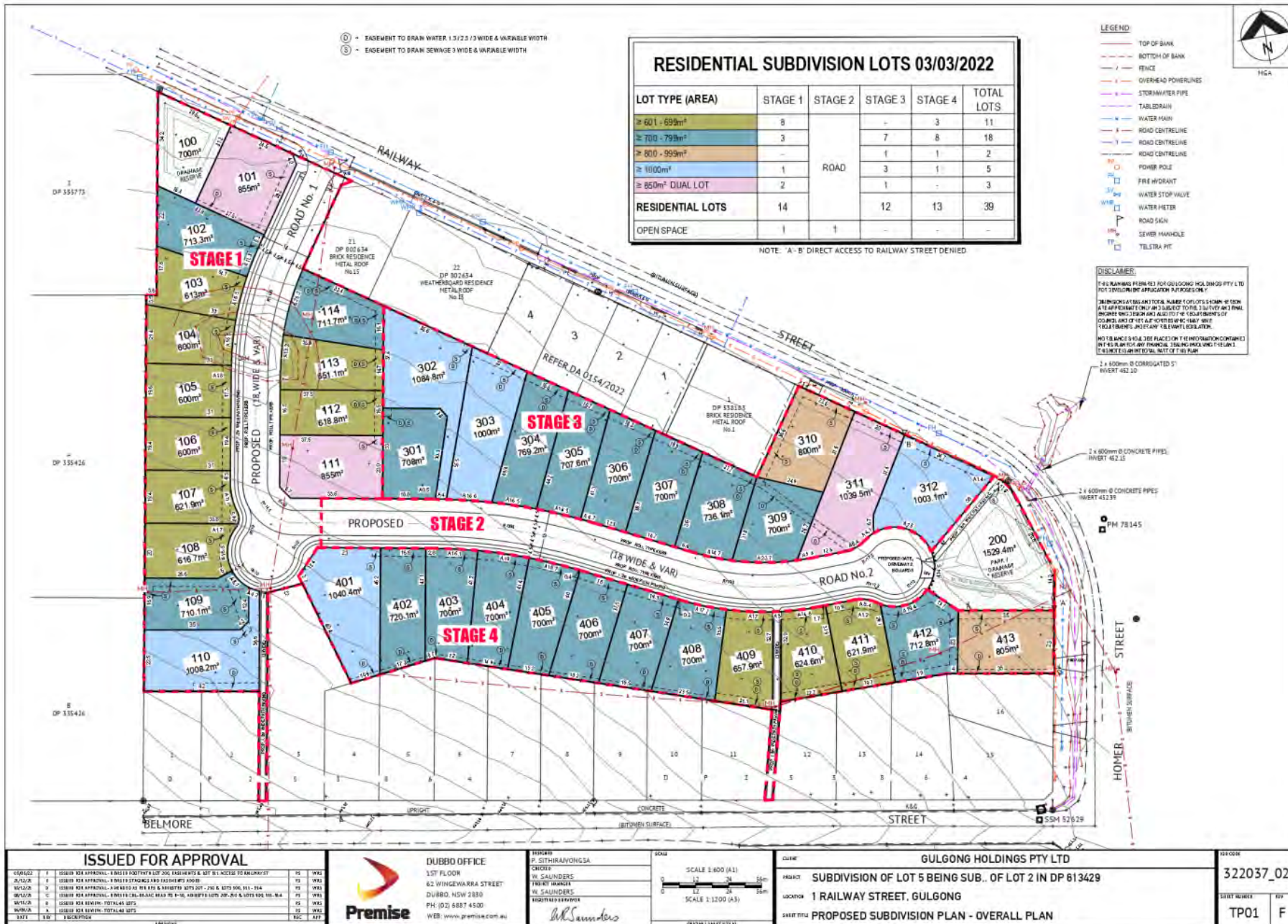
- The proposed alignment and construction design of the new Local Street servicing the site is generally in accordance with the relevant requirements of the *Mid-Western Regional Development Control Plan 2013*. One junction with Railway Street is proposed rather than two due to the alignment of Railway Street and the bend at the eastern end of the subdivision;
- Appropriate public road intersection control treatments (line marking and signage) are proposed to safely and efficiently accommodate conflicting movements as required. These can be determined at a later stage and will have to be approved by the Local Traffic Committee;
- It is recommended that Lot 312 be accessed solely from the internal access road as there is insufficient sight distance from Railway Street to meet the desirable sight distance identified in AS2890.1:2004. The driveway for Lot 413 is recommended to be provided as shown on the southern boundary and for Lot 311, if access is provided from Railway Street, the driveway for Lot 311 is recommended to be on the western boundary to meet the desirable sight distance outlined in AS2890.1:2004. All other lots accessed from Railway Street or the internal access road have satisfactory sight distance in accordance with AS2890.1:2004;
- No parking restrictions are proposed along the new access road with the exception of the statutory No Stopping restrictions near the junction with Railway Street;
- The proposed pedestrian access and mobility infrastructure in association with the new Local Street construction is in accordance with the relevant requirements of the *Mid-Western Regional Development Control Plan 2013*. Additional active transport connections are also provided to Belmore Street and through the park at the eastern end of the subdivision and are considered satisfactory to support the existing nearby residents and new residents of the proposed subdivision;
- The proposed emergency vehicle access via the eastern park / drainage reserve can accommodate the swept path of the emergency vehicle required by the Fire Safety Guideline and accordingly is considered satisfactory;
- The subdivision is capable of generating up to 28 to 31 peak hour vehicle trips in accordance with the abovementioned Roads & Maritime Services' relevant

rates specified within *Guide to Traffic Generating Developments and Technical Direction TDT 203/04a*; and

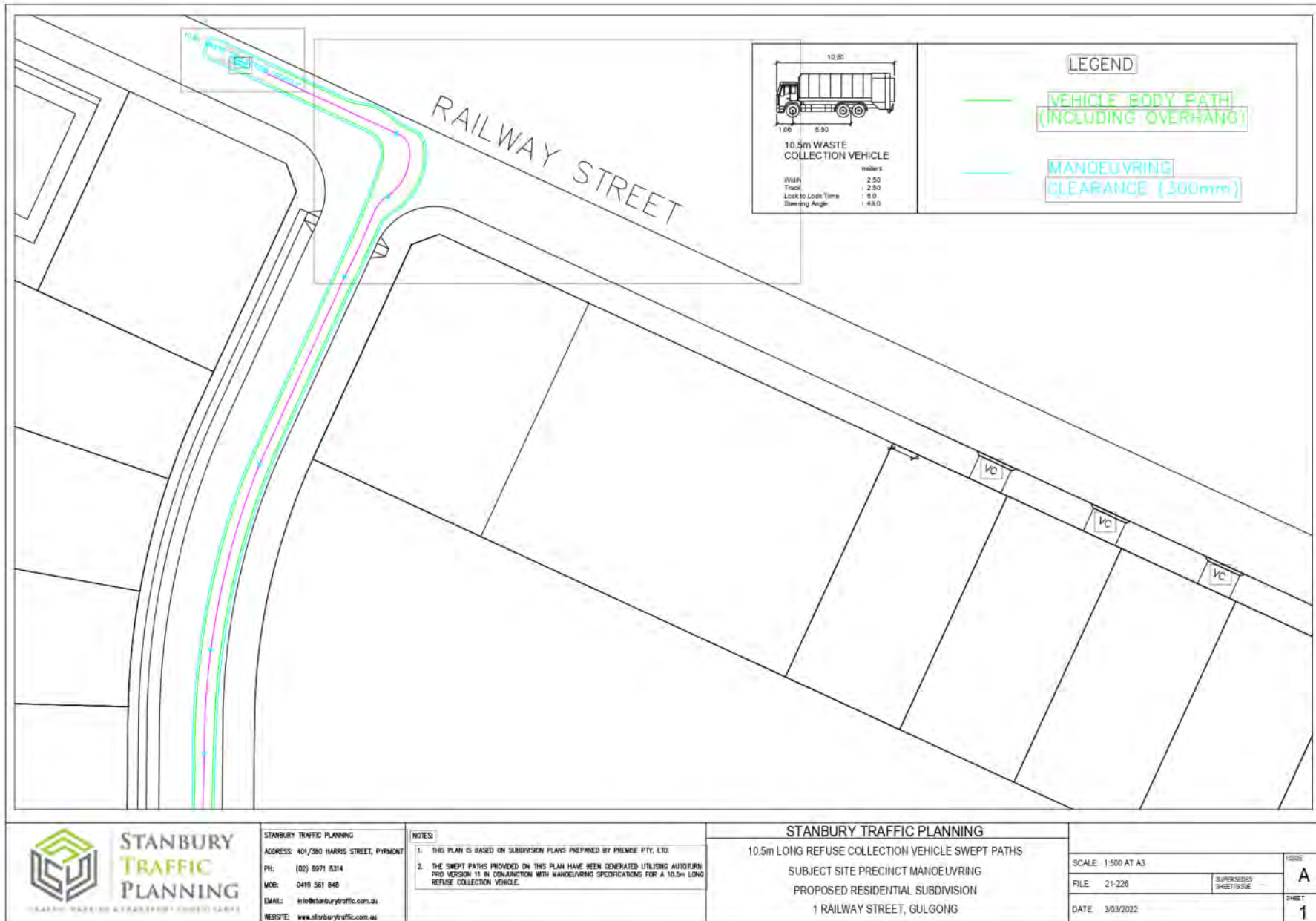
- The limited extent of the traffic generating ability of the subdivision, representing one vehicle movement every 2 minutes during weekday commuter peaks, is unlikely to result in any unreasonable impacts on the safety and efficiency of the surrounding public road network.

It is considered, based on the contents of this report and the conclusions contained herein, there are no traffic related issues that should prevent approval of the subject application. This action is therefore recommended to Council.


APPENDIX 1

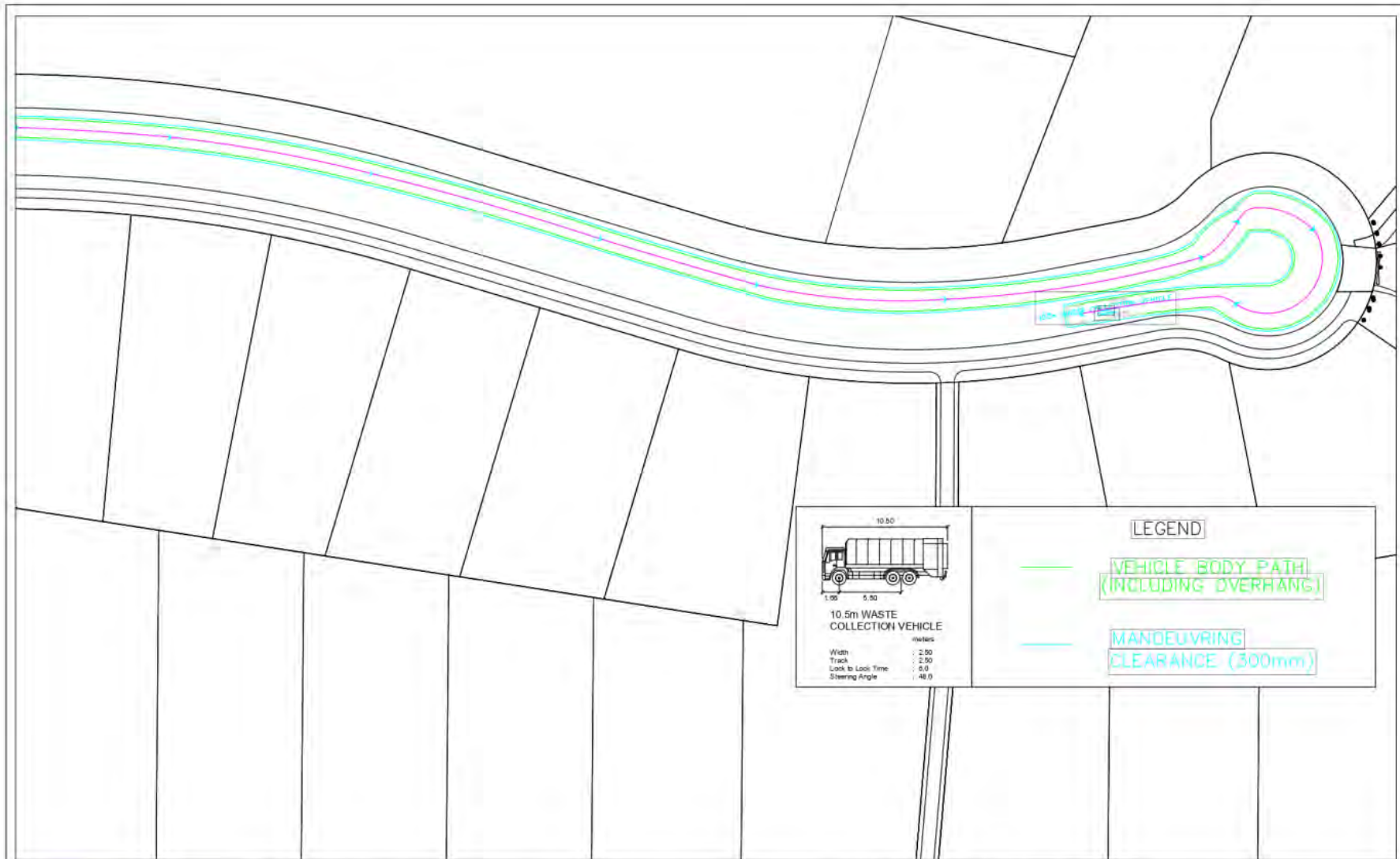


APPENDIX 2





 <p>STANBURY TRAFFIC PLANNING</p> <p>STANBURY TRAFFIC PLANNING ADDRESS: 401/380 HARRIS STREET, PYRMONT PH: (02) 8971 8314 MOR: 0419 561 848 EMAIL: info@stanburytraffic.com.au WEBSITE: www.stanburytraffic.com.au</p>	<p>NOTES:</p> <ol style="list-style-type: none"> THIS PLAN IS BASED ON SUBDIVISION PLANS PREPARED BY PREMISE PTY. LTD. THE SWEEP PATHS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTOFURN PRO VERSION 11 IN CONJUNCTION WITH MANOEUVRING SPECIFICATIONS FOR A 10.5m LONG REFUSE COLLECTION VEHICLE. 	<p>STANBURY TRAFFIC PLANNING</p> <p>10.5m LONG REFUSE COLLECTION VEHICLE SWEEP PATHS</p> <p>SUBJECT SITE PRECINCT MANOEUVRING</p> <p>PROPOSED RESIDENTIAL SUBDIVISION</p> <p>1 RAILWAY STREET, GULGONG</p>	<p>SCALE: 1:500 AT A3</p>	<p>FIGURE</p> <p>A</p>
			<p>FILE: 21-226</p>	<p>DATE: 3/03/2022</p>



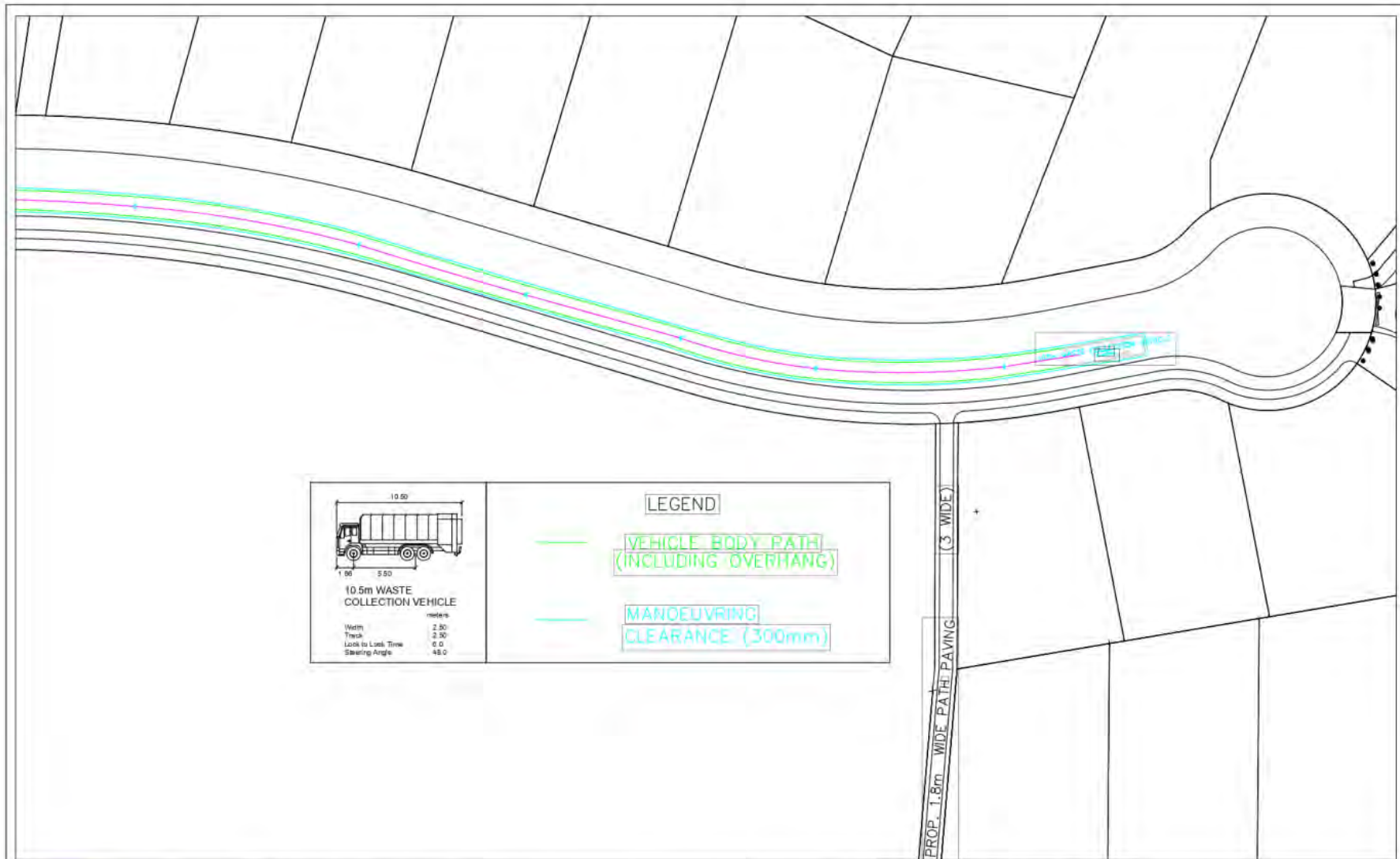

STANBURY TRAFFIC PLANNING
 ADDRESS: 40/380 HARRIS STREET, PYRMONT
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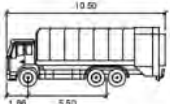
NOTES:


1. THIS PLAN IS BASED ON SUBDIVISION PLANS PREPARED BY PREMISE PTY. LTD.
2. THE SWEEP PATHS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTOTURN PRO VERSION 11 IN CONJUNCTION WITH MANOEUVRING SPECIFICATIONS FOR A 10.5m LONG REFUSE COLLECTION VEHICLE.

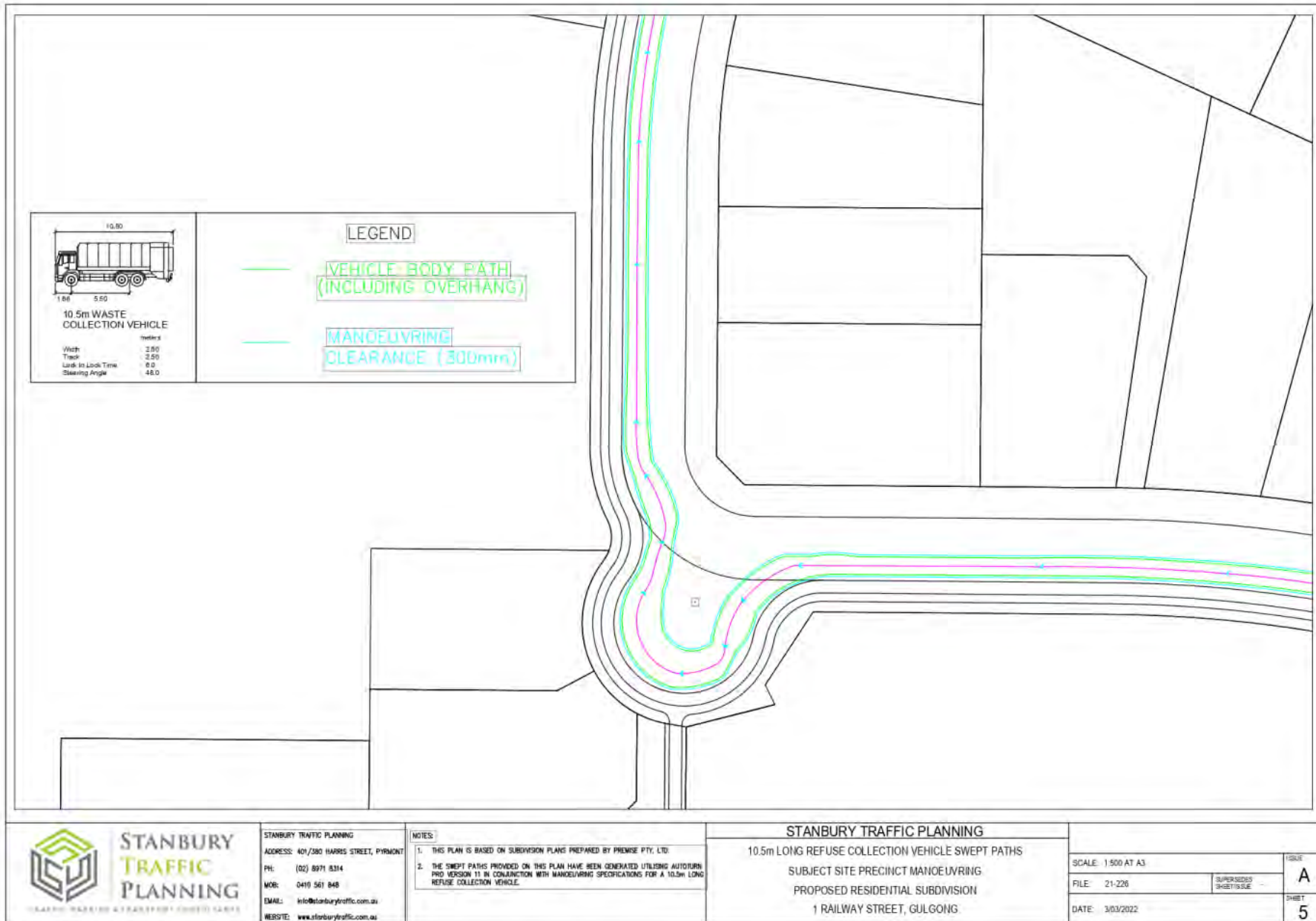
STANBURY TRAFFIC PLANNING
 10.5m LONG REFUSE COLLECTION VEHICLE SWEEP PATHS
 SUBJECT SITE PRECINCT MANOEUVRING
 PROPOSED RESIDENTIAL SUBDIVISION
 1 RAILWAY STREET, GULGONG

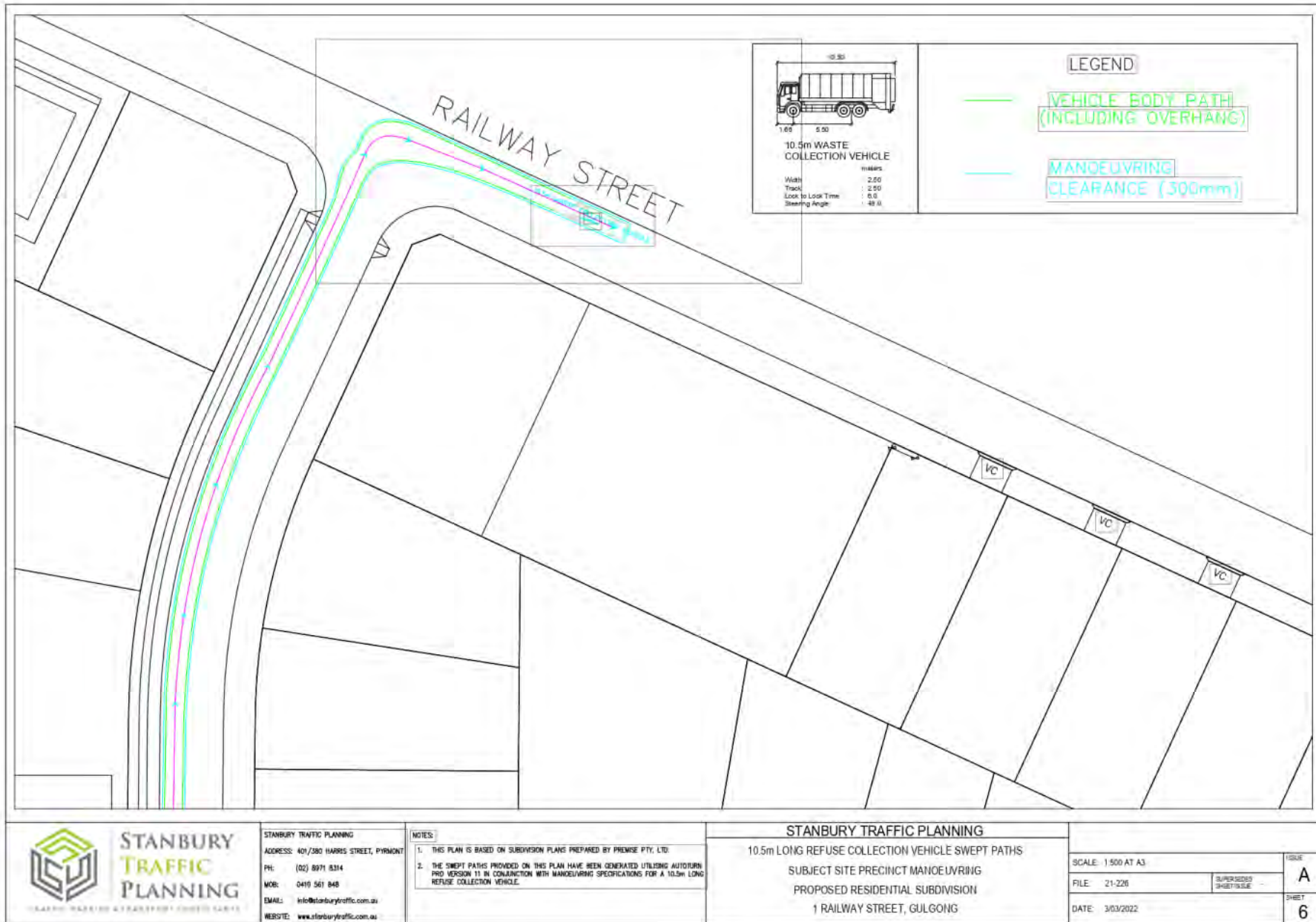
SCALE: 1:500 AT A3	FIGURE
FILE: 21-226	SUPERSEDES SHEET/SUE
DATE: 3/03/2022	SHEET
	3

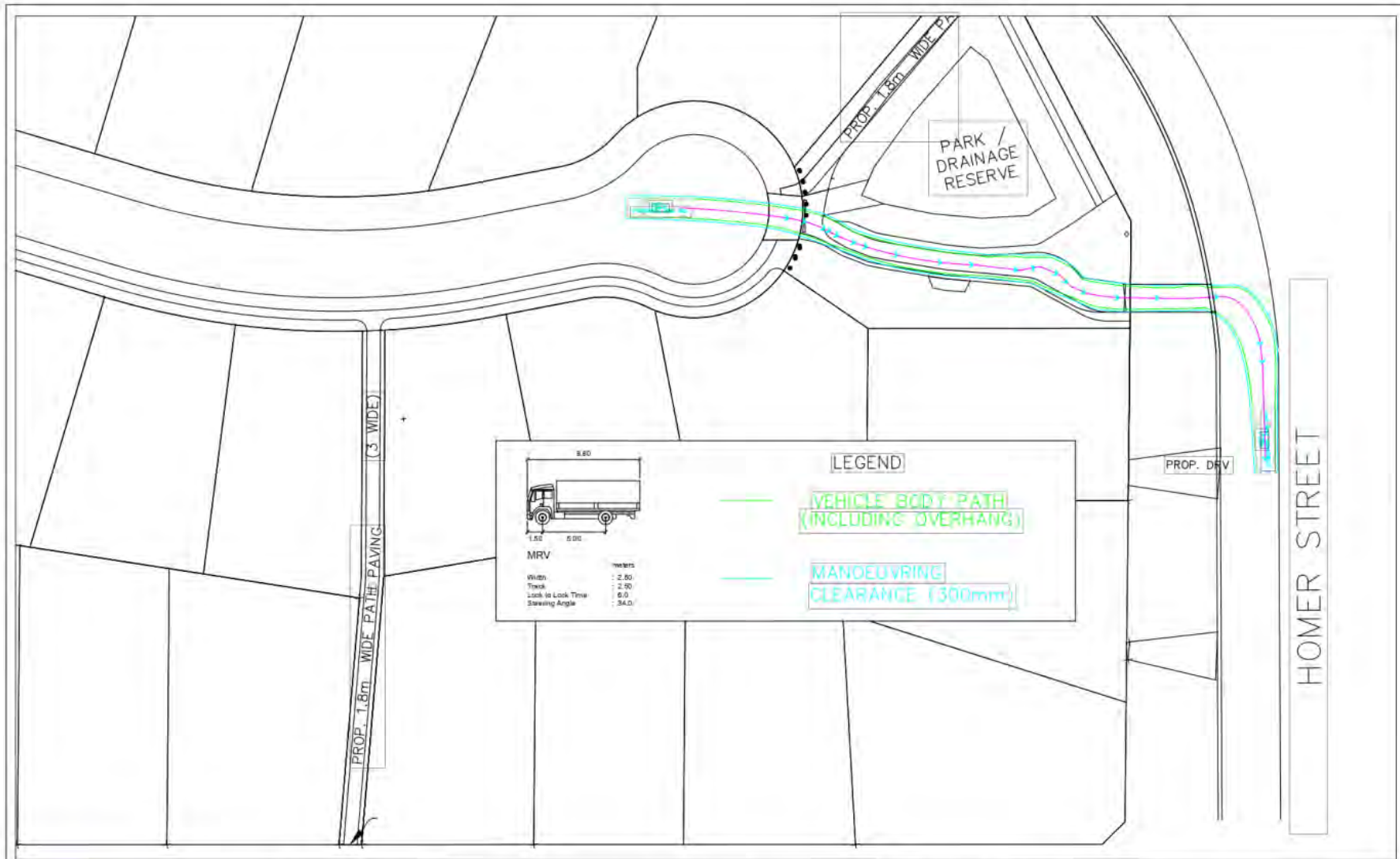


 <p>10.50 1.00 5.50</p> <p>10.5m WASTE COLLECTION VEHICLE</p> <p>Width 2.50 Track 2.30 Lock to Lock Time 0.0 Steering Angle 48.0</p>	<p>LEGEND</p> <p>— VEHICLE BODY PATH (INCLUDING OVERHANG)</p> <p>— MANOEUVRING CLEARANCE (300mm)</p>
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 <p>STANBURY TRAFFIC PLANNING</p> <p>STANBURY TRAFFIC PLANNING ADDRESS: 401/380 HARRIS STREET, PYRMONT PH: (02) 8971 8314 MOR: 0419 561 848 EMAIL: info@stanburytraffic.com.au WEBSITE: www.stanburytraffic.com.au</p>	<p>NOTES:</p> <ol style="list-style-type: none"> THIS PLAN IS BASED ON SUBDIVISION PLANS PREPARED BY PREMISE PTY. LTD. THE SWEEP PATHS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTOFURN PRO VERSION 11 IN CONJUNCTION WITH MANOEUVRING SPECIFICATIONS FOR A 10.5m LONG REFUSE COLLECTION VEHICLE. 	<p>STANBURY TRAFFIC PLANNING</p> <p>10.5m LONG REFUSE COLLECTION VEHICLE SWEEP PATHS</p> <p>SUBJECT SITE PRECINCT MANOEUVRING</p> <p>PROPOSED RESIDENTIAL SUBDIVISION</p> <p>1 RAILWAY STREET, GULGONG</p>	<p>SCALE: 1:500 AT A3</p>	<p>FIGURE</p> <p style="text-align: center;">A</p>
			<p>FILE: 21-226</p>	<p>DATE: 3/03/2022</p>







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NOTES:

- THIS PLAN IS BASED ON SUBDIVISION PLANS PREPARED BY PREMISE PTY. LTD.
- THE SWEEP PATHS PROVIDED ON THIS PLAN HAVE BEEN GENERATED UTILISING AUTOTURN PRO VERSION 11 IN CONJUNCTION WITH MEDIUM RIGID VEHICLE MANOEUVRING SPECIFICATIONS IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS FOR PARKING FACILITIES PART 2: OFF-STREET COMMERCIAL VEHICLE FACILITIES (AS2880.2:2018).

STANBURY TRAFFIC PLANNING
 MEDIUM RIGID EMERGENCY VEHICLE SWEEP
 PATHS SUBJECT SITE PRECINCT
 MANOEUVRING PROPOSED RESIDENTIAL
 SUBDIVISION 1 RAILWAY STREET, GULGONG

SCALE: 1:500 AT A3	ISSUE
FILE: 21-226	SUPERSEDED SHEET(S) A
DATE: 3/03/2022	SHEET 7



Department of Planning and Environment

Gateway Determination

Planning proposal (Department Ref: PP-2022-59): to facilitate further development of Glen Willow Regional Sports Complex at 58 Pitts Lane, Putta Bucca

I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Mid-Western Regional Local Environmental Plan 2012 to rezone land from RU4 Primary Production Small Lots to RE1 Public Recreation and to remove the minimum lot size at Part Lot 1 and Lot 2 DP 1252505, 58 Pitts Lane, Putta Bucca, should proceed subject to the following conditions:

1. Before public and agency exhibition, Council is to update the planning proposal to make clear Part Lot 1 DP 1252505 is included as part of the proposed LEP amendments.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable Directions of the Minister under section 9 of the Act:
 - Environment Protection Authority.
 - Department of Planning and Environment – Biodiversity and Conservation Division.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 40 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The LEP should be completed within nine (9) months of Gateway determination.

Dated 9th day of May 2022.

A handwritten signature in black ink, appearing to read "G. P. Hopkins". The signature is written in a cursive, flowing style.

Garry Hopkins
Director, Western Region
Local and Regional Planning
Department of Planning and Environment

Delegate of the Minister for Planning

Planning Proposal
Lot 2 and Part Lot 1 DP 1252505
58 Pitts Lane, Putta Bucca



Navigate Planning

9 May 2022

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Introduction

Mid-Western Council is progressively developing the Glen Willow Regional Sports Complex on land at Pitts Lane, Putta Bucca, across the Cudgegong River from the Mudgee town centre. The sports complex hosts a wide number of local and regional sporting events and provides facilities for many different sports and codes.

To further the opportunities for Glen Willow to host regional sporting events, the Council has determined that a sports training and accommodation facility should be developed to provide fit for purpose accommodation and training facilities for visiting teams.

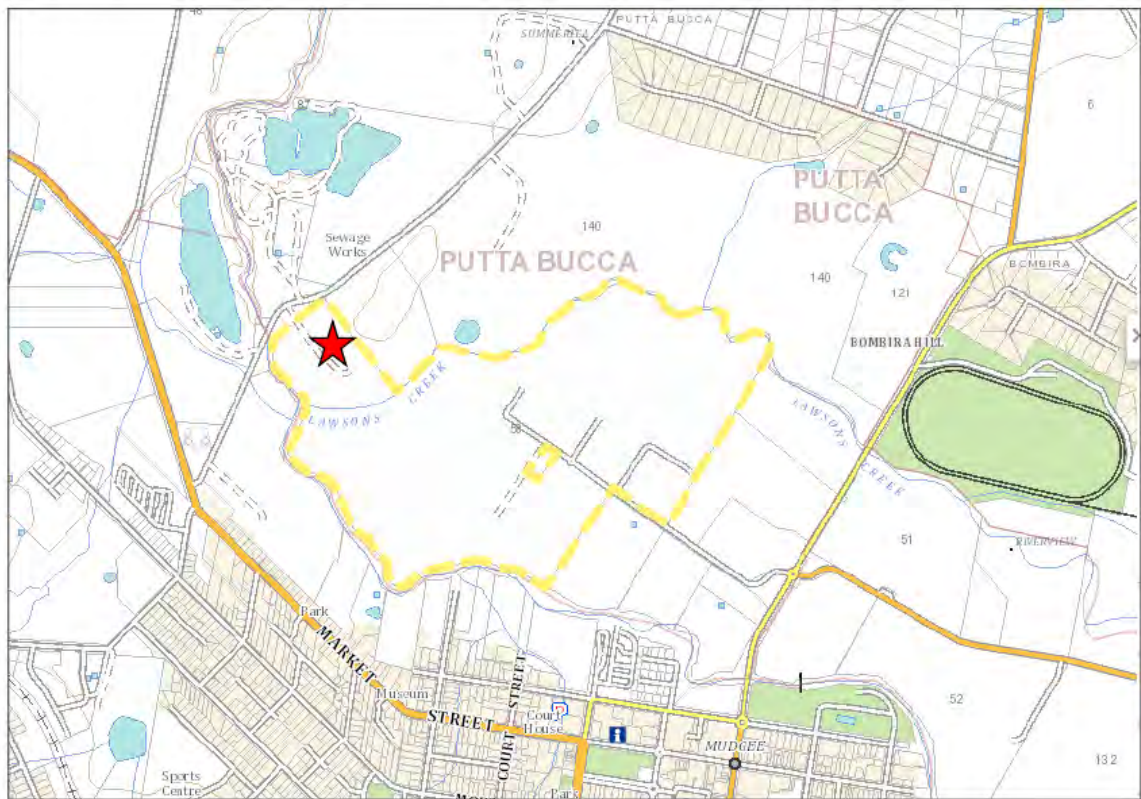
A site has been chosen for this facility and was recently purchased by Council. Funding from the NSW State Government for Stage 1 of the project has recently been secured. Following the purchase of the land, Council resolved on 17 February 2021 to classify the land as operational land. Prior to the purchase by Council, the land was in private ownership and as such was not previously classified as operational or community land. It is proposed to retain the classification as operational as this provides Council with greater flexibility to develop the land in accordance with the requirements of the relevant legislation and environmental planning instruments.


The site adjoins the Glen Willow Sports Complex and is currently being physically connected to the sports complex through an extension of Pitts Lane across Lawson Creek to connect to Putta Bucca Road. The site of the new sports training and accommodation facility would be in the vicinity of the existing dwelling on the site to the north of the new road under construction. The existing dwelling is proposed to be retained and re-used in association with the sports training and accommodation facility.

The subject site is Lot 2 and Part Lot 1 DP 1252505, as shown in the map below.



The whole of the land known as 58 Pitts Lane, Putta Bucca is identified in the map below.



 Site of proposed Sports Training and Accommodation Facility

An aerial photograph of the site showing its relationship with Glen Willow is provided on the following page. The subject land is identified in the red circle and the location of the proposed sports training and accommodation facility is marked with a yellow star.



The road connection currently under construction is shown in the figure below (taken from the REF for that project).



Part 1 Objectives and intended outcomes

Objective

To amend the Mid-Western Regional Local Environmental Plan 2012 to provide for the development of the subject site at 58 Pitts Lane, Putta Bucca in association with the adjoining Glen Willow Regional Sports Complex.

Intended Outcomes

To facilitate the development of a sports training and accommodation facility in association with the Glen Willow Regional Sports Complex.

To contribute to the growth of sports related tourism in the Mid-Western Region.

Part 2 Explanation of provisions

This planning proposal seeks to achieve the objective identified in Part 1 through the rezoning of the land under the Mid-Western Regional Local Environmental Plan 2012 and the making of a consequential amendment to the Lot Size Map.

The following table outlines the proposed changes to the LEP.

Item	Current	Proposed
Land Zoning Map	RU4 Primary Production Small Lots	RE1 Public Recreation
Lot Size Map	20ha	No Minimum Lot Size

Mapping of the proposed amendments are included in Part 4.

Part 3 Justification

SECTION A NEED FOR A PLANNING PROPOSAL

QUESTION 1 *Is the planning proposal a result of an endorsed LSPS, strategic study or report?*

The proposed development of a sports training and accommodation facility on the subject land is not a development specifically identified in any strategic study or report. However, it will support the objectives of the following plans and strategies:

- Glen Willow Master Plan
- Recreation Strategy 2013
- Community Strategic Plan
- Local Strategic Planning Statement
- Mid-Western Regional Comprehensive Land Use Strategy

In July 2021, Mid-Western Regional Council submitted an application for funding from the NSW State Government under the Resources for Regions – Round 8 program. The application was for stage 1 of the project, described as follows:

This project will construct stage 1 of the Glen Willow Training Camp Facility located adjacent Mudgee’s Glen Willow Regional Sporting Complex. Stage 1 of the facility will see the construction

of a building featuring a gym, recovery centre, conference/lecture room, dining/lounge room, kitchen, storeroom, laundry, and toilets to meet the needs and requirements of visiting and local athletes, sporting teams and groups. Stage 1 will support future stages of the project's masterplan which will see construction of buildings featuring accommodation and amenities. Athletes, teams and groups will be able to utilise the training camp facility for activities, training, and events.

The funding application demonstrates that the project is consistent with the Mid-Western Region Community Strategic Plan, the Regional Economic Development Strategy and the Destination Country & Outback Destination Management Plan. The application for funding for Stage 1 was successful.

Discussion on the above plans and strategies is included under Section B, Question 4, below.

QUESTION 2 *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

A number of options for achieving the objective of the Planning Proposal have been considered. The options included:

- Rezoning the land to SP3 Tourism
- Rezoning the land to RE1 Public Recreation with no additional permitted use (if the proposed facility is considered to be ancillary to the Glen Willow Sports Complex)
- Rezoning the land to RE1 and adding an additional permitted use (should the proposed sports training and accommodation facility not be considered as ancillary to Glen Willow).

Of the above options, it is considered that rezoning the land to RE1 with no additional permitted use is the best means of achieving the intended outcome.

Rezoning to RE1 is preferred as this ensures all of the Glen Willow precinct has the one consistent zoning and this zone facilitates a range of public recreation uses that could be accommodated on the land, including the sports training and accommodation facility as an ancillary component of the Glen Willow Regional Sports Complex. Justification for the ancillary nature of the proposed development is provided below.

The identification of an additional permitted use is generally not preferred if the proposed uses can be accommodated within the permitted uses of a zone. As stated above, this can be achieved with the RE1 zone.

The planning proposal also seeks to remove the current 20ha minimum lot size from the subject land, consistent with the approach for the remainder of the Glen Willow site. It is proposed to consolidate the subject lot with the lots that make up the remainder of the Glen Willow site. Therefore, the removal of the 20ha minimum lot size for the subject lot will ensure there is no split minimum lot size over the consolidated site.

The removal of the 20ha minimum lot size is further justified by the proposed rezoning to RE1 Public Recreation, which removes the agricultural and dwelling potential of the land. The primary objectives of minimum lot sizes in rural zones relate to maintaining larger lot sizes for productive agricultural activities and minimising the density of dwellings. These objectives are not applicable to the RE1 zone and therefore, the 20ha minimum lot size is not required to be retained.

Justification of Ancillary Nature of Proposed Sports Training and Accommodation Facility

The Department of Planning, Industry and Environment Planning Circular PS13-001 *How to characterise development* contains the following guidance with regards to ancillary uses:

“An ancillary use is a use that is subordinate or subservient to the dominant purpose. The concept is important when a development involves multiple components on the same land. To put it simply:

- if a component serves the dominant purpose, it is ancillary to that dominant purpose;*
- if a component serves its own purpose, it is not a component of the dominant purpose but an independent use on the same land. It is a dominant use in its own right. In such circumstances, the development could be described as a mixed use development.”*

At the Glen Willow Regional Sports Complex, the dominant purpose is the undertaking of various sporting activities, being defined as recreation facility (major) and recreation area. The Sports Training and Accommodation facility serves this dominant purpose as it provides an opportunity for visiting sports teams to train and stay overnight on the subject land.

The proposed development is solely for the use of sports teams and sports persons who are engaged in sporting activities at Glen Willow. The purpose of the proposed development is therefore recreation facility (major) and recreation area.

The proposed development, if it were not ancillary to the Glen Willow Regional Sports Complex, would best fit the definition of tourist and visitor accommodation. However, the development does not serve this purpose separately from Glen Willow. Its only use is in conjunction with Glen Willow. Therefore, the sports training and accommodation facility does not serve its own purpose.

Planning Circular PS13-001 provides the following considerations for characterising development:

- Is the component going to serve the dominant purpose of the development or is it independent?

Comment – As discussed above, the proposed development serves the dominant purpose of the land and is not an independent use.

- What is the amount of land to be used for a certain component, relative to the amount of land proposed to be used for other purposes? If the amount of land is relatively small, it is more likely to be ancillary.

Comment – The dominant purpose of the land covers approximately 83ha. The Sports Training and Accommodation Facility has a footprint of approximately 6,200m², being 0.75% of the total site area. The relatively small size of the proposed development compared to the size of the dominant purpose supports the contention that the proposed development is ancillary.

- Evidence of a purpose that is inconsistent with the dominant purpose is likely to undermine a claim that a component is ancillary.

Comment – The sole use of the proposed facility by teams and persons engaged in sporting activities at Glen Willow supports the contention that the proposed development is an ancillary activity. The proposed use will not be inconsistent with the dominant purpose.

- If the component is temporary, it is more likely to be ancillary; if it is regular (that is, will constitute an ongoing use for a long period of time), it is likely to be an independent use.

Comment – The proposed development is a permanent development of the subject land but its use will be somewhat temporary or intermittent, as its use is limited to those times that touring sports teams or persons choose to train and stay overnight in the facility.

- If the component goes beyond what is reasonably required in the circumstances for the development to implement the dominant purpose, it is likely to be an independent use (regardless of whether it has ancillary qualities).

Comment – It cannot be said that the proposed development is a necessary development of the site as there are other opportunities in the local area for sports teams or persons to find training venues and accommodation options should they decide to stay overnight in Mudgee. However, it is considered that a fit for purpose training and accommodation facility on the subject land is a reasonable requirement to support the ongoing use and growth of the Glen Willow Regional Sports Complex.

- Related components of a development are likely to have an ancillary relationship, although this is not necessarily determinative of such a relationship.

Comment – Based on the discussion above, it can be determined that the proposed development is an ancillary activity to the Glen Willow Regional Sports Complex.

- Physical proximity of the component to the rest of the development is likely to be evidence of an ancillary relationship, although again not necessarily determinative.

Comment – The current construction of a road linking the subject land to the Glen Willow Regional Sports Complex and the consolidation of the subject lot with the Glen Willow lots provide both physical and legal proximity to support the contention that the proposed development is ancillary.

SECTION B STRATEGIC PLANNING FRAMEWORK

QUESTION 3 *Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?*

Central West and Orana Regional Plan 2036

The planning proposal is consistent with all relevant directions of the Central West and Orana Regional Plan as outlined in the table below.

Direction	Relevance and Consistency
<p>Direction 1: Protect the region's diverse and productive agricultural land</p> <p>Direction 2: Grow the agribusiness sector and supply chains</p> <p>Direction 12: Plan for greater land use compatibility</p>	<p>The subject land is currently zoned RU4 Primary Production Small Lots, therefore these directions are relevant to the planning proposal.</p> <p>Each of these directions contain actions to protect important agricultural lands and minimise land use conflicts.</p> <p>The planning proposal seeks to rezone the land from RU4 to RE1 Public Recreation. The subject land is identified on the draft State Significant Agricultural Land map currently on public exhibition, an extract of which is provided below (with the subject land identified by the red star).</p>


	 <p>Notwithstanding the inclusion of the land on the draft map, the land is not considered to be important agricultural land given its relatively small size, its public ownership and the current construction of a road through the centre of the site. The adjoining land to the north is also not considered to be important agricultural land, again due to the small size and the use of the land for a dwelling and functions. The adjoining land to the south, across the Cudgegong River is a larger lot wholly within the floodplain and is considered to be important agricultural land. The proposed sports training and accommodation facility will be approximately 180m from the nearest part of that land.</p> <p>It is considered that the proposed rezoning of the land from RU4 Primary Production Small Lots to RE1 Public Recreation and the development of a sports training and accommodation facility will not result in the loss of important agricultural land or cause any land use conflicts with any important agricultural land around Mudgee.</p>
<p>Direction 4: Promote and diversify regional tourism markets</p>	<p>The key action is to <i>enable opportunities appropriate for tourism development and associated land uses in local environmental plans.</i></p> <p>The planning proposal will enable an opportunity to grow sports tourism in the Mid-Western Region through the development of a sports training and accommodation facility on the subject land.</p> <p>The development of a sports training and accommodation facility on land that contains the Glen Willow Regional Sports Complex will facilitate the diversification of the Mid-Western Region's tourism market through a focus on sports tourism as identified in Council's Local Strategic Planning Statement.</p>
<p>Direction 13: Protect and manage environmental assets</p>	<p>The key action is to <i>protect high environmental value assets through local environmental plans.</i></p> <p>The subject land contains some high value environments along the edges of the site with the Cudgegong River and Lawson Creek, as shown on the Sensitive Biodiversity Map in the Mid-Western Regional LEP 2012. No</p>

	<p>change to this mapping is proposed. Rezoning of the land to RE1 Public Recreation will facilitate the protection of these environmental assets through the application of the zone objectives, including to <i>protect and enhance the natural environment for recreational purposes</i>.</p> <p>Future development of a sports training and accommodation facility will be undertaken in a manner that ensures the protection of these high value environments.</p>
Direction 14: Manage and conserve water resources for the environment	<p>The key action is to <i>locate, design, construct and manage new development to minimise impacts on water catchments, including downstream areas and groundwater sources</i>.</p> <p>The planning proposal will facilitate the development of a sports training and accommodation facility that will be developed in a manner that ensures no detrimental impact from stormwater on the adjoining watercourses or groundwater.</p>
Direction 15: Increase resilience to natural hazards and climate change	<p>The key action is to <i>locate developments, including new urban release areas, away from areas of known high biodiversity value; areas with high risk of bushfire or flooding; contaminated land; and designated waterways</i>.</p> <p>The planning proposal will facilitate the development of a sports training and accommodation facility in a location that avoids areas of high biodiversity value along watercourses, is above the 1 in 100year flood plain, is not bushfire prone and is not known or likely to be contaminated land.</p>
Direction 16: Respect and protect Aboriginal heritage assets	<p>The key action is to <i>protect, manage and respect Aboriginal objects and places in accordance with legislative requirements</i>.</p> <p>An Aboriginal Due Diligence Assessment was undertaken by Apex Archaeology in May 2021 for the proposed road currently being constructed across the subject land. The assessment concluded that Aboriginal cultural material was non-existent and the area was deemed to have been disturbed by past land use practices. See further discussion under Question 8.</p>
Local Government Narrative	<p>The Mid-Western Region's Local Government Narrative in the Regional Plan includes the following priority:</p> <p><i>Support the provision and continued development of major regional sports, recreation and cultural facilities.</i></p> <p>The planning proposal will facilitate a sports training and accommodation facility on land adjoining the Glen Willow Regional Sports Complex. The new facility will assist in attracting additional regional sporting events to Mudgee.</p>

Draft Central West and Orana Regional Plan 2041

The planning proposal is consistent with all relevant objectives of the exhibited draft Central West and Orana Regional Plan as outlined in the table below.

Objectives	Relevance and Consistency
<p>Objective 1: Identify, protect and connect important environmental assets</p>	<p>The subject land contains some high value environments along the edges of the site with the Cudgegong River and Lawson Creek, as shown on the Sensitive Biodiversity Map in the Mid-Western Regional LEP 2012. No change to this mapping is proposed. Rezoning of the land to RE1 Public Recreation will facilitate the protection of these environmental assets through the application of the zone objectives, including <i>to protect and enhance the natural environment for recreational purposes</i>.</p> <p>Future development of a sports training and accommodation facility will be undertaken in a manner that ensures the protection of these high value environments.</p>
<p>Objective 2: Support connected and healthy communities</p>	<p>Rezoning the land to RE1 Public Recreation and the development of a sports training and accommodation facility on the subject land will further the aim of attracting high profile teams to play at the Glen Willow Regional Sports Complex by providing a dedicated, fit for purpose, training and accommodation facility in close proximity to the main stadium.</p> <p>The ability to continue to attract and host major sporting teams, regional carnivals and other events at the Glen Willow Sports Complex will be a significant boost towards greater participation in sport at a local level. The proposal is associated with the extension of a walking and cycling track along the Cudgegong River, furthering the aim of the Draft Plan to activate riverfronts.</p>
<p>Objective 3: Plan for resilient places and communities</p>	<p>The planning proposal will facilitate the development of a sports training and accommodation facility in a location that avoids areas of high biodiversity value along watercourses, is above the 1 in 100year flood plain, is not bushfire prone and is not known or likely to be contaminated land.</p> <p>The proposal will also assist in minimising emissions relating to the Glen Willow Regional Sports Complex by providing a consolidated facility in close proximity, minimising the travel needs of touring teams. The associated road connection from Glen Willow to Putta Bucca Road will also facilitate improved public transport access to Glen Willow and the associated extension of the walking and cycling track will promote active transport options.</p>
<p>Objective 5: Ensure site selection and design embraces and respects the region's landscapes, character and cultural heritage</p>	<p>Rezoning of the land to RE1 Public Recreation will have no negative impacts on the local landscape, character and cultural heritage. The location and design of the proposed sports training and accommodation facility on the subject site has been planned to avoid or minimise impacts on the adjoining Putta Bucca House heritage item and given the relatively low elevation of the site, it will not be dominant in the landscape.</p> <p>An Aboriginal Due Diligence Assessment was undertaken by Apex Archaeology in May 2021 for the proposed road currently being constructed across the subject land. The assessment concluded that Aboriginal cultural material was non-existent and the area was deemed to have been disturbed</p>

	by past land use practices.
<p>Objective 13: Protect agricultural production values and promote agriculture innovation, sustainability and value-add opportunities</p>	<p>This objective refers to the existing Biophysical Strategic Agricultural Land map and the development of Important Agricultural Land (IAL) mapping. The subject land is identified on the Biophysical Strategic Agricultural Land map, as contained in State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007, an extract of which is provided below (with the subject land identified by the red star). The whole of the Glen Willow Regional Sports Complex is also identified on this map.</p>  <p>Notwithstanding the inclusion of the land on the Biophysical Strategic Agricultural Land map, the land is not considered to be important agricultural land given its relatively small size, its public ownership and the current construction of a road through the centre of the site. The adjoining land to the north is also not considered to be important agricultural land, again due to the small size and the use of the land for a dwelling and functions. The adjoining land to the south, across the Cudgegong River is a larger lot wholly within the floodplain and is considered to be important agricultural land. The proposed sports training and accommodation facility will be approximately 180m from the nearest part of that land.</p> <p>It is considered that the proposed rezoning of the land from RU4 Primary Production Small Lots to RE1 Public Recreation and the development of a sports training and accommodation facility will not result in the loss of important agricultural land or cause any land use conflicts with any important agricultural land around Mudgee.</p>
<p>OBJECTIVE 14: Protect and leverage the existing and future road, rail and air transport networks and infrastructure</p>	<p>This objective includes a strategy to limit the encroachment of incompatible development to airports and aerodromes. The planning proposal relates to land in the vicinity of the Mudgee Airport. The subject land is not within the landing or take-off surface limitation areas and the broader obstacle surface limitation height is 511.5m AHD.</p> <p>The subject land in the vicinity of the proposed development has ground levels between 450m AHD and 456.5m AHD. A single storey development on the land will therefore not exceed the obstacle surface limit. It is</p>

	anticipated that consultation with the operator of the Mudgee Airport will be undertaken as a requirement of the Gateway Determination.
Objective 17: Support a diverse visitor economy	<p>The planning proposal will enable an opportunity to grow sports tourism in the Mid-Western Region through the development of a sports training and accommodation facility on the subject land.</p> <p>The development of a sports training and accommodation facility on land that contains the Glen Willow Regional Sports Complex will facilitate the diversification of the Mid-Western Region's tourism market through a focus on sports tourism as identified in Council's Local Strategic Planning Statement.</p>
Objective 22: Protect Australia's first Dark Sky Park	<p>The <i>Environmental Planning and Assessment Regulation 2000</i> provides that the Dark Sky Planning Guidelines apply to land in the local government areas of Coonamble, Dubbo, Gilgandra and Warrumbungle and to certain development within 200km of the Siding Springs Observatory (being development of a class or description included in Schedule 4A to the Act, State significant development or designated development). The subject land is located approximately 150km from the observatory but is not of a class or description to which the Dark Sky Planning Guidelines apply.</p> <p>Notwithstanding, the proposed development can be designed to meet the requirements of the guidelines for minimising lighting and avoid upward light spill.</p>
Local Government Priorities	<p>Mid-Western Council's priorities for the LGA include major recreation, cultural and regional sports facilities, including the Glen Willow Regional Sports Complex.</p> <p>The planning proposal will facilitate a sports training and accommodation facility on land adjoining the Glen Willow Regional Sports Complex, assisting in attracting additional regional sporting events to Mudgee.</p>

QUESTION 4 *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

The planning proposal is consistent with and furthers the objectives of the following local strategies and plans.

Glen Willow Master Plan

The Glen Willow Master Plan, adopted by Council in 2016, outlines the following objectives and goals for the precinct:

The Mid-Western Regional Council has established Glen Willow as a regional sporting facility that has the capacity to attract important regional and State level competitions. The main field at Glen Willow is of the highest level with the centrepiece being a first class field with a 1000 seat grandstand incorporating changing room facilities, amenities, broadcast facilities including media rooms, canteen facilities, staff and storage areas and competition level lighting for night games. The ongoing aim is to develop Glen Willow further and to have a facility that would attract high profile teams to play and through this increasing interest in sport, encouraging more participation by local people.

The current Glen Willow Master Plan incorporating the subject land and proposed development is shown below.



The development of a sports training and accommodation facility on the subject land, which is currently being physically connected to the sports complex will further the ongoing aim of attracting high profile teams to play, by providing a dedicated, fit for purpose, training and accommodation facility in close proximity to the main stadium.

The new facility will also support the hosting of sports carnivals and other major sporting events, furthering the regional nature of the complex.

The Master Plan also states that *the goal is to encourage more participation in sport and to establish a significant green space that is located conveniently close to the majority of residents in the region.*

The ability to continue to attract and host major sporting teams, regional carnivals and other events at the Glen Willow Sports Complex will be a significant boost towards greater participation in sport at a local level. This planning proposal furthers the Council's local and regional sport and recreation objectives.

Recreation Strategy 2013

Mid-Western Regional Council adopted a Recreation Strategy on 25 July, 2013. The Strategy contains a number of recommendations that are supported by this planning proposal, including the following:

That Council, through organised sporting groups, the Sports Council's and Mudgee Regional Tourism Inc, investigate opportunities for the promotion of the region's sporting facilities for sports related tourism.

That Council focus on the maintenance and embellishment of the existing infrastructure and delivery of Stages 2 and 3 of the Glen Willow facility in conjunction with rationalisation of duplicated facilities.

While the strategy did not specifically envisage a sports training and accommodation facility, such a development supports the above recommendations, specifically through the embellishment of facilities at Glen Willow in a manner that promotes sports related tourism.

The construction of the new road connecting the site to Glen Willow and the associated walking/cycle track that connects to the Putta Bucca Wetlands and back to Mudgee via Putta Bucca Road are also actions recommended by the Recreation Strategy,

Community Strategic Plan

The Mid-Western Regional Community Strategic Plan includes the following strategy:

Strategy 1.3 - Support networks, program and facilities which promote health and wellbeing and encourage healthy lifestyles.

The ability to continue to attract and host major sporting teams, regional carnivals and other events at the Glen Willow Sports Complex will be a significant boost towards greater participation in sport at a local level. Greater participation in local sport will further the strategy of promoting healthy lifestyles and both personal and community wellbeing.

Local Strategic Planning Statement

The Mid-Western Regional Local Strategic Planning Statement includes the following statement:

Increased visitation due to major events is also expected, with a strategic focus on Sports Tourism in the Region, including partnerships with national rugby league, rugby union and soccer organisations.

The Glen Willow Sports Complex is the primary regional sporting complex in the Mid-Western Region. It has already been successful in attracting tourists to the region for major sporting events. The planning proposal will facilitate a development that adds to the attractions at Glen Willow for touring teams, increasing the opportunity for new sporting events to be held. This will in turn assist in increasing visitation to the region. Providing dedicated accommodation for sports teams frees up other existing and new tourist accommodation for visitors.

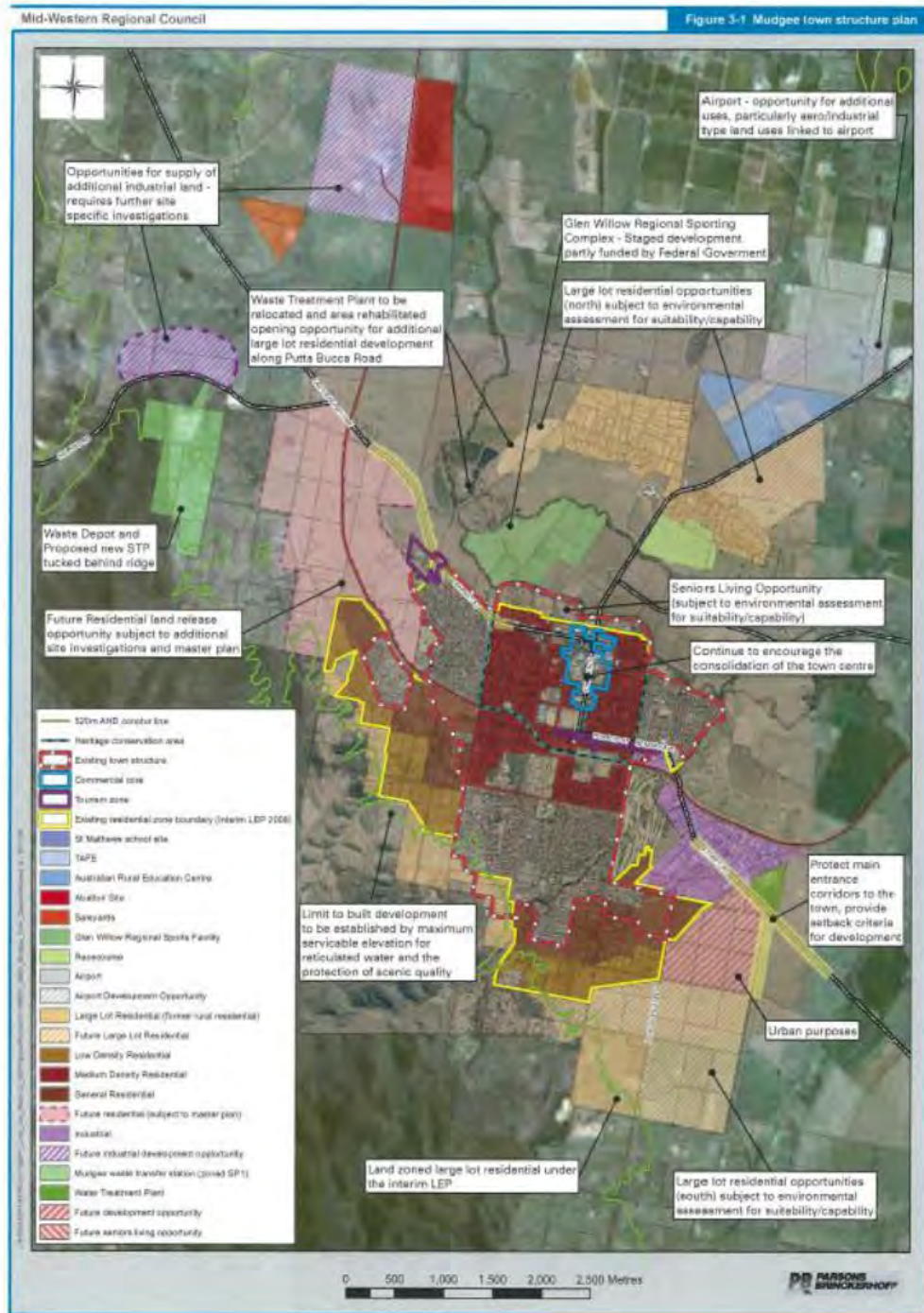
Mid-Western Regional Comprehensive Land Use Strategy

The Mudgee Town Centre Structure Plan contained within the Comprehensive Land Use Strategy identifies the Glen Willow Regional Sporting Complex with staged development partly funded by the Federal Government, as shown in the extract below. A full copy of the Structure Plan is provided on the following page.



The subject land was not envisaged as being part of the Glen Willow Regional Sporting Complex at the time the Strategy was developed. However, the inclusion of the land does not prejudice other strategic directions as the land is not identified in the Structure Plan for any other specific development opportunity.

The development proposal represents stage 3 of the Glen Willow redevelopment and is therefore consistent with the identification in the Comprehensive Land Use Strategy of staged development at Glen Willow.



QUESTION 5 *Is the planning proposal consistent with any other applicable State and regional studies or strategies?*

The planning proposal is consistent with and furthers the objectives of the following regional strategies and plans.

Mid-Western Regional Council - Regional Economic Development Strategy 2018-2022

One of the five key elements of this Strategy is to develop a mature and diversified tourism sector, recognising the region’s strong and mature winery reputation and building a diverse offering, including sports and heritage tourism.

This planning proposal and the development of a sports training and accommodation facility supports the above strategy by improving facilities at the Glen Willow Regional Sports Complex to attract sporting events and grow sports tourism.

Destination Country & Outback Destination Management Plan

Supporting sports tourism through attracting and hosting regional, State or national sporting events is a key action of this Plan, recognising that sport is one of a number of signature experiences in regional NSW that attracts visitors year round.

This planning proposal and the development of a sports training and accommodation facility supports the above action by improving facilities at the Glen Willow Regional Sports Complex to attract sporting events and grow sports tourism.

QUESTION 6 *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

The following table addresses the relevancy and consistency of the planning proposal with State Environmental Planning Policies.

SEPP	Relevance and Consistency
SEPP (Aboriginal Land) 2019	Not relevant. This SEPP only applies to certain mapped land in the Central Coast LGA.
SEPP (Activation Precincts) 2020	Not relevant. The subject land is not within an Activation Precinct.
SEPP (Affordable Rental Housing) 2009	Not relevant.
SEPP (Building Sustainability Index: BASIX) 2004	Not relevant.
SEPP (Coastal Management) 2018	Not relevant. The proposal is not in the coastal zone.
SEPP(Concurrences and Consents) 2018	Not relevant.
SEPP (Educational Establishments and Child Care Facilities) 2017	Not relevant.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant.
SEPP (Gosford City Centre) 2018	Not relevant.

SEPP (Housing for Seniors or People with a Disability) 2004	Not relevant.
SEPP (Infrastructure) 2007	<p>Relevant. This SEPP provides approval pathways for various infrastructure projects, including identifying development without consent and exempt development on operational land (consistent with exempt development on parks and other public reserves). The SEPP also identifies certain traffic generating development that requires referral to Transport for NSW.</p> <p>Rezoning the land to RE1 Public Recreation will provide the opportunity for certain works and infrastructure relating to operational land to be undertaken in accordance with the SEPP requirements.</p> <p>The proposal is not considered to be traffic generating development under clause 104 of the SEPP.</p>
SEPP (Koala Habitat Protection) 2020	Not relevant. This SEPP does not apply to land in the RU4 or RE1 zones.
SEPP (Koala Habitat Protection) 2021	<p>Relevant. The subject land is greater than 1ha in size and is currently zoned RU4 and proposed to be zoned RE1. There is no approved koala management plan applying to the land.</p> <p>The proposed rezoning and the future development of a sports training and accommodation facility does not require the removal of any native vegetation. It is therefore considered that the planning proposal and future development will have no impact on koalas or koala habitat.</p>
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not relevant.
SEPP (Kumell Peninsula) 1989	Not relevant.
SEPP (Major Infrastructure Corridors) 2020	Not relevant.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	<p>Relevant. This SEPP standardises the approach throughout NSW to the assessment and approval of mining activities under Part 4 of the EP&A Act. Clause 13 of the SEPP applies to an application for consent for development on land that is in the vicinity of an existing mine, petroleum production facility or extractive industry, or identified on a map as being the location of State or regionally significant resources of minerals, petroleum or extractive materials, or identified by an environmental planning</p>

	<p>instrument as being the location of significant resources of minerals, petroleum or extractive materials.</p> <p>Preliminary consultation has been undertaken with the Department of Regional NSW – Mining, Exploration and Geoscience (MEG) to determine if clause 13 of the SEPP applies. No response from MEG has yet been received to the preliminary consultation. Further consultation will be undertaken during public exhibition of the planning proposal.</p>
SEPP No 19—Bushland in Urban Areas	Not relevant. This SEPP applies only to Sydney metropolitan council areas.
SEPP No 21—Caravan Parks	Not relevant.
SEPP No 33—Hazardous and Offensive Development	Not relevant.
SEPP No 36—Manufactured Home Estates	Not relevant.
SEPP No 47—Moore Park Showground	Not relevant.
SEPP No 50—Canal Estate Development	Not relevant.
SEPP No 55—Remediation of Land	<p>Relevant. This SEPP introduces planning controls for the remediation of contaminated land. The policy states that land must not be developed if contamination renders it unsuitable for a proposed use. If the land is unsuitable, remediation must take place before the land is developed.</p> <p>In accordance with Clause 6 of SEPP 55, the subject land has been considered with respect to the likelihood of contamination. Mid-Western Regional Council’s records indicate that the subject land is unlikely to be contaminated. See further discussion under Question 9.</p> <p>The subject land is considered to be suitable for the proposed change of use from rural and rural-residential purposes to recreation purposes.</p>
SEPP No 64—Advertising and Signage	Not relevant. However, in any future development of a sports training and accommodation facility, any associated signage would need to be assessed in accordance with the requirements of the SEPP.
SEPP No 65—Design Quality of Residential Apartment Development	Not relevant.
SEPP No 70—Affordable Housing (Revised Schemes)	Not relevant.

SEPP (Penrith Lakes Scheme) 1989	Not relevant.
SEPP (Primary Production and Rural Development) 2019	<p>Relevant. The subject land is currently zoned RU4 Primary Production Small Lots and is identified on the draft State Significant Agricultural Land map currently on public exhibition.</p> <p>Notwithstanding the inclusion of the land on the draft map, the land is not considered to be State significant agricultural land given its relatively small size, its public ownership and the current construction of a road through the centre of the site. The adjoining land to the north is also not considered to be important agricultural land, again due to the small size and the use of the land for a dwelling and functions. The adjoining land to the south, across the Cudgegong River is a larger lot wholly within the floodplain and is considered to be important agricultural land. The proposed sports training and accommodation facility will be approximately 180m from the nearest part of that land.</p> <p>It is considered that the proposed rezoning of the land from RU4 Primary Production Small Lots to RE1 Public Recreation and the development of a sports training and accommodation facility will not result in the loss of State significant agricultural land or cause any land use conflicts with any important agricultural land around Mudgee.</p>
SEPP (State and Regional Development) 2011	<p>Relevant. This SEPP identifies certain State and regionally significant development that requires the approval of either the Independent Planning Commission or the Joint Regional Planning Panel.</p> <p>The proposed Sports Training and Accommodation Facility is considered to be regionally significant development, meeting the criteria of 'council related development over \$5m' in Schedule 7 of the SRD SEPP.</p>
SEPP (State Significant Precincts) 2005	Not relevant. The land is not a state significant precinct.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Not relevant.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not relevant.
State Environmental Planning Policy (Three Ports) 2013	Not relevant.
State Environmental Planning Policy (Urban Renewal) 2010	Not relevant.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	<p>Relevant. This SEPP applies to land in the RE1 Public Recreation zone and outlines the approval requirements for clearing of vegetation.</p> <p>The planning proposal seeks to rezone the land to RE1 Public Recreation. However, the planning proposal does not necessitate any clearing of native vegetation. The proposed development of a sports training and accommodation facility can be undertaken on cleared areas of the land without impacts on any native vegetation.</p>
State Environmental Planning Policy (Western Sydney Aerotropolis) 2020	Not relevant.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not relevant.
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not relevant.

QUESTION 7 *Is the planning proposal consistent with applicable Ministerial Directions?*

The following table addresses the relevancy and consistency of the planning proposal with Ministerial Directions.

Direction	Relevance and Consistency
1.1 Business and Industrial Zones	Not relevant.
<p>1.2 Rural Zones</p> <p>This Direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).</p> <p>The objective of this Direction is to protect the agricultural production value of rural land.</p>	<p>Relevant. The planning proposal is consistent with this direction as it does not propose to rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</p> <p>The planning proposal seeks to rezone land from a rural zone to a recreation zone.</p> <p>However, given that the proposed rezoning is to facilitate a tourist purpose (sports training and accommodation facility), the direction is relevant.</p> <p>The planning proposal meets the objective of protecting the agricultural production value of land as the subject land is not considered to be viable agricultural land. While a part of the site is within the floodplain of the Cudgegong River, due to its small size, public ownership and the current construction of a road through the centre of the site, it is not significant agricultural land. The proposed development will not cause rural land use conflicts.</p>
1.3 Mining, Petroleum Production and Extractive Industries	Relevant. The Planning Proposal is inconsistent with this Direction as it proposes a zone that prohibits

<p>This direction applies when a relevant planning authority prepares a Planning Proposal that would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p> <p>The objective of this Direction is to ensure that the future extraction of State or Regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p>	<p>mining and extractive industries. The proposed land use (sports training and accommodation facility) would also be incompatible with any mining or extractive industries.</p> <p>The direction requires consultation with the Department of Primary Industries to identify if the planning proposal will affect any resources of State or regional significance.</p> <p>A planning proposal may be inconsistent with the direction if Council can satisfy the Department of Primary Industries that the inconsistency is of minor significance.</p> <p>Preliminary consultation has been undertaken with the Department of Regional NSW – Mining, Exploration and Geoscience (MEG). No response from MEG has yet been received to the preliminary consultation. Further consultation will be undertaken during public exhibition of the planning proposal.</p>
<p>1.4 Oyster Aquaculture</p>	<p>Not relevant.</p>
<p>1.5 Rural Lands</p> <p>This Direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed rural or environment protection zone or that changes the existing minimum lot size on land within a rural or environment protection zone.</p> <p>The objectives of this Direction include to protect the agricultural production value of rural land and facilitate the orderly and economic development of rural lands for rural and related purposes.</p>	<p>Relevant. The planning proposal is consistent with this direction as:</p> <ul style="list-style-type: none"> • It is consistent with the directions in the Central West and Orana Regional Plan as addressed under Question 3 above and Council’s Local Strategic Planning Statement as addressed under Question 4 above, • It does not affect land of agricultural significance for the State or the local rural community, • It will not negatively affect existing identified environmental values along the Cudgegong River and Lawson Creek, • The natural and physical constraints of the land have been considered and addressed in this planning proposal, • It will not cause rural land use conflicts, and • The further development of the Glen Willow Regional Sports Complex is considered to be in the public interest, having significant social and economic benefits to the community.
<p>2.1 Environment Protection Zone</p>	<p>Not relevant.</p>
<p>2.2 Coastal Management</p>	<p>Not relevant.</p>
<p>2.3 Heritage Conservation</p> <p>This Direction applies when a relevant planning authority prepares a Planning</p>	<p>Relevant. This Planning Proposal is not inconsistent with this Direction as relevant provisions to facilitate the conservation of heritage items and Aboriginal</p>

<p>Proposal. The objective is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>	<p>objects, areas or places are already contained in the Mid-Western Regional LEP 2012 and no changes to these provisions are proposed.</p> <p>The site does not contain a heritage item or any known Aboriginal objects, areas or places.</p> <p>The site adjoins land that contains a heritage item (Putta Bucca House). The existing provisions of the LEP relating to development in the vicinity of a heritage item will apply to any future development of a sports training and accommodation facility on the subject land.</p>
<p>2.4 Recreation Vehicle Areas</p>	<p>Not relevant.</p>
<p>2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPS</p>	<p>Not relevant.</p>
<p>2.6 Remediation of Contaminated Land</p> <p>This direction applies to:</p> <p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</p> <p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p> <p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal</p>	<p>Relevant. The subject land is not within an investigation area. The site is known to have been used for a purpose referred to in Table 1 of the Contaminated Land Planning Guidelines, being agricultural/horticultural activities, as the site was formerly used for dairying purposes.</p> <p>The subject land was used for grazing cattle and some milking sheds were located on site. These activities are not considered likely to have caused contamination of the land. Over the last 47 years the land has been used for residential purposes.</p> <p>Given this known history, it is not considered necessary to obtain a preliminary investigation report for the planning proposal. The only likely contamination of the land is from the potential for asbestos fragments from the historic demolition of sheds.</p> <p>Geo-technical investigations of the site have been undertaken. The boreholes drilled into the site did not uncover any uncontrolled fill, structural footprints or potential asbestos containing material.</p> <p>See further discussion under Question 9.</p>

authorities.	
3.1 Residential Zones	Not relevant.
3.2 Caravan Parks and Manufactured Home Estates	Not relevant.
3.3 Revoked	N/A
<p>3.4 Integrating Land Use and Transport</p> <p>This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p> <p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve a range of planning objectives relating to accessibility.</p>	<p>Not relevant. The planning proposal does not relate to land zoned, or proposed to be zoned for residential, business, industrial, village or tourist purposes. However, as the planning proposal seeks to facilitate a tourist-related development, consideration has been given to this Direction.</p> <p>The planning proposal relates to land on which a new road is currently being constructed to connect the site and the Glen Willow Regional Sports Complex to Putta Bucca Road, thereby providing an alternative access to Glen Willow and a through road link to Mudgee Town Centre. This facilitates improved public transport links connecting Glen Willow to Mudgee. Associated with the road construction is an extension of a footpath/cycleway from Glen Willow to Putta Bucca Road, facilitating improved pedestrian and cycling access.</p> <p>The planning proposal is considered consistent with this Direction.</p>
<p>3.5 Development Near Regulated Airports and Defence Airfields</p> <p>This direction applies when a relevant planning authority prepares a Planning Proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome. The objectives of this Direction are to ensure the effective and safe operation of aerodromes, ensure that their operation is not compromised by development and ensure development for residential purposes is not adversely affected by aircraft noise.</p>	<p>Relevant. The planning proposal relates to land in the vicinity of the Mudgee Airport. The subject land is not within the landing or take-off surface limitation areas and the broader obstacle surface limitation height is 511.5m AHD.</p> <p>The subject land in the vicinity of the proposed development has ground levels between 450m AHD and 456.5m AHD. A single storey development on the land will therefore not exceed the obstacle surface limit.</p> <p>It is anticipated that consultation with the operator of the Mudgee Airport will be undertaken as a requirement of the Gateway Determination.</p>
3.6 Shooting Ranges	Not relevant.
3.7 Reduction in non-hosted short term rental accommodation period	Not relevant.
4.1 Acid Sulfate Soils	Not relevant.
4.2 Mine Subsidence and Unstable Land	Not relevant.

<p>4.3 Flooding</p> <p>This Direction applies when a relevant planning authority prepares a Planning Proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>The objectives of this Direction are to ensure that development of flood prone land is consistent with the NSW Government’s Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 and that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>Relevant. This Planning Proposal is consistent with this direction as the extent of flooding affecting the subject land is known.</p> <p>The planning proposal will facilitate a development that can be undertaken on that part of the subject land that is above the 100yr ARI flood level. See further discussion under Question 8 below.</p>
<p>4.4 Planning for Bushfire Protection</p> <p>This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.</p> <p>The objectives of this direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and to encourage sound management of bush fire prone areas.</p>	<p>Not relevant. The subject land is not mapped as bushfire prone and is not in close proximity to land mapped as bushfire prone land.</p>
<p>5.1 Revoked</p>	<p>N/A</p>
<p>5.2 Sydney Drinking Water Catchments</p>	<p>Not relevant.</p>
<p>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</p>	<p>Not relevant.</p>
<p>5.4 Revoked</p>	<p>N/A</p>
<p>5.6 Revoked</p>	<p>N/A</p>
<p>5.7 Revoked</p>	<p>N/A</p>
<p>5.8 Revoked</p>	<p>N/A</p>
<p>5.9 North West Rail Link Corridor Strategy</p>	<p>Not relevant.</p>
<p>5.10 Implementation of Regional Plans</p> <p>Planning Proposals must be consistent with a Regional Plan released by the Minister for Planning.</p>	<p>Relevant. The Planning Proposal is consistent with the directions in the Central West and Orana Regional Plan as addressed under Question 3 above.</p>

5.11 Development of Aboriginal Land Council Land	Not relevant.
<p>6.1 Approval and Referral Requirements</p> <p>This direction applies when a relevant planning authority prepares a planning proposal.</p> <p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	Relevant. The Planning Proposal is consistent with the direction as it does not include provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority and does not identify development as designated development.
6.2 Reserving Land for Public Purposes	Not relevant.
<p>6.3 Site Specific Provisions</p> <p>This Direction applies when a relevant planning authority prepares a Planning Proposal that will allow a particular development to be carried out.</p> <p>The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls.</p>	Relevant. The Planning Proposal is consistent with this direction as it seeks to rezone the subject land to a zone that facilitates the proposed development as an ancillary activity to the Glen Willow Regional Sports Complex. No additional permitted land use is required and no site specific development standards or requirements are proposed.
7.1 to 7.13 Metropolitan Planning	Not relevant.

SECTION C ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

QUESTION 8 *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No. The planning proposal seeks to facilitate the development of a sports training and accommodation facility on a part of the site that is cleared of vegetation. The areas of vegetation on the site predominantly follow the Cudgegong River and Lawson Creek and on the downslope towards Lawson Creek to the east of the existing dwelling. No development associated with this planning proposal is proposed in these areas.

QUESTION 9 *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

No. Environmental issues considered in the development of the planning proposal are outlined below.

Environmental Heritage

The subject land does not contain a heritage item, is not in a heritage conservation area and is unlikely to contain any significant archaeological deposits. The adjoining land to the north contains a heritage item, being Putta Bucca House.

Rezoning the subject land to RE1 Public Recreation will have no detrimental impacts on the adjoining heritage item. Putta Bucca House is oriented to primarily face east away from the subject

land. Due to the elevation of Putta Bucca House, the land around the house enjoys views in all directions, including over the subject land towards the hills.

The proposed Sports Training and Accommodation facility will be located within the view line to the south from Putta Bucca House but will sit at a lower elevation and will not disrupt the visual connection to the hills. Any future buildings will not be overly visible from Putta Bucca House and can be easily screened from view by medium-sized trees and shrubs that will themselves sit low enough to not block the distant views. Any future buildings will also be approximately 150m from Putta Bucca House.

It is considered that the planning proposal will have no detrimental impact on items of environmental heritage.

Aboriginal Cultural Heritage

An Aboriginal Due Diligence Assessment was undertaken by Apex Archaeology in May 2021 for the proposed road currently being constructed across the subject land. The assessment included further site investigations into an area of the site along Cudgegong River and Lawson Creek that was previously considered to have potential for Aboriginal cultural material. The assessment concluded that Aboriginal cultural material was non-existent and the area was deemed to have been disturbed by past land use practices. No newly identified archaeological material was found.

Any future development of a sports training and accommodation facility or any recreation activities will be undertaken in accordance with the legislative requirements to protect any Aboriginal item uncovered during construction.

It is considered that the planning proposal will have no detrimental impact on Aboriginal cultural heritage.

Potential Site Contamination

The subject land has been used for the last 47 years for residential purposes, with a single dwelling and a range of outbuildings. The previous owner used the site for storage and repair of trucks and other machinery in addition to residential purposes. The site is being progressively cleared of all machinery and other items. A septic tank exists on the site treating effluent from the dwelling.

Prior to this use, the land was part of a larger rural property that operated as a dairy. It is understood the site was used for both grazing and milking purposes with milking sheds located on the property. The milking sheds were removed some time ago.

There is potential for asbestos to be found in the existing dwelling and fragments may be located in the soil from the demolition of previous sheds.

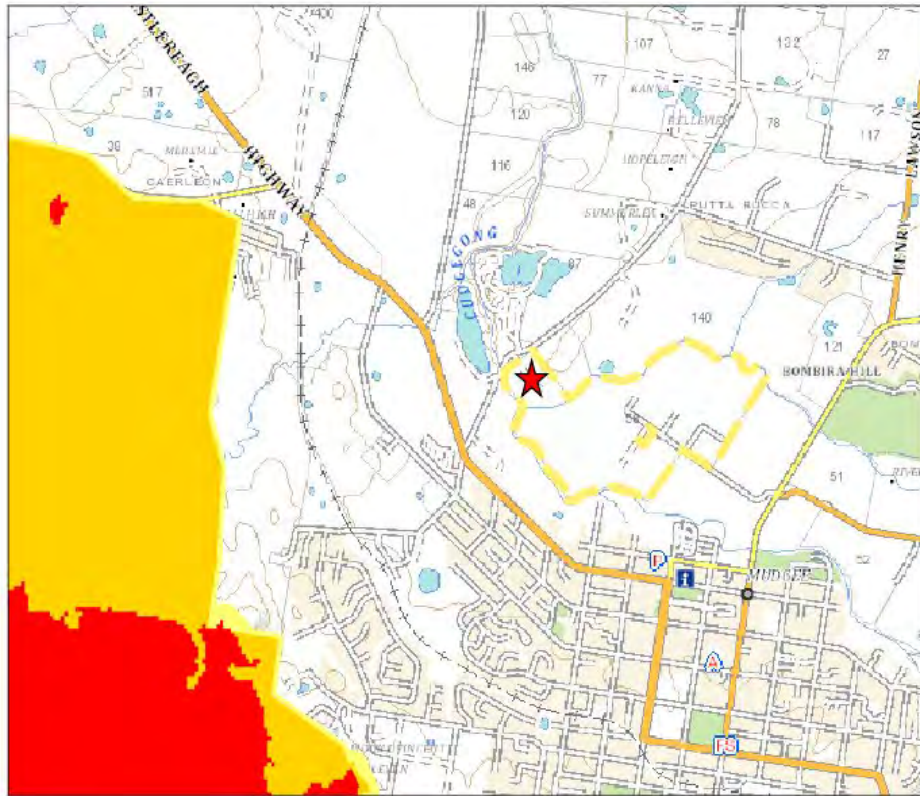
There is no evidence of any previous use that is likely to have caused contamination of the site.

Geo-technical investigations of the site have been undertaken. The boreholes drilled into the site did not uncover any uncontrolled fill, structural footprints or potential asbestos containing material. The site is considered suitable for the proposed use.

Environmental Hazards

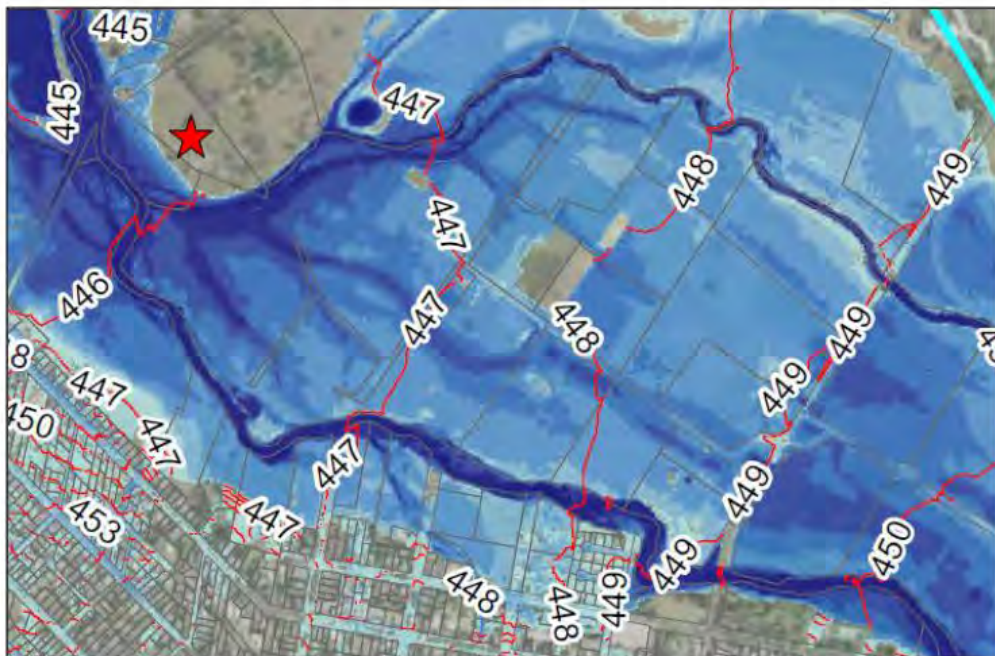
Bushfire

The subject land is not mapped as bushfire prone and is not in close proximity to land mapped as bushfire prone land, as shown below.



Flooding

The subject land contains land within the 1% AEP flood level, as shown in the map below.



 Site of proposed Sports Training and Accommodation Facility

As indicated by the red star on the map, the site of the Sports Training and Accommodation Facility is above the 1% AEP flood level. Development of the land above the 1% AEP flood level will have no impact on flood levels, flows or velocity. Stormwater from any future roofed and sealed areas can be captured in rainwater tanks before discharge through treatment devices towards Lawson Creek and the Cudgegong River. This will have no significant impact on flood levels.

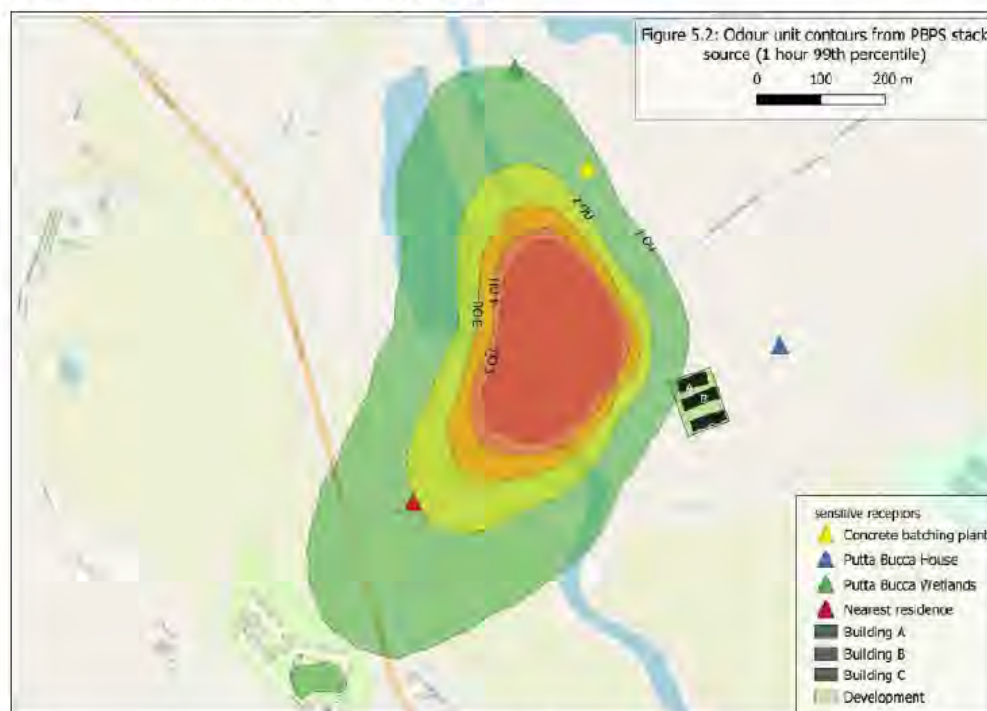
QUESTION 10 *Has the planning proposal adequately addressed any social and economic effects?*

Yes. Social and economic issues considered in the development of the planning proposal are outlined below.

Odour Impacts

A sewer pumping station (SPS) adjoins the site of the proposed rezoning and development. An Odour Assessment of the impact of the SPS on the proposed development of the subject land has been undertaken by GHD. The odour assessment is critical for confirming that the proposed location of the sports training and accommodation facility is appropriate, but it does not significantly influence the proposal to rezone the land to the RE1 Public Recreation zone.

The assessment concluded that odour from the SPS will not exceed the relevant impact assessment criteria, as demonstrated in the following diagram.



The proposed development can therefore be undertaken in the proposed location with no significant odour impacts.

It is not proposed to identify any recommended buffer zone within the MWRLEP 2012 as the current LEP, under clause 6.12, only applies to a buffer around the sewage treatment plant, not to pumping stations.

Acoustic Impacts

The subject land is located in a semi-rural location, surrounded by a mix of rural land, open space and natural areas. The immediately adjoining property to the north contains a residence (Putta Bucca House) and a marquee used for weddings and other functions. The proposed development of a sports training and accommodation facility could therefore have noise impacts on the adjoining residence and also be impacted by noise from the function venue. Other potential noise sources impacting the proposed development are from a concrete batching plant, a sewer pumping station and the Glen Willow Regional Sports Complex.

An acoustic impact of the rezoning and proposed development on surrounding land has been undertaken by Akoustic. The study addressed noise emissions from surrounding developments that could affect the proposed sports training and accommodation facility. As the proposed development is predominantly residential in nature, it was determined to not be likely to generate significant noise levels, aside from noise associated with car parking at the site.

The study found that predicted noise levels at the façade of the accommodation blocks of the proposed development from functions being held at the adjoining Putta Bucca House would exceed the trigger levels for day and evening periods by 11dB and 14dB respectively. These levels will only be exceeded when events are held and the predicted noise levels represent the loudest periods of a typical social event when speeches are being made and applause occurs. At other times, like during the dinner, noise emissions will be at least 10 dB less. A 2m high noise barrier between the proposed development and the adjoining property to the north would reduce noise levels from Putta Bucca House events by up to 11dB.

Amplified music noise emissions from live performances at the adjoining function centre should not exceed the general crowd noise levels due to the location of the stage and the solid walls at the southern end of the marquee that act as a sound barrier. Good quality sound reinforcement loudspeakers can also direct sound into the marquee audience and minimise the spill over of the music to residential areas. Noise from vehicles leaving the site does not exceed the noise trigger limits.

The predicted noise levels close to the proposed development from the nearby concrete batching plans will not exceed the day and morning shoulder trigger levels. The predicted noise levels are only applicable when the plant is batching and at other times noise levels would be considerably less. Noise from the adjoining sewer pumping station is not expected to disturb any guests at the proposed women's sporting centre as the pumps and other noise generating equipment is located inside a building.

In relation to the Glen Willow Regional Sports Complex, the study found that it is unlikely that noise generated by sports activities such as netball would be annoying and due to the distance from the netball courts noise levels could be audible but not likely to be intrusive nor would the source of the netball noise levels be a persistent annoyance. Larger events held at the Regional Sports Stadium would be planned and managed by organisers that are required to submit a management plan to include control of noise emissions. Considering the connection that guests at the proposed development would have with Glen Willow, any noise from sporting activities would be unlikely to be offensive.

The study found that the adjoining Putta Bucca House would not be adversely affected by noise from the operation of the proposed development assuming that reasonable steps are taken to control noise emissions from mechanical plant servicing the development. Noise from traffic and car parking will not exceed the relevant noise trigger levels.

Based on the above, there is no acoustic impacts that would prevent the rezoning of the land or the development of the sports training and accommodation facility.

Other Social Impacts

The proposed rezoning and development of a Sports Training and Accommodation facility will have significant positive social impacts for Mudgee and the wider Mid-Western community. As part of the growing regional sports complex known as Glen Willow, the proposal will increase the opportunities for sporting teams to visit and stay in Mudgee. The ability to continue to attract and host major sporting teams, regional carnivals and other events at the Glen Willow Sports Complex will be a significant boost towards greater participation in sport at a local level. This planning proposal furthers the Council's local and regional sport and recreation objectives.

Economic Impacts

The proposed rezoning and development of a Sports Training and Accommodation facility will have significant positive economic impacts for Mudgee and wider Mid-Western community. The use of the facility by high-profile sports teams generates a wide range of economic benefits from increased sports tourism in the region. The facility will allow teams to stay overnight, increasing their spending in the local economy and encourage visitors to stay longer, also increasing their spending in the local economy. While the accommodation component is in direct competition with existing tourist accommodation, the proposal is considered a benefit to existing tourism accommodation providers as it frees up rooms for more visitors, providing an overall benefit to the whole community.

SECTION D STATE AND COMMONWEALTH INTERESTS

QUESTION 11 *Is there adequate public infrastructure for the planning proposal?*

Yes. Infrastructure issues considered in the development of the planning proposal are outlined below.

Sewer Services

The subject land and the proposed development will be connected to Council's reticulated sewer system. An extension of the sewer mains will be required to achieve this. An existing on-site septic system will be decommissioned.

Water Supply

The subject land and the proposed development will be connected to Council's reticulated water supply system. An extension of the water supply mains will be required to achieve this. In addition, water tanks will be used to capture and manage stormwater on site and for reuse in landscape areas.

Traffic and Transport

A new road connection from the Glen Willow Sports Complex, across Lawson Creek and to Putta Bucca Road is currently under construction. This road connection facilitates direct access for sports teams and sports people from Glen Willow to the subject site without impact on the surrounding road network.

The new intersection with Putta Bucca Road will be a roundabout at the current entrance to the Putta Bucca Wetlands, providing a safe access and exit from the site to the surrounding road network.

The proposed sports training and accommodation facility will not generate significant additional traffic to the road network as touring teams will likely travel together in buses. In any case, the provision of a second access to Glen Willow allows for the spread of traffic flow via either Ulan Road or Putta Bucca Road. The surrounding road network is considered capable of accommodating the traffic generated by the proposed development. Adequate parking for the proposed development will be provided on site.

A Review of Environmental Factors was undertaken by Mid-Western Regional Council as part of the approval for the road works under Part 5 of the Environmental Planning and Assessment Act 1979. No further traffic assessment is considered warranted for the planning proposal.

Stormwater Management

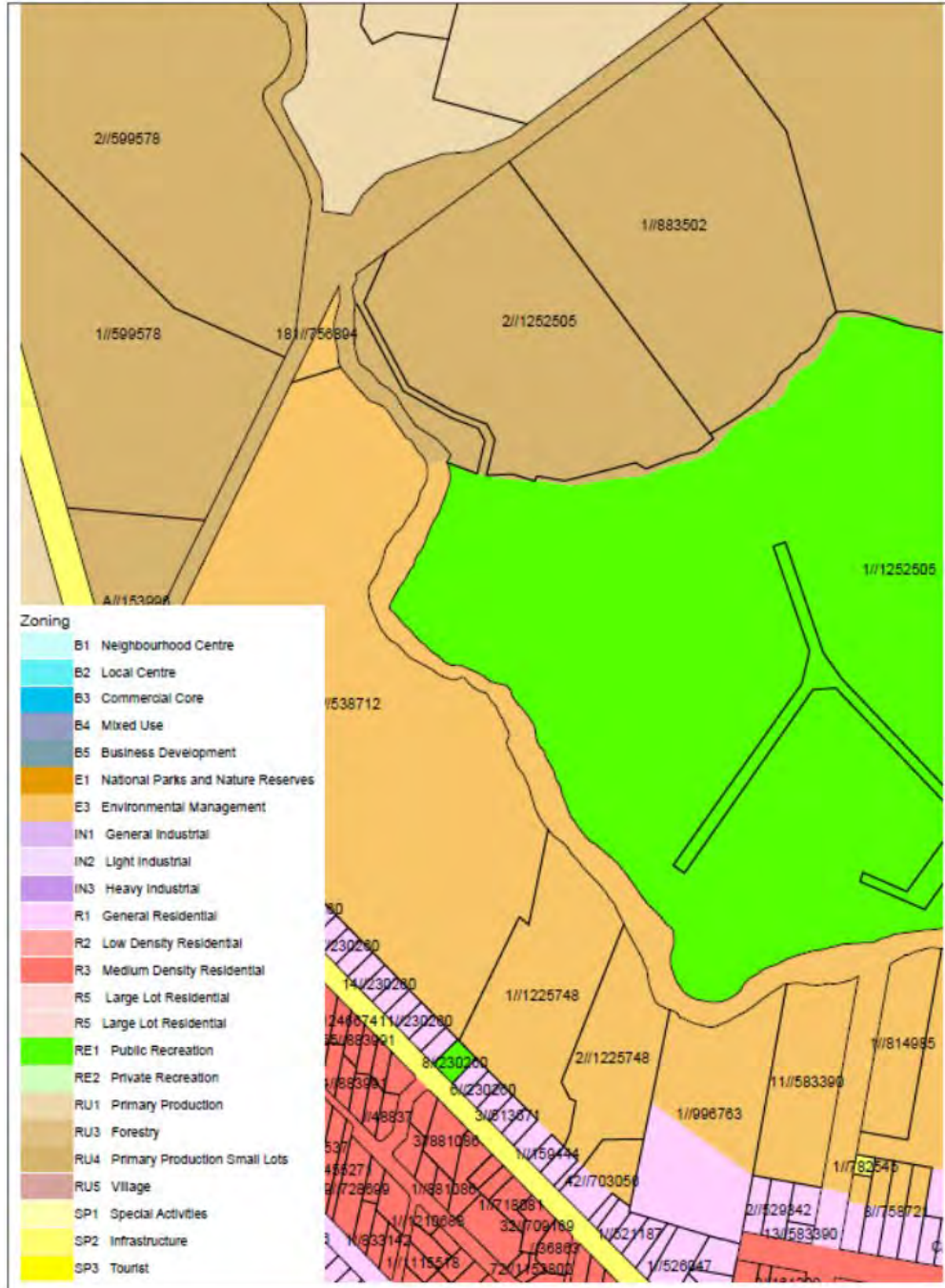
Stormwater from roofed and sealed areas will be collected in rainwater tanks and then discharged through appropriate water quality and quantity treatments before ultimate discharge towards Lawson Creek and the Cudgegong River.

QUESTION 12 *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

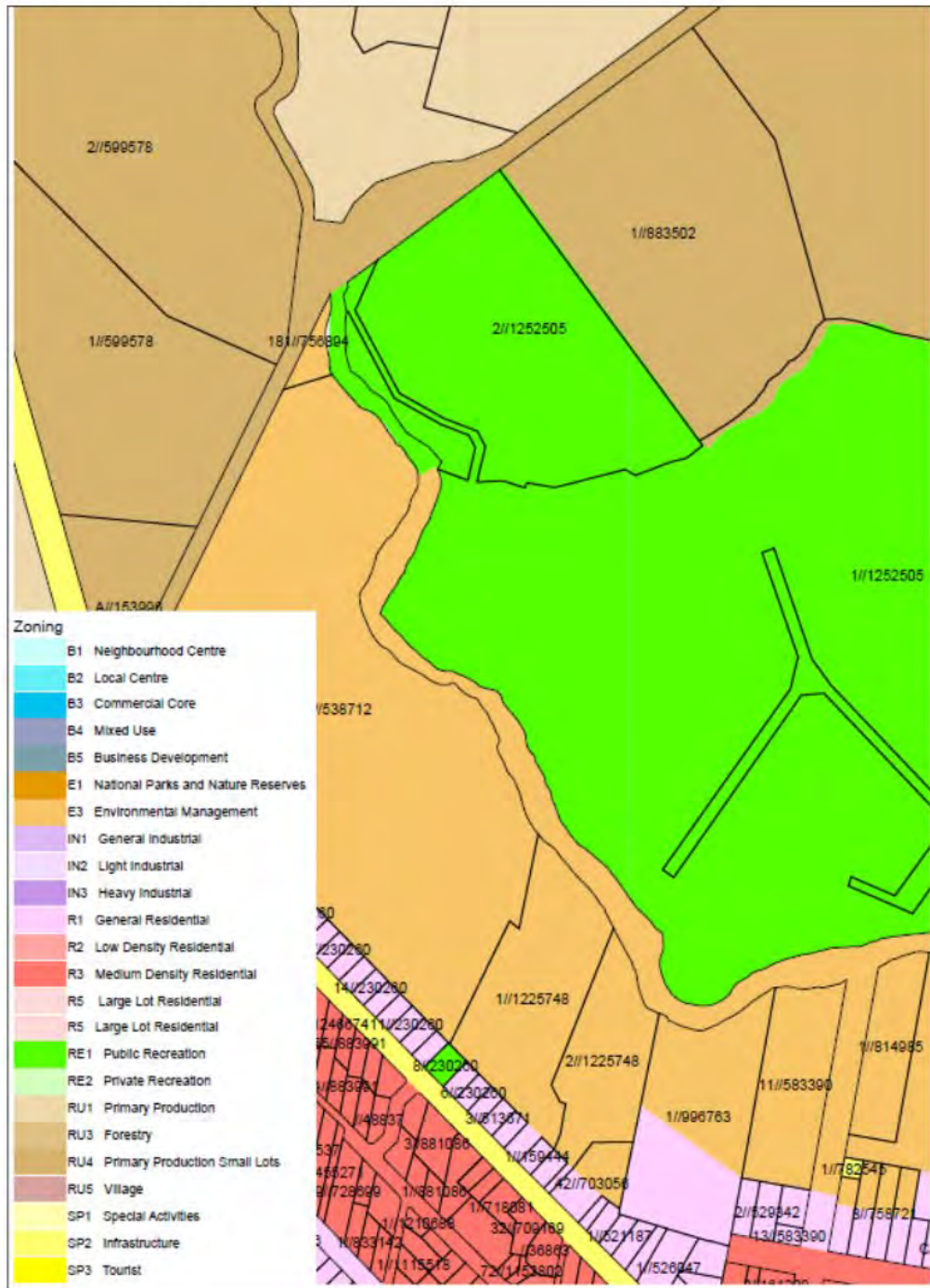
Consultation with State and Commonwealth public authorities has not yet been undertaken, other than preliminary consultation with the Department of Regional NSW – Mining, Exploration and Geoscience. In issuing a Gateway Determination, the Department of Planning, Industry and Environment will outline those agencies to be consulted with.

Part 4 Mapping

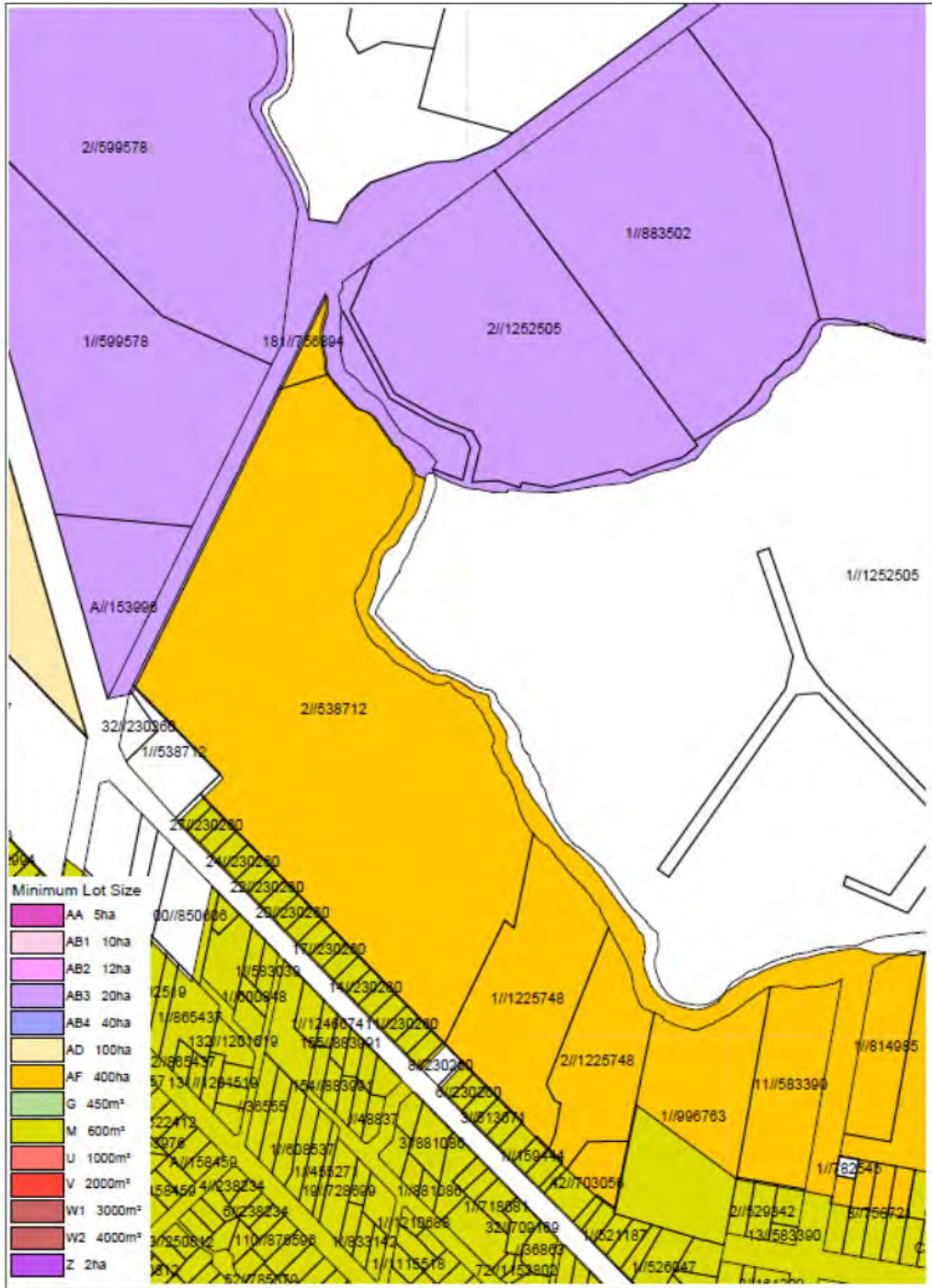
Existing Zoning



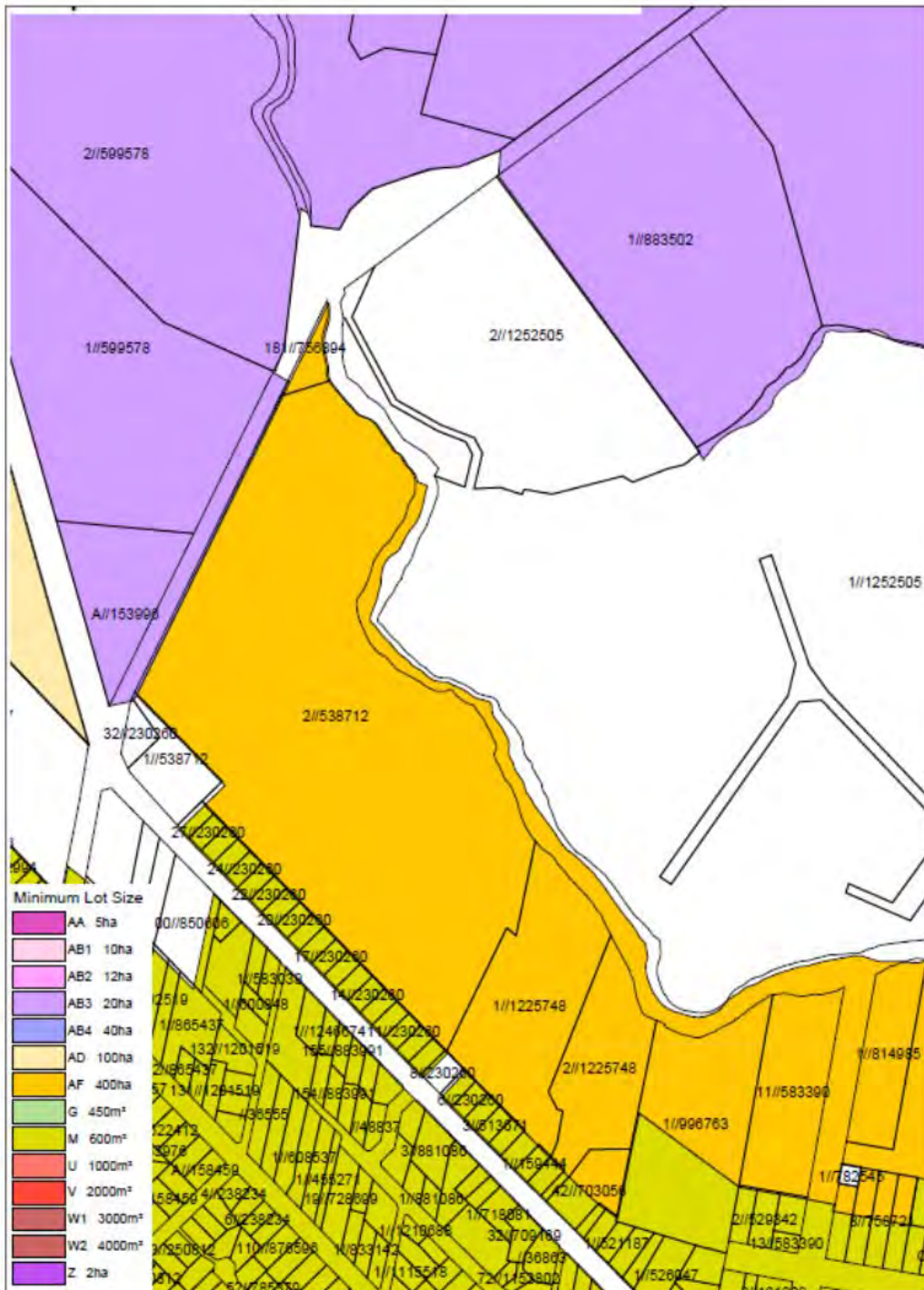
Proposed Zoning



Existing Minimum Lot Size



Proposed Minimum Lot Size



Part 5 Community consultation

The Department of Planning, Industry and Environment will confirm community consultation requirements through the Gateway Determination process. If this Planning Proposal is supported, it is likely that the Proposal will be exhibited as a low impact proposal for a period of not less than 14 days in accordance with Section 5.5.2 of A Guide to Preparing LEPs. A low impact proposal is defined as ‘a *Planning Proposal that, in the opinion of the person making the Gateway determination is:*

- *consistent with the pattern of surrounding land use zones and/or land uses*
- *consistent with the strategic planning framework*
- *presents no issues with regard to infrastructure servicing*
- *not a principal LEP*
- *does not reclassify public land.”*

Public exhibition of the Planning Proposal will include notification on the Mid-Western Regional Council website and in writing to affected and adjacent landowners.

Part 6 Project timeline

The Project Timeline will assist with tracking the progress of the Planning Proposal through the various stages of consultation and approval. It is estimated that this amendment to Mid-Western Regional Local Environmental Plan 2013 will be completed by December 2022.

Estimated Timeline

Key Stages of Consultation and Approval	Estimated Timeframe
STAGE 1 – Consideration by Council	January 2022
STAGE 2 – Council Decision	March 2022
STAGE 3 –Gateway Determination	May 2022
STAGE 4 – Pre exhibition	May 2022
STAGE 5 – Commencement and completion of public exhibition period	June 2022
STAGE 6 – Consideration of submissions	July 2022
STAGE 6 – Post exhibition review and additional studies	August 2022
STAGE 7 – Submission to the Department for finalisation (where applicable)	October 2022
STAGE 8 – Gazettal of LEP amendment	December 2022



DOC22/378781

Sarah Armstrong
Mid-Western Regional Council

Via Concurrence and Referrals Portal

25 May 2022

**No Comment to Planning Advice Request
Proposed rezoning to permit sports training and accommodation facility 58 Pitts Lane Putta Bucca**

Dear Ms Armstrong

I refer to your request for advice on the proposed rezoning at 58 Pitts Lane Putta Bucca, Planning Proposal PP-2022-59: Request for agency referral. The Environment Protection Authority understands that the purpose of this rezoning is to facilitate development of a sports training and accommodation facility.

Based on the information provided, the proposal does not appear to lead to development that will require an environment protection licence under the *Protection of the Environment Operations Act 1997*.

The EPA has no comments to provide on this project and no follow-up consultation is required.

If you have any questions, please contact environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MB', followed by a horizontal line.

MITCHELL BENNETT
Unit Head – Statutory Planning

Phone 131 555

Phone +61 2 9995 5555
(from outside NSW)

TTY 133 677

ABN 43 692 285 758

Locked Bag 5022

Parramatta
NSW 2124 Australia

4 Parramatta Square

12 Darcy St, Parramatta
NSW 2150 Australia

info@epa.nsw.gov.au

www.epa.nsw.gov.au



Department of Planning and Environment

Our ref: DOC22/378577
Your ref :PP-2022-59

Sarah Armstrong
Manager Strategic Planning
Mid-Western Regional Council
sarah.armstrong@midwestern.nsw.gov.au

Dear Ms Armstrong

Planning Proposal – Lot 2 and Part Lot 1 DP 1252505, 58 Pitts Lane Putta Bucca, Mudgee

Thank you for your referral dated 13 May 2022 to the Biodiversity, Conservation and Science Directorate (BCS) of the Department of Planning and Environment inviting comments on the proposed amendments to the Mid-Western Local Environmental Plan 2012.

BCS has the following primary areas of interest relating to strategic land use planning proposals:

1. The impacts of development and settlement intensification on biodiversity;
2. Adequate investigation of the environmental constraints of affected land;
3. Avoiding intensification of land use and settlement in areas of high environmental sensitivity and
4. Ensuring that development within a floodplain is consistent with the NSW Government's Flood Prone Land Policy, the principles set out in the Floodplain Development Manual, and applicable urban and rural floodplain risk management plans.

We also understand that planning proposals must comply with current statutory matters such as the Local Planning Directions under s9.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

We generally support strategic planning proposals which:

- Avoid land use intensification in areas of biodiversity value and other areas of high environmental sensitivity;
- Include objectives, such as 'no net loss of native vegetation'; and
- Minimise flood risk to human life, property and the local environment while maintaining floodplain connectivity for environmental benefit.

BCS understands that:

- Council proposes to rezone the subject land from RU4 Primary Production Small Lots with a minimum lot size (MLS) of 20ha to RE1 Public Recreation with no minimum lot size.
- The purpose of the planning proposal is to facilitate the development of a sports training and accommodation facility on the subject site in association with the adjacent Glen Willow Regional Sports Complex.
- The site is Council-owned and on 17 February 2021 Council resolved to classify the land as operational land. State government funding for Stage 1 of the project has already been secured.

Biodiversity

BCS notes that the subject land contains areas of high environmental sensitivity along the edges of the site along the Cudgegong River and Lawson Creek, which are represented on the Sensitive Biodiversity Map in the Mid-Western Regional LEP 2012.

BCS understands that the proposed training centre will not be located within these sensitive environments and that due to their flood-prone position, future development of those areas following the proposed rezoning is unlikely.

Developments requiring Part 4 EP&A Act development consent are to be consistent with the zone objectives, which for RE1 include *'protect and enhance the natural environment for recreational purposes'*. Where Council works on the subject site do not require Part 4 development consent we encourage Council to take into account the LEP clause 6.5 Terrestrial Biodiversity regardless.

Flooding

The following advice has been provided by the BCS North West Environmental Water and Floodplains team.

The planning proposal is correct in stating that the proposed sports training and accommodation facility location is above the 1% Annual Exceedance Probability (AEP) flood level. However, the suitable technical comparison to be made is with the Flood Planning Area (FPA) that includes the freeboard. This FPA was determined in the adopted Mudgee Flood Study (Mid-Western Regional Council, February 2021).

It appears the footprint of the proposed buildings presented in the concept plans are located outside of the FPA. Nevertheless, it is recommended that the future environmental impact assessment overlays on a single map both the proposed buildings and the FPA to ensure development controls do not apply. If future development on the site is assessed under Part 5 of the EP&A Act, BCS recommends that the development controls within the Mudgee LEP relating to the FPA (cl.5.21) are still considered in that assessment.

The planning proposal notes current construction of a road that would connect the proposed training facility with the existing Glen Willow Regional Sports Complex located on the other side of the Lawsons Creek. The planning proposal presents the location of a road bridge and a draining swale towards the creek (page 4). Given the new road alignment, this swale will capture the stormwater runoff associated with the new road embankment.

In order to preserve the current floodplain delineation, it would be necessary that the hydraulic structure in the bridge has enough capacity to safely convey the 1% AEP flows from the creek and the swale drain to avoid the potential backwater effects that may increase the risk of flooding in the new sport facilities. The planning proposal mentions the new road position was taken from a Review of Environmental Factors (REF), presumably the REF considered the mentioned hydraulic assessment. Otherwise, the assumption that the proposed new facilities are located in a flood-free area may no longer be valid.

If you require any further information regarding this matter, please contact Erica Baigent, Senior Conservation Planning Officer, via erica.baigent@environment.nsw.gov.au or (02) 6883 5311.

Yours sincerely



Samantha Wynn
Senior Team Leader Planning North West
Biodiversity, Conservation and Science Directorate

31 May 2022



PROPOSED ROAD CLOSING

Under *Section 38B of the Roads Act 1993*, notice is given that the Minister for Lands and Forestry will consider the closing of a road in connection with a road closing application proposed by Council.

Council (acting on behalf of the Minister) will receive written submissions regarding the proposal. All submissions received will be referred to the Minister's delegate for a decision regarding the proposed road closing.

The road under consideration comprises Council public road known as PART of WHITE STREET in the Locality of GULGONG. Upon closure of that part of White Street road, Council intends to sell the land to the adjoining land owner.

All interested persons are invited to make written submissions concerning the proposal to the General Manager, Mid-Western Regional Council, PO Box 156 MUDGEE NSW 2850, within twenty-eight (28) days of the date of this advertisement.

Regarding the provisions of the *Government Information (Public Access) Act*, information contained in such submissions may, at the discretion of Mid-Western Regional Council and NSW Department of Industry – Lands, be referred to the person(s) who initiated the proposal for appropriate consideration.

Council Ref: DA0159/2021 ROAD CLOSURE Enquiries: Manager Revenue & Property Telephone: (02)6378 2850



GENERAL MANAGER
MID-WESTERN REGIONAL COUNCIL



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

14 January 2022

File Ref: LM P1024911 White Street Red Hill	Contact:	Property	Department
	Phone:		63782850
	Email:	council@midwestern.nsw.gov.au	

Business Centre—Roads
NSW Department of Industry—Lands & Water
By email: council.roadclosures@crowland.nsw.gov.au

PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD FORMED ROAD RESERVE IN THE LOCALITY OF GULGONG

Dear Sir/Madam,

Mid-Western Regional Council is currently considering the closure of the council public road identified on the attached diagram. Closure of the road is proposed in order to retain the land for community purposes.

The proposal to close the road was advertised in the Mudgee Guardian on 19/11/2021. A copy of the advertisement is attached for your information.

Road status

Mid-Western Regional Council acknowledges that it has the authority to close council public roads only.

Council's attached status report confirms that the road under proposal is a council road.

Proposed vesting upon closure

Council considers the road proposed for closure to be constructed, which would vest the road in Council upon closure. Please find attached photographs of the formed road proposed to be closed.

Departmental response required

Mid-Western Regional requests formal departmental response to the road closure proposal within 28 days of this notice.

Please advise Mid-Western Regional Council within the 28-day period if the department requires additional time to consider its position. Council is aware that the department will respond to all council road closure notifications.

What happens next?

Once the submission period is completed, Mid-Western Regional Council will consider all submissions and decide on road closure suitability.

If you have any further enquiries regarding this matter, please contact Council's Property Department on (02) 6378 2850.

Yours sincerely



DIANE SAWYERS
MANAGER REVENUE & PROPERTY

Attachments

- Roads Branch Status Map - Mudgee
- Newspaper advert (including road diagram)
- Photographs of formed road proposed to be closed





PROPOSED ROAD CLOSING

Under *Section 38B of the Roads Act 1993*, notice is given that the Minister for Lands and Forestry will consider the closing of a road in connection with a road closing application proposed by Council.

Council (acting on behalf of the Minister) will receive written submissions regarding the proposal. All submissions received will be referred to the Minister's delegate for a decision regarding the proposed road closing.

The road under consideration comprises Council public road known as PART of WHITE STREET in the Locality of GULGONG. Upon closure of that part of White Street road, Council intends to sell the land to the adjoining land owner.

All interested persons are invited to make written submissions concerning the proposal to the General Manager, Mid-Western Regional Council, PO Box 156 MUDGEE NSW 2850, within twenty-eight (28) days of the date of this advertisement.

Regarding the provisions of the *Government Information (Public Access) Act*, information contained in such submissions may, at the discretion of Mid-Western Regional Council and NSW Department of Industry – Lands, be referred to the person(s) who initiated the proposal for appropriate consideration.

Council Ref: DA0159/2021 ROAD CLOSURE Enquiries: Manager Revenue & Property Telephone: (02)6378 2850



GENERAL MANAGER
MID-WESTERN REGIONAL COUNCIL

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 22 April 1966 (N

(8527)

Sydney, 30th March, 1966.

**DECLARATION OF ROADS TO BE PUBLIC ROAD
UNDER PROVISIONS OF SECTION 18, PUBLIC
ROADS ACT, 1902**

I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do hereby notify that the roads hereunder described, in pursuance of the provisions of section 18, Public Roads Act, 1902, are hereby declared to be public road and dedicated to the public accordingly.

A. R. CUTLER, Governor.

T. L. LEWIS, Minister for Lands.

Descriptions

LAND DISTRICT AND SHIRE—COONAMBLE

Parish Mungery, county Leichhardt. Road separating portions 40 and 41 from portions 24 and 18. (Council ref.: 173A/66). R. 65-1,484.

LAND DISTRICT—COONAMBLE; SHIRE—WARREN

Parish Gewah, county Ewenmar, reserved road 200 links wide within portions 57 and 55; non-public road 300 links wide east of portion 55. (Council ref. 2,990/64.) R. 65-1,799.

LAND DISTRICT AND SHIRE—CROOKWELL

Parish Winduella, county King. A strip one chain wide withdrawn from W. & C.R. 54 (notified 3rd February, 1877) by notification in the Government Gazette of 25th February, 1966, extending from the public road north-east of portion 453 south-easterly to the public road south-west of portion 274. R. 66-36.

LAND DISTRICT—METROPOLITAN; SHIRE—SUTHERLAND

Parish Sutherland, county Cumberland. At Engadine. Sladden Road, including splays, extending generally north-easterly from Porter Road to a line being the south-easterly prolongation of the north-eastern boundary of allotment 13, section 17; Brooke Street, including splays, extending north-

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 22 April 1966 (N

section 17; **Brooke Street, including splays, extending north-easterly and thence south-easterly from the north-eastern boundary of portion 590 to Sladden Road.**

NOTE.—Declaration is limited to the surface and to a depth of 50 feet below the surface. R. 65-1,671.

LAND DISTRICT—METROPOLITAN; MUNICIPALITY—MANLY

Parish Manly Cove, county Cumberland, road being a strip 8 feet wide within and adjoining the northern boundary of portion 1,387 (Council reference 66/1,007). R. 66-108.

LAND DISTRICT—MUDGEE; SHIRE—CUDGEGONG

Village Gulgong, parish Guntawang, county Phillip. Road (White Street) extending southerly from Robinson Street to a line being the north-western prolongation of the north-eastern boundary of allotment 1, section 80; road (Cooyal Street) extending south-easterly from White Street to a line northerly across that road from the north-eastern corner of allotment 1, section 80; non-public road of variable width north-east of portion 458.

NOTE.—Declaration is limited to the surface and to a depth of 50 feet below the surface. R. 65-1,498.

LAND DISTRICT—NARRANDERA; SHIRE—BLAND

Parish Euratha South, county Cooper, road 200 links wide separating portion 22 from portion 23; road 200 links wide being Box Street extending from railway land generally southerly to the southern side of Killen Street (village of Euratha); road being a strip 200 links wide embracing the road in use within the road separating portion 5, end of road, portions 32, 3, 1, 35 and 21 from portion 15, end of road and portion 20; road 150 links wide separating portions 16 and 15 from portion 20 and extending easterly to the aforesaid road in use; road 200 links wide separating portion 20, end of road and portion 16 from portion 26 (parish Bourke), end of road and portion 29; road being a strip 200 links wide within the road of variable width generally north-east of portion 29 extending from the aforementioned road northerly and westerly to the end of the road 200 links wide east of portion 17; road 200 links wide separating portion 16 from portion 17. (Council ref.: D2866). R. 65-406.

Parish Kolkilbertoo South, county Cooper, road being strip 200 links within the road west of portions 18 and 11 end of

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 22 April 1966 (N

200 links within the road west of portions 18 and 11, end of road, portions 19 and 22, end of road, portion 23, end of road and portion 26 extending southerly to the Shire boundary; road separating portions 20 and 21, end of road and portions 24 and 25 from end of road south of portion 3, portions 6 and 29, end of road, portions 9 and 27 and end of road south of portion 27. (Council ref.: D2866). R. 65-410.

Parish Gurragong, county Cooper, road 200 links wide south of portion 5 and end of road and extending generally south-easterly to the end of the public road 200 links wide generally south of portion 18. (Council ref.: D2866). R. 65-407.

LAND DISTRICT—NARRANDERA; SHIRE—BLAND

Parish Kilkilbertoo East, county Cooper, road south of portions 8, 7 and end of road west of portion 7. (Council ref. D2866.) R. 65-409.

Parish Dowling, county Cooper, road 200 links wide separating portions 24 and 25, end of road, portion 26, end of road, portions 12 and 10, end of road and portions 18, 1 and 46 (parish Garoolgan) from end of road west of portion 15, portions 15 and 17, end of road and portion 2 and extending southerly to the public road 100 links wide south of portion 46 (parish Garoolgan); road 200 links wide separating portions 16, 40 and 17 from portions 6 and 2; non-public road 200 links wide separating portions 10, 9, 33, 14 and 13 from portion 18, public road R. 21,919-1,603, portion 34, end of road and portion 56 (parish Sandy Creek); road 200 links wide east of portion 34, end of road and portions 7, 8 and 37. (Council ref. D2866.) R. 65-404.

Parish Euratha, county Cooper, road 200 links wide separating portions 27, 34 and 28 from portions 32, 3 REM., 33 and 29; road 200 links wide separating portion 22 from portions 10 and 24; road being a strip 200 links wide within the road of variable width generally north-east of portion 24 extending from the end of the road 200 links wide south of portion 22 generally south-easterly to the end of the road south of portion 23; road 200 links wide separating portion 26 from portion 23, end of road and portion 20; road south of portion 26 and end of road. (Council ref. D2866.) R. 65-405.

LAND DISTRICT—NARRANDERA; SHIRE—COOLAMON

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 22 April 1966 (N

LAND DISTRICT—NARRANDERA; SHIRE—COOLAMON

Parish Walleroobie, county Bourke. Road, being a strip 150 links wide and variable revoked from T.S.R. 33,034 by Gazette of 18th February, 1966. R. 58-1,004.

LAND DISTRICT—PICTON; MUNICIPALITY—CAMPBELLTOWN

Parish St Peter, county Cumberland. Road (Raymond Avenue) extending from the north-eastern boundary of portion 305 north-easterly to the south-western boundary of portion 307; road (Randolph Street) including splayed corners extending from the north-eastern boundary of portion 305 north-easterly and thence south-easterly to Macquarie Avenue. R. 65-1,860.

NOTE.—Declaration is limited to the surface and to a depth of 50 feet below the surface.

LAND DISTRICT—TAREE; SHIRE—STROUD

Town and parish Forster, county Gloucester. Road separating portions 171, 264, 265, 266, 246, 247 and 272 from portion 44 and end of road and extending northerly from the westerly prolongation of the northern boundary of portion 268; road separating portion 44 from portions 268, 205 and extending easterly from the northerly prolongation of the western boundary of portion 268 to lines commencing at a point of the most southern boundary of portion 44 distant 209.35 feet easterly from the most southerly south-western corner of the aforesaid portion and bearing $254^{\circ} 57' 50''$ for 21.07 ft and $242^{\circ} 57' 50''$ for 96.82 ft to the northern boundary of portion 205; road (variable width) within portion 44 and shown on road plan R. 29,178-1,603. R. 60-632.

LAND DISTRICT AND SHIRE—URANA

Parish Hastings, county Urana. Road generally north of portion 104 and end of road west of portion 104. Parish North Gunambil, county Urana. Road generally north of portions 85 and 86; a strip one chain wide embracing the track in use withdrawn from T.S.R. 26,989 by notification in the Government Gazette of 18th February, 1966, a strip one chain wide embracing the track in use withdrawn from T.S.R. 997 by notification in the Government Gazette of 18th February, 1966. R. 65-1,616.

LAND DISTRICT AND SHIRE—WELLINGTON

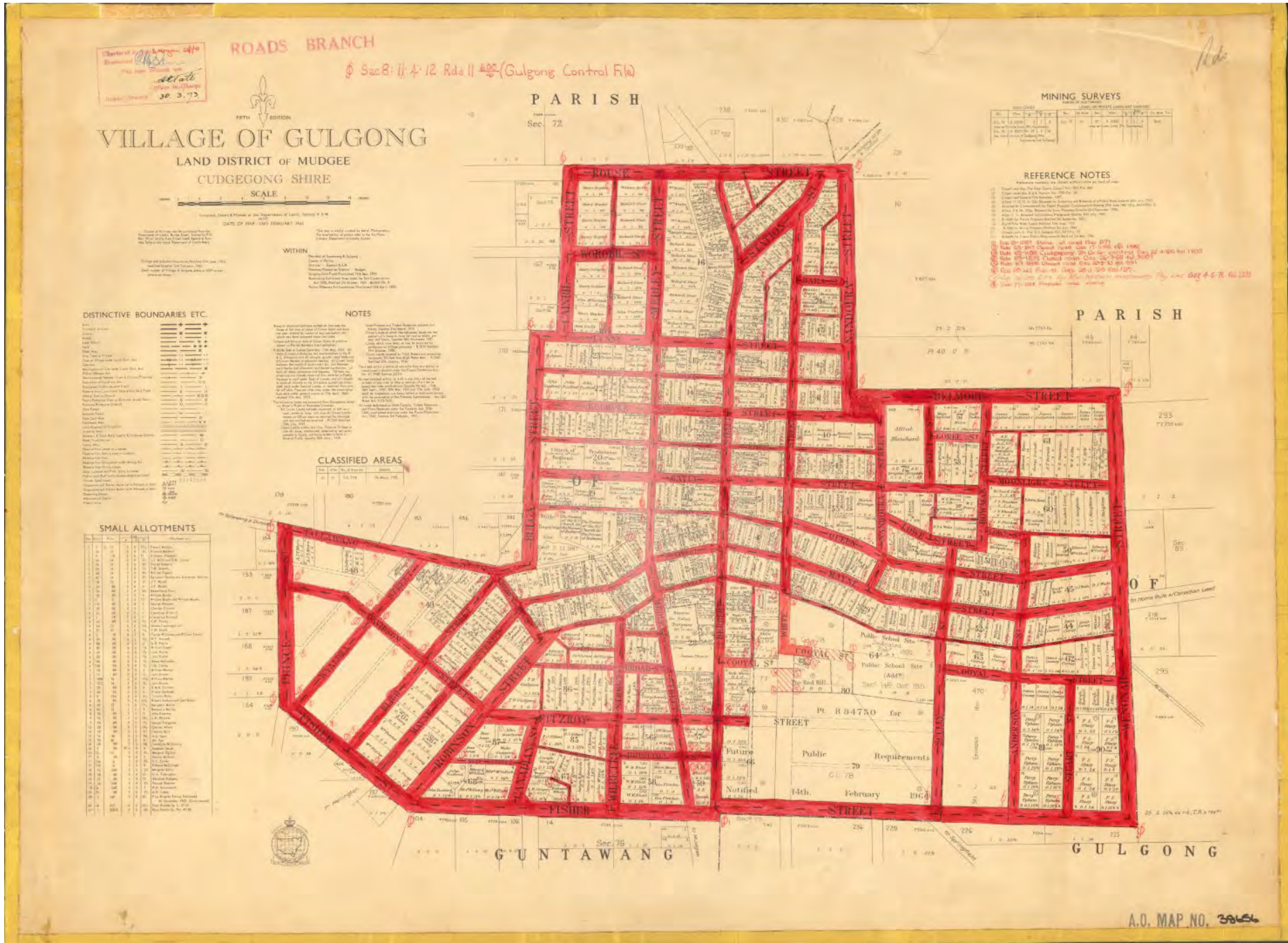
Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 22 April 1966 (N

LAND DISTRICT AND SHIRE—WELLINGTON

Parish Ironbarks, county Wellington, road 50 links wide adjoining the public road 100 links wide generally north-east and east of portion 307 and generally north-east of portion 212 extending generally southerly from the southern boundary of portion 10 (parish Mumbil) to the northern boundary of portion 44. (Council ref. 150/65.) R. 66-469.

LAND DISTRICT—WYALONG; SHIRE—BLAND

Road separating portion 117 from portion 230; road 150 links wide adjoining the westernmost boundary of portion 230 and its extension northerly and southerly extending between the south-eastern boundary of portion 117 and the north-western side of Camp Street; environs of Barmedman, parish Mandamah, county Bland. Rds 64-898.





Planning,
Industry &
Environment

PO Box 2215, DANGAR NSW 2309
Phone: 1300 886 235 (Option 2)
Fax: (02) 4925 3517
roads.newcastle@crowland.nsw.gov.au
www.crowland.nsw.gov.au

17/01/2022

Mid-Western Regional Council
Attn: Diane Sawyers

Via email: council@midwestern.nsw.gov.au

Road: part White Street at Gulgong
Your ref: LM P1024911 | **Our ref:** 19/00376#09

RE: Mid-Western Regional Council – Notification of proposal to close council public road

Dear Diane

Thank you for providing notice of the proposal to close a council public road.

NSW Department of Planning, Industry & Environment – Crown Lands (the department) does not object to:

- the closure of the council public road
- the proposed vesting upon closure.

General enquiries about this submission may be directed to the Crown Lands Business Centre at council.roadclosures@crowland.nsw.gov.au.

Kind regards

A handwritten signature in black ink, appearing to read 'Carolyn Connell'.

Carolyn Connell
Senior Business Centre Officer
NSW Department of Planning, Industry & Environment – Crown Lands

Lilian Mutyiri

From: Timothy Cowdroy <Timothy.Cowdroy@transgrid.com.au> on behalf of AM_Property <AM_Property@transgrid.com.au>
Sent: Thursday, 2 December 2021 4:23 PM
To: Council
Subject: RE: Notification of proposal to close a Council Public Road – Mid-Western Regional Council – Section 38B Roads Act 1993 – Part of White street Gulgong
Attachments: Map showing road proposed to be closed.pdf

Hi Lilian,

Thank you for your attached notification to TransGrid regarding the abovementioned matter.

TransGrid can confirm that TransGrid's infrastructure is **not** affected by these proposed road closures, nor is the road utilised to access TransGrid's infrastructure.

Should you wish to discuss this further, please do not hesitate to contact me.

Kind regards,

Tim Cowdroy
Land Economist | Property Portfolio | Network Planning & Operations

Transgrid | 200 Old Wallgrove Road, Eastern Creek NSW 2766
T: (02) 9620 0765 **M:** 0408 192 165
E: Tim.Cowdroy@transgrid.com.au **W:** www.transgrid.com.au



From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Friday, 12 November 2021 10:17 AM
To: AM_Property <AM_Property@transgrid.com.au>; 'roadclosures@essentialenergy.com.au' <roadclosures@essentialenergy.com.au>; 'Road.Closures@endeavourenergy.com.au' <Road.Closures@endeavourenergy.com.au>; 'information@planning.nsw.gov.au' <information@planning.nsw.gov.au>; 'landuse.minerals@geoscience.nsw.gov.au' <landuse.minerals@geoscience.nsw.gov.au>; 'RecFishingPolicy.Administration@dpi.nsw.gov.au' <RecFishingPolicy.Administration@dpi.nsw.gov.au>; 'property.management@industry.nsw.gov.au' <property.management@industry.nsw.gov.au>; 'development@transport.nsw.gov.au' <development@transport.nsw.gov.au>; 'John.Maddison@rms.nsw.gov.au' <John.Maddison@rms.nsw.gov.au>; 'State.Operations@rfs.nsw.gov.au' <State.Operations@rfs.nsw.gov.au>; 'CrownRoadClosures@fcns.com.au' <CrownRoadClosures@fcns.com.au>; 'admin.ct@lls.nsw.gov.au' <admin.ct@lls.nsw.gov.au>; 'OEH.Roads@environment.nsw.gov.au' <OEH.Roads@environment.nsw.gov.au>
Subject: Notification of proposal to close a Council Public Road – Mid-Western Regional Council – Section 38B Roads Act 1993 – Part of White street Gulgong

NOTIFICATION TO NOTIFIABLE AUTHORITIES OF PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD Section 38B Roads Act 1993**PART OF WHITE STREET IN GULGONG (AS INDICATED ON THE ATTACHED MAP)**

Dear Sir/Madam,

Mid-Western Regional Council is proposing to close a council public road(s) in accordance with Part 4 of the Roads Act 1993. The attached diagram identifies the council public road(s) proposed for closure.

What should you do now?

Notifiable authorities are entitled to make submissions to council with respect to the closing of the road. Please forward your comments, including confirmation that you have no objection to the proposal (if that is the case) to council@midwestern.nsw.gov.au by 17/12/2021.

What happens next?

Mid-Western Regional Council will decide whether the road is suitable for closure after considering all duly made submissions.

Please advise Mid-Western Regional Council before 17/12/2021 if additional time is required to provide a submission to us.

Enquiries regarding this proposal may be directed to Council's Property Department on (02) 6378 2850.

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
[facebook](#) | [twitter](#) | [youtube](#)



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PRIVATE AND CONFIDENTIAL - MIDWESTERN REGIONAL COUNCIL

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From: [Survey/Ausgrid](#)
To: [Kelly Barnes](#)
Subject: RE: PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD
Date: Tuesday, 5 March 2019 9:29:48 AM
Attachments: [image004.jpg](#)
[image001.png](#)

Hi Kelly,

The area covered by Mid-Western Regional Council is outside Ausgrids network area. Your network provider is Essential Energy so check you have a response from them.

Matthew Riddell

Principal Surveyor | Program Delivery
[cid:image001.png@01D4B326.4D344F70](#)



02 9272 3747
Level 2, 570 George Street, Sydney NSW 2000
mriddell@ausgrid.com.au

Please consider the environment before printing this email

From: Kelly Barnes [<mailto:Kelly.Barnes@midwestern.nsw.gov.au>]
Sent: Monday, 4 March 2019 11:14 AM
To: Survey/Ausgrid <survey@ausgrid.com.au>
Subject: FW: PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD

Hi Good Morning,

Please refer to below email and attached documents.

Council has yet to receive any comment from your office. Can you please attend to this as soon as possible?

Kind Regards,

Kelly Barnes | Property Officer
Mid-Western Regional Council
t 02 6378 2850 |
f 02 6378 2815 | e kelly.barnes@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850

From: Kelly Barnes **On Behalf Of** Council
Sent: Tuesday, 15 January 2019 9:18 AM
To: 'survey@ausgrid.com.au' <survey@ausgrid.com.au>
Subject: PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD

Hi Good Morning,

Please find attached correspondence in respect to the above matter.

Kind Regards,

Kelly Barnes
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |

f 02 6378 2815 |

ekelly.barnes@midwestern.nsw.gov.au

a 86 Market Street | PO Box 156 Mudgee NSW
2850

w www.midwestern.nsw.gov.au

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Lilian Mutyiri

From: Road Closures <roadclosures@essentialenergy.com.au>
Sent: Monday, 15 November 2021 3:03 PM
To: Council
Subject: RE: Notification of proposal to close a Council Public Road – Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Further to your below letter.

Essential Energy has no objections to the proposal, however existing powerlines are in existence built in 2001 therefore we are covered by Section 53 under the Electricity Supply Act 1995.

If you have any questions, please do not hesitate to contact me.

Rebecca Edwards
Property Enquiry Officer
Governance and Corporate Services



T: 02 6589 8050 | rebecca.edwards@essentialenergy.com.au
PO Box 5730 Port Macquarie NSW 2444 | essentialenergy.com.au
General enquiries: 13 23 91 | Supply interruptions (24hr): 13 20 80

From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Thursday, 11 November 2021 2:56 PM
To: 'AM_Property@transgrid.com.au' <AM_Property@transgrid.com.au>; Road Closures <roadclosures@essentialenergy.com.au>; 'Road.Closures@endeavourenergy.com.au' <Road.Closures@endeavourenergy.com.au>; 'information@planning.nsw.gov.au' <information@planning.nsw.gov.au>; 'landuse.minerals@geoscience.nsw.gov.au' <landuse.minerals@geoscience.nsw.gov.au>; 'RecFishingPolicy.Administration@dpi.nsw.gov.au' <RecFishingPolicy.Administration@dpi.nsw.gov.au>; 'property.management@industry.nsw.gov.au' <property.management@industry.nsw.gov.au>; 'development@transport.nsw.gov.au' <development@transport.nsw.gov.au>; 'John.Maddison@rms.nsw.gov.au' <John.Maddison@rms.nsw.gov.au>; 'State.Operations@rfs.nsw.gov.au' <State.Operations@rfs.nsw.gov.au>; 'CrownRoadClosures@fcns.com.au' <CrownRoadClosures@fcns.com.au>; 'admin.ct@lls.nsw.gov.au' <admin.ct@lls.nsw.gov.au>; 'OEH.Roads@environment.nsw.gov.au' <OEH.Roads@environment.nsw.gov.au>
Subject: Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

WARNING: Do not click links or open attachments unless you recognise the source of the email and know the contents are safe.

NOTIFICATION TO NOTIFIABLE AUTHORITIES OF PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD Section 38B Roads Act 1993

PART OF WHITE STREET IN GULGONG (AS INDICATED ON THE ATTACHED MAP)

Dear Sir/Madam,

Mid-Western Regional Council is proposing to close a council public road(s) in accordance with Part 4 of the Roads Act 1993. The attached diagram identifies the council public road(s) proposed for closure.

What should you do now?

Notifiable authorities are entitled to make submissions to council with respect to the closing of the road. Please forward your comments, including confirmation that you have no objection to the proposal (if that is the case) to council@midwestern.nsw.gov.au by 17/12/2021.

What happens next?

Mid-Western Regional Council will decide whether the road is suitable for closure after considering all duly made submissions. Please advise Mid-Western Regional Council before 17/12/2021 if additional time is required to provide a submission to us.

Enquiries regarding this proposal may be directed to Council's Property Department on (02) 6378 2850.

Regards,

Ian Clayton
Asst. Revenue & Property Manager
Mid-Western Regional Council

t 02 6378 2850

f 02 6378 2815 | e council@midwestern.nsw.gov.au

a 86 Market Street | PO Box 156 Mudgee NSW 2850

w www.midwestern.nsw.gov.au

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Lilian Mutyiri

From: Road Closures <Road.Closures@endeavourenergy.com.au>
Sent: Tuesday, 16 November 2021 8:52 AM
To: Council
Subject: RE: Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Good morning,

Thank you for your email.

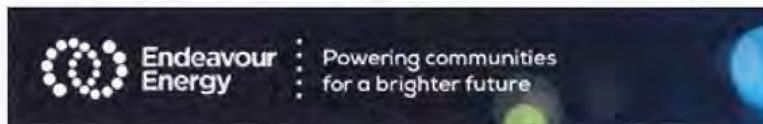
Please be advised that the enclosed proposed road closure is not within the Endeavour Energy Franchise area. Perhaps Ausgrid or Essential Energy can assist you with this proposed closure.

Thank you.

Natasha Issac | Network Property Support Officer / Property Services

T 02 9853 7930
51 Huntingwood Drive Huntingwood NSW 2148

endeavourenergy.com.au |    



Endeavour Energy acknowledges the traditional custodians of lands on which we work and recognises their continuing connection to Country, cultures and community. We pay our respects to elders past and present.

From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Thursday, 11 November 2021 2:56 PM
To: 'AM_Property@transgrid.com.au' <AM_Property@transgrid.com.au>; 'roadclosures@essentialenergy.com.au' <roadclosures@essentialenergy.com.au>; Road Closures <Road.Closures@endeavourenergy.com.au>; 'information@planning.nsw.gov.au' <information@planning.nsw.gov.au>; 'landuse.minerals@geoscience.nsw.gov.au' <landuse.minerals@geoscience.nsw.gov.au>; 'RecFishingPolicy.Administration@dpi.nsw.gov.au' <RecFishingPolicy.Administration@dpi.nsw.gov.au>; 'property.management@industry.nsw.gov.au' <property.management@industry.nsw.gov.au>; 'development@transport.nsw.gov.au' <development@transport.nsw.gov.au>; 'John.Maddison@rms.nsw.gov.au' <John.Maddison@rms.nsw.gov.au>; 'State.Operations@rfs.nsw.gov.au' <State.Operations@rfs.nsw.gov.au>; 'CrownRoadClosures@fcns.com.au' <CrownRoadClosures@fcns.com.au>; 'admin.ct@lls.nsw.gov.au' <admin.ct@lls.nsw.gov.au>; 'OEH.Roads@environment.nsw.gov.au' <OEH.Roads@environment.nsw.gov.au>
Subject: Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

NOTIFICATION TO NOTIFIABLE AUTHORITIES OF PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD Section 38B Roads Act 1993

PART OF WHITE STREET IN GULGONG (AS INDICATED ON THE ATTACHED MAP)

Lilian Mutyiri

From: Shayne Kneen <Shayne.Kneen@planning.nsw.gov.au>
Sent: Friday, 6 May 2022 11:42 AM
To: Lilian Mutyiri
Cc: DRG GSNSW Landuse Minerals Mailbox
Subject: Re: Proposal to close a Council Public Road - Mid-Western Regional Council - Part of White street Gulgong - GSNSW Response (RDOC22/71046)
Attachments: Map showing road proposed to be closed.pdf

Dear Lilian,

Thank you for your email dated 5/5/2022 regarding the above proposed road closure.

Please be advised that MEG- GSNSW has no concerns regarding the proposal.

Queries regarding the above information, or for any future matters requiring liaison, should be directed to the MEG- GSNSW Land Use team at landuse.minerals@geoscience.nsw.gov.au.

Best regards

Shayne Kneen
Geoscientist - Land Use - Geological Survey of NSW

Mining, Exploration and Geoscience |
Department of Regional NSW
E shayne.kneen@planning.nsw.gov.au
516 High St | Maitland NSW 2320
PO Box 344 | Hunter Region MC NSW 2310
nsw.gov.au/regionalnsw



The Department of Regional New South Wales acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for Elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

Lilian Mutyiri

From: DPE PSVC Western Region Mailbox <westernregion@planning.nsw.gov.au>
Sent: Monday, 15 November 2021 5:01 PM
To: Council
Subject: FW: Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

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

Attention: Ian Clayton, Assistant Revenue & Property Manager.

Dear Mr Cam

Subject: Proposal to close a Council Public Road - Section 38B Roads Act 1993 - Part of White Street, Gulgong

I refer to Council's letter dated 11th November 2021 regarding the proposed road closure of Part of White Street, Gulgong

I advise that the Department of Planning, Industry and Environment, Western Region Planning office does not have any interests in the proposed road closure.

Council should consider legal and physical access to adjoining and surrounding land in its assessment in the determination of this matter.

Should you have any further enquiries, please contact the Department's Western Region Office on 5852 6800.

Kind Regards,

Wayne Garnsey
Manager, Western Region
Local and Regional Planning | Department of Planning, Industry and Environment
Level 1, 188 Macquarie Street | Dubbo NSW 2830
T: 02 5852 6800
E: westernregion@planning.nsw.gov.au



**Planning,
Industry &
Environment**

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Lilian Mutyiri

From: Jo Merritt <jo.merritt@dpi.nsw.gov.au> on behalf of DPI RecFishingPolicy Admin Mailbox <recfishingpolicy.administration@dpi.nsw.gov.au>
Sent: Tuesday, 21 December 2021 9:22 AM
To: Council
Subject: RE: Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

===== No Submission Fisheries NSW - Inland=====

Jo Merritt | Albury Branch
 Fisheries and Aquaculture Management
 NSW Department of Primary Industries | Fisheries
 5/620 Macauley Street | Albury | NSW 2640
 T: +61 2 6051 7760 | E: jo.merritt@dpi.nsw.gov.au



*Happy Holidays
 peaceful and*

Department of Regional
 Friday 24 December 2021

From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Thursday, 11 November 2021 2:56 PM
To: 'AM_Property@transgrid.com.au' <AM_Property@transgrid.com.au>; 'roadclosures@essentialenergy.com.au' <roadclosures@essentialenergy.com.au>; 'Road.Closures@endeavourenergy.com.au' <Road.Closures@endeavourenergy.com.au>; DPE CSE Information Planning Mailbox <information@planning.nsw.gov.au>; DRG GSNSW Landuse Minerals Mailbox <landuse.minerals@geoscience.nsw.gov.au>; DPI RecFishingPolicy Admin Mailbox <recfishingpolicy.administration@dpi.nsw.gov.au>; 'property.management@industry.nsw.gov.au' <property.management@industry.nsw.gov.au>; development <development@transport.nsw.gov.au>; 'John.Maddison@rms.nsw.gov.au' <John.Maddison@rms.nsw.gov.au>; 'State.Operations@rfs.nsw.gov.au' <State.Operations@rfs.nsw.gov.au>; 'CrownRoadClosures@fcns.com.au' <CrownRoadClosures@fcns.com.au>; LLS Central Tablelands Admin Mailbox <admin.ct@lls.nsw.gov.au>; NPWS Roads Mailbox <OEH.Roads@environment.nsw.gov.au>

Subject: Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

**NOTIFICATION TO NOTIFIABLE AUTHORITIES OF PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD Section 38B Roads Act 1993
PART OF WHITE STREET IN GULGONG (AS INDICATED ON THE ATTACHED MAP)**

Dear Sir/Madam,

Mid-Western Regional Council is proposing to close a council public road(s) in accordance with Part 4 of the Roads Act 1993. The attached diagram identifies the council public road(s) proposed for closure.

What should you do now?

Notifiable authorities are entitled to make submissions to council with respect to the closing of the road.

Please forward your comments, including confirmation that you have no objection to the proposal (if that is the case) to council@midwestern.nsw.gov.au by 17/12/2021.

What happens next?

Mid-Western Regional Council will decide whether the road is suitable for closure after considering all duly made submissions.

Please advise Mid-Western Regional Council before 17/12/2021 if additional time is required to provide a submission to us.

Enquiries regarding this proposal may be directed to Council's Property Department on (02) 6378 2850.

Regards,

Ian Clayton
Asst. Revenue & Property Manager
Mid-Western Regional Council

t 02 6378 2850

f 02 6378 2815 | e council@midwestern.nsw.gov.au

a 86 Market Street | PO Box 156 Mudgee NSW 2850

w www.midwestern.nsw.gov.au

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Lilian Mutyiri

From: CS Connect Service Centre <cspconnect@service-now.com>
Sent: Wednesday, 17 November 2021 1:36 PM
To: Lilian Mutyiri
Cc: hon.lee@waterNSW.com.au
Subject: INC0366415 : Provide assistance on Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of
Attachments: Map showing road proposed to be closed.pdf



Dear Council

The Department of Industry Property Services Team has no objections to the advised proposed road closure, except in cases whereby access to any land owned by or in Trust by the Water Administration Ministerial Corporation (WAMC) or its predecessors being the Water Resources Commission and the Water Conservation and Irrigation Commission is affected.

From the information you have provided and the list of land we hold, I have been unable to identify any WAMC land as being involved or affected by this proposed road closure.

I have cc'd Hon Lee from WaterNSW in to this reply as WaterNSW also manage WAMC land and may hold more accurate records of WAMC land.

Regards,

Sarah



**Planning,
Industry &
Environment**

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Lilian Mutyiri

From: Egwin Herbert <Egwin_Herbert@sta.nsw.gov.au>
Sent: Tuesday, 28 April 2020 2:17 PM
To: Council
Cc: Patrick Wu; Tony Moujalli
Subject: Re: The State transit Authority - Northern & Western Region – Notification of Moolarben Area proposed road closures within Midwestern Regional Council

Caution: This email originated from outside the organisation.

Hi all,

Can you please take state Tranist authority off this list as we don't have any services in this area.

Regards

Egwin Herbert
Traffic and Service Manager
Northern and Western Region
0400 185 292

On 28 Apr 2020, at 2:13 pm, Council <Council@midwestern.nsw.gov.au> wrote:

Good afternoon

Please find attached proposed road closures documents for your consideration and response. If you require further information in relation to this matter you can contact Council's Property Department on (02) 6378 2850

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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<Newspaper advert - Moolarben Area Proposed Road Closures.pdf>

<Map of parts of roads to proposed to be closed in Moolarben Area.pdf>

<The State Transit Authority Northern & Western Region notification of Moolarben Area proposed road closures within Mid-Western Regional Council.pdf>

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Dear Sir/Madam,

Mid-Western Regional Council is proposing to close a council public road(s) in accordance with Part 4 of the Roads Act 1993. The attached diagram identifies the council public road(s) proposed for closure.

What should you do now?

Notifiable authorities are entitled to make submissions to council with respect to the closing of the road. Please forward your comments, including confirmation that you have no objection to the proposal (if that is the case) to council@midwestern.nsw.gov.au by 17/12/2021.

What happens next?

Mid-Western Regional Council will decide whether the road is suitable for closure after considering all duly made submissions.

Please advise Mid-Western Regional Council before 17/12/2021 if additional time is required to provide a submission to us.

Enquiries regarding this proposal may be directed to Council's Property Department on (02) 6378 2850.

Regards,

Ian Clayton
Asst. Revenue & Property Manager
Mid-Western Regional Council

t 02 6378 2850

f 02 6378 2815 | e council@midwestern.nsw.gov.au

a 86 Market Street | PO Box 156 Mudgee NSW 2850

w www.midwestern.nsw.gov.au

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Lilian Mutyiri

From: Skye Hennessy <Skye.HENNESSY@transport.nsw.gov.au>
Sent: Tuesday, 3 May 2022 1:29 PM
To: Council
Subject: RE: 3rd Notification to R&M Services of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong
Attachments: TfNSW Regional Land Information & Corridors Email Contact

Good afternoon Lilian

TfNSW has no objection to the closing of road as per your sketch provided.

Please note that John Maddison and Paula Goodwin left the organisation back in October 2021 - please remove those contacts from your database. Please also note that the extension for former RMS contacts is now @transport.nsw.gov.au - @rms has not been used for some time.

An email was sent out in February to MidWestern Council advising that we now have a shared inbox for road closures etc to be direct to for action/response. Please ensure that future requests/enquiries from council are forwarded to regionalLIC@transport.nsw.gov.au.

Any problems or questions please let me know.

Kind regards

Skye Hennessy
A/Senior Manager - Land Information & Corridors (Regional)
Infrastructure & Place
Transport for NSW

T (02) 9549 9658 E skye.hennessy@transport.nsw.gov.au

Level 7
6 Stewart Avenue
Newcastle West NSW 2302

I work flexibly. Unless it suits you, I don't expect you to read or respond to my emails outside of your normal working hours.



**Transport
for NSW**

Please consider the environment before printing this email.

From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Tuesday, 3 May 2022 1:00 PM
To: 'john.maddiso.@rms.nsw.gov.au' <john.maddiso.@rms.nsw.gov.au>; Skye Hennessy <Skye.HENNESSY@transport.nsw.gov.au>

Subject: 3rd Notification to R&M Services of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

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Good afternoon

Council notified Roads & Maritime Services of a proposed road closure (2 emails below) and also sent the attached map.

Please provide Roads & Maritime Services response to the proposed road closure.

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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From: Lilian Mutyiri On Behalf Of Council

Sent: Wednesday, 2 February 2022 1:04 PM

To: 'landuse.minerals@geoscience.nsw.gov.au' <landuse.minerals@geoscience.nsw.gov.au>; 'development@transport.nsw.gov.au' <development@transport.nsw.gov.au>; 'John.Maddison@rms.nsw.gov.au' <John.Maddison@rms.nsw.gov.au>; 'paula.goodwin@transport.nsw.gov.au' <paula.goodwin@transport.nsw.gov.au>; 'State.Operations@rfs.nsw.gov.au' <State.Operations@rfs.nsw.gov.au>; 'CrownRoadClosures@fcns.com.au' <CrownRoadClosures@fcns.com.au>; 'admin.ct@lls.nsw.gov.au' <admin.ct@lls.nsw.gov.au>

Subject: 2nd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Good afternoon

Please refer to the email below and attached map. Council's notification that was sent to your office / department on 11 November 2021. Council did not receive a response from your office / department.

Please provide a response by the 10th of January for Council to proceed with the proposed closure.

Regards

Lilian Mukwewa Mutyiri
Property Officer

Lilian Mutyiri

From: Troy Gersback <Troy.Gersback@rfs.nsw.gov.au>
Sent: Wednesday, 4 May 2022 4:23 PM
To: Lilian Mutyiri
Subject: RE: NSW Rural Fire service 3rd Notification to of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Hi Lilan

Thank you for your email.

Based on the information, we do not believe to be any impact given it does not look like are road currently exists.

Please note for future that the NSW RFS will normally only provide response if there is any perceived or actual impact to our operational response.

Regards

Inspector Troy Gersback | Operational Officer Level 3 | Cudgegong
NSW RURAL FIRE SERVICE

From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Wednesday, 4 May 2022 3:00 PM
To: Troy Porter <Troy.Porter@rfs.nsw.gov.au>
Subject: NSW Rural Fire service 3rd Notification to of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Good afternoon

Council notified NSW Rural Fire Service of a proposed road closure (2 emails below) and also sent the attached map.

Please provide NSW Rural Fire Service response to the proposed road closure.

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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From: Lilian Mutyiri On Behalf Of Council
Sent: Wednesday, 2 February 2022 1:04 PM
To: 'landuse.minerals@geoscience.nsw.gov.au' <landuse.minerals@geoscience.nsw.gov.au>; 'development@transport.nsw.gov.au' <development@transport.nsw.gov.au>; 'John.Maddison@rms.nsw.gov.au' <John.Maddison@rms.nsw.gov.au>; 'paula.goodwin@transport.nsw.gov.au' <paula.goodwin@transport.nsw.gov.au>; 'State.Operations@rfs.nsw.gov.au' <State.Operations@rfs.nsw.gov.au>; 'CrownRoadClosures@fcns.com.au' <CrownRoadClosures@fcns.com.au>; 'admin.ct@lls.nsw.gov.au' <admin.ct@lls.nsw.gov.au>
Subject: 2nd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Good afternoon

Please refer to the email below and attached map. Council's notification that was sent to your office / department on 11 November 2021. Council did not receive a response from your office / department.

Please provide a response by the 10th of January for Council to proceed with the proposed closure.

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
facebook | twitter | youtube



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From: Lilian Mutyiri On Behalf Of Council
Sent: Thursday, 11 November 2021 2:56 PM
To: 'AM_Property@transgrid.com.au' <AM_Property@transgrid.com.au>; 'roadclosures@essentialenergy.com.au' <roadclosures@essentialenergy.com.au>; 'Road.Closures@endeavourenergy.com.au' <Road.Closures@endeavourenergy.com.au>; 'information@planning.nsw.gov.au' <information@planning.nsw.gov.au>; 'landuse.minerals@geoscience.nsw.gov.au' <landuse.minerals@geoscience.nsw.gov.au>; 'RecFishingPolicy.Administration@dpi.nsw.gov.au' <RecFishingPolicy.Administration@dpi.nsw.gov.au>; 'property.management@industry.nsw.gov.au' <property.management@industry.nsw.gov.au>; 'development@transport.nsw.gov.au' <development@transport.nsw.gov.au>; 'John.Maddison@rms.nsw.gov.au' <John.Maddison@rms.nsw.gov.au>; 'State.Operations@rfs.nsw.gov.au' <State.Operations@rfs.nsw.gov.au>; 'CrownRoadClosures@fcns.com.au' <CrownRoadClosures@fcns.com.au>; 'admin.ct@lls.nsw.gov.au' <admin.ct@lls.nsw.gov.au>; 'OEH.Roads@environment.nsw.gov.au' <OEH.Roads@environment.nsw.gov.au>
Subject: Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

NOTIFICATION TO NOTIFIABLE AUTHORITIES OF PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD Section 38B Roads Act 1993

Lilian Mutyiri

From: Joshua Chesterfield <Joshua.Chesterfield@fcnsw.com.au>
Sent: Wednesday, 4 May 2022 12:43 PM
To: Lilian Mutyiri
Cc: Kirrily Collings; Christopher Eastaugh; Tereene Hill
Subject: RE: 3rd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Hi Lillian,

FCNSW Western has no objection to the proposed road closure mentioned in correspondence below.

Moving forward, FCNSW Western will only respond if we have an objection.

Regards,

Joshua Chesterfield | Planner
Forestry Corporation of NSW | Hardwood Forests | Western Region

Suite 2, 1st Floor, 168-172 Brisbane Street | Dubbo NSW 2830
PO Box 865 | Dubbo NSW 2830
M: 0417 168 734 | E: joshua.chesterfield@fcnsw.com.au | W: www.forestrycorporation.com.au

From: Tereene Hill <Tereene.Hill@fcnsw.com.au>
Sent: Tuesday, 3 May 2022 11:21 AM
To: Christopher Eastaugh <Christopher.Eastaugh@fcnsw.com.au>; Joshua Chesterfield <Joshua.Chesterfield@fcnsw.com.au>
Cc: Kirrily Collings <Kirrily.Collings@fcnsw.com.au>
Subject: FW: 3rd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Hi Chris

Is this something you or Josh are doing??

From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Tuesday, 3 May 2022 11:18 AM
To: Western Dubbo Admin Staff <DubboAdmin@fcnsw.com.au>
Subject: 3rd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Good morning

Council notified Forestry Corporation of a proposed road closure (2 emails below) and also sent the attached map.

Please provide Forestry Corporation response to the proposed road closure.

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
[facebook](#) | [twitter](#) | [youtube](#)



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From: Lilian Mutyiri On Behalf Of Council

Sent: Wednesday, 2 February 2022 1:04 PM

To: 'landuse.minerals@geoscience.nsw.gov.au' <landuse.minerals@geoscience.nsw.gov.au>; 'development@transport.nsw.gov.au' <development@transport.nsw.gov.au>; 'John.Maddison@rms.nsw.gov.au' <John.Maddison@rms.nsw.gov.au>; 'paula.goodwin@transport.nsw.gov.au' <paula.goodwin@transport.nsw.gov.au>; 'State.Operations@rfs.nsw.gov.au' <State.Operations@rfs.nsw.gov.au>; 'CrownRoadClosures@fcns.com.au' <CrownRoadClosures@fcns.com.au>; 'admin.ct@lls.nsw.gov.au' <admin.ct@lls.nsw.gov.au>

Subject: 2nd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Good afternoon

Please refer to the email below and attached map. Council's notification that was sent to your office / department on 11 November 2021. Council did not receive a response from your office / department.

Please provide a response by the 10th of January for Council to proceed with the proposed closure.

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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From: Lilian Mutyiri On Behalf Of Council

Sent: Thursday, 11 November 2021 2:56 PM

To: 'AM_Property@transgrid.com.au' <AM_Property@transgrid.com.au>; 'roadclosures@essentialenergy.com.au' <roadclosures@essentialenergy.com.au>; 'Road.Closures@endeavourenergy.com.au' <Road.Closures@endeavourenergy.com.au>; 'information@planning.nsw.gov.au' <information@planning.nsw.gov.au>; 'landuse.minerals@geoscience.nsw.gov.au' <landuse.minerals@geoscience.nsw.gov.au>; 'RecFishingPolicy.Administration@dpi.nsw.gov.au' <RecFishingPolicy.Administration@dpi.nsw.gov.au>;

Lilian Mutyiri

From: LLS Central Tablelands Admin Mailbox <admin.ct@lls.nsw.gov.au>
Sent: Wednesday, 4 May 2022 2:23 PM
To: Council
Subject: RE: 3rd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Hi Lilian,

Sorry for the delay, I have confirmed with the relevant parties in our organisation that we do not object to this closure.

Thanks
Jesse

Jesse Caldwell

Customer Service & Admin Coordinator | Central Tablelands Local Land Services

E: jesse.caldwell@lls.nsw.gov.au

M: 0448 242 441

Mon Tue Wed Thu Fri

✓ ✓ ✓ ✓ ✓



Regional NSW Department of Regional NSW
Location: Bathurst

How would you rate our service today?



Your opinion is valuable and will help us improve our service

From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Monday, 2 May 2022 1:46 PM
To: LLS Central Tablelands Admin Mailbox <admin.ct@lls.nsw.gov.au>
Subject: 3rd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Attention Jasmine

Thank you for your time on the phone this afternoon.

Please refer to Council's notification of a proposed road closure in Gulgong. The notification was sent to your office on 11 November 2020 and it is at the bottom of this email trail.

Please advise if your organisation is or is not objecting to the proposed closure.

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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From: Lilian Mutyiri On Behalf Of Council

Sent: Wednesday, 2 February 2022 1:04 PM

To: 'landuse.minerals@geoscience.nsw.gov.au' <landuse.minerals@geoscience.nsw.gov.au>; 'development@transport.nsw.gov.au' <development@transport.nsw.gov.au>; 'John.Maddison@rms.nsw.gov.au' <John.Maddison@rms.nsw.gov.au>; 'paula.goodwin@transport.nsw.gov.au' <paula.goodwin@transport.nsw.gov.au>; 'State.Operations@rfs.nsw.gov.au' <State.Operations@rfs.nsw.gov.au>; 'CrownRoadClosures@fcns.com.au' <CrownRoadClosures@fcns.com.au>; 'admin.ct@lls.nsw.gov.au' <admin.ct@lls.nsw.gov.au>

Subject: 2nd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Good afternoon

Please refer to the email below and attached map. Council's notification that was sent to your office / department on 11 November 2021. Council did not receive a response from your office / department.

Please provide a response by the 10th of January for Council to proceed with the proposed closure.

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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From: Lilian Mutyiri On Behalf Of Council

Sent: Thursday, 11 November 2021 2:56 PM

To: 'AM_Property@transgrid.com.au' <AM_Property@transgrid.com.au>; 'roadclosures@essentialenergy.com.au' <roadclosures@essentialenergy.com.au>; 'Road.Closures@endeavourenergy.com.au'



Planning,
Industry &
Environment



Our ref: DOC21/1005982
Contact: Regena Medhurst

Mid-Western Regional Council

PO Box 156
Mudgee NSW 2850

17 November 2021

Dear Lilian,

Roads Act 1993 ROAD CLOSING APPLICATION

<u>Application number</u>	<u>Your Ref</u>
part White Street, Gulgong	N/A

Thank you for your email dated 11/11/2021 regarding the above mentioned proposed road closure application. The National Parks & Wildlife Service (NPWS) has no objection to these proposed road closures.

If you have any questions regarding this matter please contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'RM'.

Regena Medhurst

Lilian Mutyiri

From: Nicole Cassidy
Sent: Thursday, 3 February 2022 10:12 AM
To: Council
Subject: RE: Roads Department -2nd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 – Part of White street Gulgong

Thanks Lilian and my apologies as it slipped off my radar! Roads do not have any objection to this closure.

Kind regards

Nicole Cassidy
Roads Technical Officer
Mid-Western Regional Council
t 02 6378 2858
f 02 6378 2815 | e nicole.cassidy@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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From: Lilian Mutyiri **On Behalf Of** Council
Sent: Wednesday, 2 February 2022 3:24 PM
To: Nicole Cassidy <Nicole.Cassidy@midwestern.nsw.gov.au>
Subject: Roads Department -2nd Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 – Part of White street Gulgong

Hi Nicole

I refer to the notification email below and to the attached map. I cannot find your response to the proposed closure at the Red Hill precincts in Gulgong. If you did respond, please accept my apologies and re-send your response to me or to the Council email address cc myself.

Thank you

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council
t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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Lilian Mutyiri

From: Ilija Susnja
Sent: Monday, 15 November 2021 3:38 PM
To: Lilian Mutyiri
Cc: Diane Sawyers
Subject: FW: Council Planning Department Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong
Attachments: Map showing road proposed to be closed.pdf

Lilian,

As far as I understand it, it is necessary to subdivide the road when you do a partial road closure. You will need to submit a development application for subdivision. There is no minimum lot size applicable, so there should be no issues with the subdivision.

Kind regards,

Ilija

From: PD Admin <PD.Admin@midwestern.nsw.gov.au>
Sent: Monday, 15 November 2021 12:00 PM
To: Ilija Susnja <Ilija.Susnja@midwestern.nsw.gov.au>
Subject: FW: Council Planning Department Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

FYI – not sure why this came to PD Admin.

From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Friday, 12 November 2021 12:20 PM
To: PD Admin <PD.Admin@midwestern.nsw.gov.au>
Subject: Council Planning Department Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

NOTIFICATION TO NOTIFIABLE AUTHORITIES OF PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD Section 38B Roads Act 1993**PART OF WHITE STREET IN GULGONG (AS INDICATED ON THE ATTACHED MAP)**

Dear Sir/Madam,

Mid-Western Regional Council is proposing to close a council public road(s) in accordance with Part 4 of the Roads Act 1993. The attached diagram identifies the council public road(s) proposed for closure.

Lilian Mutyiri

From: Brett Jackson <Brett.Jackson@fire.nsw.gov.au>
Sent: Thursday, 26 May 2022 12:27 PM
To: Council
Subject: RE: Commissioner of Fire and Rescue NSW - Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Hi Lilian,

Fire and Rescue NSW has no objection to the closure of this part of road.

Regards,

Brett



SUPERINTENDENT BRETT JACKSON JP
Zone Commander Central West & Upper Hunter
Region West 2 Bathurst | Fire and Rescue NSW
E: brett.jackson@fire.nsw.gov.au
T: (02) 6339 8500 | M: 0429 826 464
Unit 2 / 114 Piper St, Bathurst, NSW 2795

PREPARED FOR ANYTHING.

www.fire.nsw.gov.au



From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Thursday, 26 May 2022 12:14 PM
To: Brett Jackson <Brett.Jackson@fire.nsw.gov.au>
Subject: Commissioner of Fire and Rescue NSW - Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

CAUTION: This email originated from outside of Fire and Rescue NSW. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Brett

Please refer to Council's notification of proposed road closure (email below). I called your mobile number and left a message. I apologise for the request for an urgent response but I ask for your consideration of the request as your response is required for Council to progress the closure

I hope to have your response before the end of this week.

If you require further information please contact Council's Property Department on (02) 6378 2850.

Regards

Please advise Mid-Western Regional Council before 25/06/2022 if additional time is required to provide a submission to us.

Enquiries regarding this proposal may be directed to Council's Property Department on (02) 6378 2850.

Regards,

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mutyiri@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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PRIVATE AND CONFIDENTIAL – MIDWESTERN REGIONAL COUNCIL

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This message has been scanned for viruses.

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mutyiri@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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From: Lilian Mutyiri **On Behalf Of** Council
Sent: Thursday, 26 May 2022 8:49 AM
To: info@fire.nsw.gov.au
Subject: Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Good afternoon

Please refer to the notification detailed below. Can you please consider responding by this Friday 26 May 2022. This would assist me to get a report to a Council meeting this month. Thank you for your anticipated cooperation.

NOTIFICATION TO NOTIFIABLE AUTHORITIES OF PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD Section 38B Roads Act 1993

PART OF WHITE STREET IN GULGONG (AS INDICATED ON THE ATTACHED MAP)

Dear Sir/Madam,

Mid-Western Regional Council is proposing to close a council public road(s) in accordance with Part 4 of the Roads Act 1993. The attached diagram identifies the council public road(s) proposed for closure.

What should you do now?

Notifiable authorities are entitled to make submissions to council with respect to the closing of the road. Please forward your comments, including confirmation that you have no objection to the proposal (if that is the case) to council@midwestern.nsw.gov.au by 25 June 2022.

What happens next?

Mid-Western Regional Council will decide whether the road is suitable for closure after considering all duly made submissions.

Lilian Mutyiri

From: Meredith Mitchell
Sent: Wednesday, 2 February 2022 4:01 PM
To: Lilian Mutyiri
Subject: RE: Council Water & Sewer Department - Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

Good Afternoon Lilian

Thank you for your email.

The Water & Sewer Team have no objections to this closure as there are no Water & Sewer Assets affected by the proposed road closure.

Kindest regards
Meredith

Meredith Mitchell
Administration, Water & Sewer Operations
Mid-Western Regional Council

t 02 6378 2911 |
f 02 6378 2815 | e Meredith.Mitchell@midwestern.nsw.gov.au
a 54 Depot Road | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
facebook | twitter | youtube



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From: Lilian Mutyiri <Lilian.Mutyiri@midwestern.nsw.gov.au> **On Behalf Of** Council
Sent: Friday, 12 November 2021 12:24 PM
To: Meredith Mitchell <Meredith.Mitchell@midwestern.nsw.gov.au>
Subject: Council Water & Sewer Department - Notification of proposal to close a Council Public Road - Mid-Western Regional Council - Section 38B Roads Act 1993 - Part of White street Gulgong

NOTIFICATION TO NOTIFIABLE AUTHORITIES OF PROPOSAL TO CLOSE A COUNCIL PUBLIC ROAD Section 38B Roads Act 1993**PART OF WHITE STREET IN GULGONG (AS INDICATED ON THE ATTACHED MAP)**

Dear Sir/Madam,

Mid-Western Regional Council is proposing to close a council public road(s) in accordance with Part 4 of the Roads Act 1993. The attached diagram identifies the council public road(s) proposed for closure.

What should you do now?

Notifiable authorities are entitled to make submissions to council with respect to the closing of the road. Please forward your comments, including confirmation that you have no objection to the proposal (if that is the case) to council@midwestern.nsw.gov.au by 17/12/2021.

What happens next?

Mid-Western Regional Council will decide whether the road is suitable for closure after considering all duly made submissions.

Please advise Mid-Western Regional Council before 17/12/2021 if additional time is required to provide a submission to us.

Enquiries regarding this proposal may be directed to Council's Property Department on (02) 6378 2850.

Regards

Lilian Mukwewa Mutyiri
Property Officer
Mid-Western Regional Council

t 02 6378 2850 |
f 02 6378 2815 | e Lilian.Mukwewa@midwestern.nsw.gov.au
a 86 Market Street | PO Box 156 Mudgee NSW 2850
w www.midwestern.nsw.gov.au
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POLICY

Building Upgrade Finance (using Environmental Upgrade Agreements)

*A prosperous
and progressive
community.*

ADOPTED		VERSION NO	1
COUNCIL MEETING MIN	[xx/xx]	REVIEW DATE	30 JUNE 2024
DATE	15 JUNE 2022	FILE NUMBER	EN200067

Objective

The objective of the Building Upgrade Finance (using Environmental Upgrade Agreements) Policy (Policy) is to specify the circumstances under which Mid-Western Regional Council (Council) will enter into and administer an Environmental Upgrade Agreement (EUA) during the Trial Period.

Scope

During the Trial Period, this Policy applies to:

- EUAs for existing buildings in the Mid-Western Council Local Government area
- parties such as building owners, finance provider and program administrator who are involved in the EUAs
- the time-frame commencing from the date upon which the Policy is endorsed by Council until 30 June 2024.

Definitions

In this Policy –

- *building owner* – is a person who is the owner of the land on which the building proposed to be retrofitted is located
- *building upgrade finance* (BUF) – a loan secured against the rateable land on which the building proposed to be retrofitted is located. An EUC is levied by Council on the land to enable the repayment of funds advanced. BUF is accessed through an EUA
- *environmental upgrade agreement* (EUA) – an agreement between a finance provider, Council and a building owner for the environmental upgrade of an existing building and the provision of building upgrade finance in accordance with section 54D LGA
- *EUA Enforcement Procedure* – refers to the conditions and procedures cited in Council's Debt Management and Recovery Policy
- *EUA legislation* – comprises:
 - Local Government Act 1993 No 30 (LGA) – Part 2a Environmental Upgrade Agreements; and
 - Local Government (General) Regulation 2005 (REG) – Part 5A Environmental Upgrade Agreements; and
 - Guidelines for Environmental Upgrade Agreements (Guidelines) as published in the Government Gazette of NSW dated 18 February 2011

POLICY: | ERROR! REFERENCE SOURCE NOT FOUND., ERROR! REFERENCE SOURCE NOT FOUND.

- Guide – NSW department Planning, Industry and Environment NSW Local Council's Building Upgrade Finance Guide – Building Upgrade Finance March 2020
- *EUA Supporting Documents* – comprise:
 - The Building Upgrade Finance (using Environmental Upgrade Agreements) Policy; and
 - The EUA Enforcement Procedure; and
 - EUA Application Form; and
 - EUA Fees and Charges
- *environmental upgrade charge* (EUC) – see section 54G LGA
- *Environmental Upgrade Finance Program* (EUFP) - a program under which a finance provider, Council and a Building Owner facilitate the environmental upgrade works of an existing building and the provision of financial accommodation in accordance with sections 54D and 54G LGA.
- *environmental upgrade works* (EUW) – see section 54E LGA and regulation 136A REG
- *existing building* – see section 54F LGA
- *finance provider* – the institution advancing funds to the building owner to finance the EUW
- *program administrator* - an independent third-party service provider contracted to help Council establish and administer the BUF and EUA requirements
- *strata building* – means a building containing a lot or part of a lot that is the subject of a strata scheme
- *trial period* – commencing the date upon which the Policy is endorsed by Council until 31 May 2024 and during which time, a Program Administrator will be contracted

Legislative requirements

Local Government Act 1993 No 30 (LGA) – Part 2a Environmental Upgrade Agreements

Local Government (General) Regulation 2005 (REG) – Part 5A Environmental Upgrade Agreements

Guidelines for Environmental Upgrade Agreements (Guidelines) as published in the Government Gazette of NSW dated 18 February 2011 Mandatory Requirements 4-7

Guide – NSW Department Planning, Industry and Environment NSW Local Council's Building Upgrade Finance Guide – Building Upgrade Finance March 2020

POLICY: | ERROR! REFERENCE SOURCE NOT FOUND., ERROR! REFERENCE SOURCE NOT FOUND.

Related policies and plans

Privacy Management Plan

Debt Management and Recovery Policy

Community Plan Implication – Protecting Our Natural Environment Strategy – support programs that create environmental awareness and promote sustainable living

Policy

1. Building upgrade finance

Building Upgrade Finance enables Building Owners to access finance through a tripartite agreement known as an Environmental Upgrade Agreement.

The EUA Legislation provides the framework that authorises Council to enter into an EUA.

An EUA is a voluntary agreement between a Building Owner, a Finance Provider and a council regarding the purpose, terms and collection process of the BUF, where:

- a Building Owner agrees to carry out Environmental Upgrade Works to a building (works to improve the energy, water, or environmental efficiency or sustainability of the building); and
- a Finance Provider agrees to advance funds to the Building Owner to finance those EUWs; and
- a council levies an EUC on relevant land in accordance with an agreed repayment schedule to enable the repayment of the funds advanced.

The purpose of an EUA is to encourage Building Owners to invest in EUW to their existing buildings by providing access to BUF at reduced interest and longer term finance.

1.1 Council will only accept and review EUA applications received for the following project scales during the course of the Trial Period:

- 1.1.1 two small projects (i.e. below \$50,000); and
- 1.1.2 two medium projects (i.e. between \$50,000 and \$100,000); and
- 1.1.3 one large project (i.e. above \$500,000).

1.2 Council reserves the right to reject any EUA application if the quotas in 1.1.1 to 1.1.3 have already been achieved during the course of the Trial Period.

1.3 Notwithstanding this Policy lapses on 30 June 2024, any the EUAs authorised by Council during the Trial Period will require Council being involved with the life of the BUF which has been authorised.

2. Roles

2.1 Program Administrator

POLICY: | ERROR! REFERENCE SOURCE NOT FOUND., ERROR! REFERENCE SOURCE NOT FOUND.

- 2.1.1 Council's appointed Program Administrator will assist in establishing the Environmental Upgrade Finance Program (EUFP) and work with Council to provide administrative services to facilitate Council meeting its obligations under the EUA Legislation.
- 2.1.2 All applications for EUAs initially assessed by the Program Administrator are required to be conducted in accordance with the EUA Legislation and Council's *Additional Eligibility Criteria* in cl 3 and, in conjunction with the standard financial and suitability for loan assessment by the Finance Provider.

2.2 Council

- 2.2.1 Council will review and consider for authorisation EUA applications submitted by the Program Administrator; and
- 2.2.2 if an application is authorised by Council, a charge will be levied on the rateable land on which the building proposed to be retrofitted is located, for the whole amount funded by the Finance Provider to the Building Owner, plus a Council administration fee as set out in the EUA schedule of fees. This charge is known as the Environmental Upgrade Charge (EUC) and is levied on the commencement date of the EUA. The EUC takes priority (with rates) over all other debts on the land which is the subject of the EUA. The EUC is payable by the Building Owner on dates as specified in the EUA.
- 2.2.3 Council will facilitate the dispatchment of the Building Owner's payments to the Finance Provider.
- 2.2.4 If a Building Owner fails to pay any part of the EUA Charge as and when it falls due, Council will exercise its authority to recover the debt in accordance with the EUA Enforcement Procedure. Council is not liable for repayment of any or all of the EUA Charge to the Finance Provider.
- 2.2.5 Council delegates authority to the General Manager to:
 - 2.2.5.1 negotiate, execute and administer EUAs and to negotiate, execute and administer any variation for an existing EUA in the Mid-Western Regional Council's Local Government Area; and
 - 2.2.5.2 make and amend the EUCs under EUAs; and
 - 2.2.5.3 make and amend EUA Supporting Documents as required.

3 Eligibility

Council will only consider an application to enter an EUA if the following criteria are met and reserves the right to not participate in an EUA if compliance with EUA Legislation or any other criteria in this Policy is not satisfied. If Council does not participate, loan funds cannot be released by the Finance Provider.

3.1 Environmental Upgrade Works

- 3.1.1 The proposed EUA works have complied with Council's development compliance requirements.
- 3.1.2 The proposed EUW complies with EUA Legislation.

POLICY: | ERROR! REFERENCE SOURCE NOT FOUND., ERROR! REFERENCE SOURCE NOT FOUND.

3.2 Value of the Land Must Exceed the EUC

- 3.2.1 The total amount of any EUC (including the cumulative amount if there is more than one EUA relating to the subject land) does not exceed the unimproved land value of the subject land as provided to Council by the Valuer General for rating and taxing purposes.

3.3 Building

- 3.3.1 The Existing Building is located in the Mid-Western Regional Council area on rateable land.
- 3.3.2 The Existing Building must be used for non-residential purposes.
- 3.3.3 The Existing Building is not a strata building or company title that is subject to a strata scheme under the *Strata Schemes Development Act 2015*.
- 3.3.4 There are no outstanding orders that have been issued in relation to the Existing Building pursuant to any legislation.
- 3.3.5 There are no unacceptable legal encumbrances.

3.4 Building Owner

- 3.4.1 The Building Owner agrees to be bound by the requirements of the EUA application form, Additional Conditions, the EUA Enforcement Procedure and this Policy.
- 3.4.2 The Building Owner must submit an EUA application directly to Council's Program Administrator.
- 3.4.3 The Building Owner has no current overdue debts to Council.
- 3.4.4 The Building Owner has no on-going dispute with Council.
- 3.4.5 The Building Owner has no history of late/defaulting payments owed to Council during the 5 year period preceding the date of the application referred by the Program Manager.
- 3.4.6 The Building Owner acknowledges and agrees that Council will not get involved in any dispute that may arise between the Building Owner and the Finance Provider or a tenant as to any matter relating to an EUA.

3.5 Finance Provider

- 3.5.1 The Finance Provider agrees to be bound by the requirements of the EUA application form, Additional Conditions, the EUA Enforcement Procedure and this Policy.
- 3.5.2 The Finance Provider must provide written confirmation that it has undertaken a credit assessment of the Owner and is satisfied that at the commencement date of the EUA the Owner is able to comply with its obligations under the EUA.

Item 9: Finance

9.1 Environmental Upgrade Agreements

REPORT BY THE CHIEF FINANCIAL OFFICER
TO 13 OCTOBER 2021 ORDINARY MEETING
GOV400088, A0000007

RECOMMENDATION

That Council:

1. receive the report by the Chief Financial Officer on the Environmental Upgrade Agreements; and
2. endorses the implementation of Environmental Upgrade Agreements for the Mid-Western Regional local government area;
3. delegates the General Manager to appoint a third-party provider to administer Environmental Upgrade Agreements for Council, for a trial period of two years;
4. requests an Environmental upgrade Agreement Policy be developed and brought back to Council for consideration;
5. supports the integration of Environmental Upgrade Agreements within Council's finance systems; and
6. requests a report be brought back to Council at the end of the trial period on the performance of the Environmental Upgrade Agreements.

Executive summary

At the June Ordinary Council Meeting, Council resolved:

That a business plan be completed and a report be brought back to Council to ascertain the cost and benefit of endorsing Environmental Upgrade Agreements.

The purpose of this report is to review the Business Case outcome for Council to offer Environmental Upgrade Agreements (EUA) to business and building owners within the Mid-Western Regional Council area, under a two-year trial period through a third party EUA administrator.

Disclosure of Interest

Nil.

Detailed report

Environmental Upgrade Finance is a type of loan, provided by a third-party lender such as Bank Australia or Credit Suisse, to fund environmental upgrades to a private property. At this time the

finance mechanism is most commonly applied to all types of commercial properties, but discussions are under way with the NSW Government to expand it to residential property.

The loan is secured against the property by an **Environmental Upgrade Charge** raised against the land by Council and quarterly repayments are collected, just like council rates, until the full amount has been paid off. Due to the security provided by the charge raised on the land, businesses can access finance and longer loan terms which may have otherwise been difficult to attain. The details of this loan are documented by an Environmental Upgrade Agreement.

This finance mechanism is specifically used to pay for works that improve the energy, water or environmental efficiency and overall sustainability of commercial and other buildings; a loan that is then repaid by the building owner alongside council rates over an agreed time period.

The finance can be used for a range of projects such as installation of renewable energy systems, new equipment or initiatives to improve energy and water efficiency, or projects that minimise waste, maximise resilience or improve resource efficiency; there just needs to be a measurable sustainability improvement over time, and councils do not pay anything for the service. Due to the reductions in utility charges and other expenses, most projects are cashflow positive from the beginning, freeing up capital for the business:



It is not envisaged that EUAs will be taken up by a large number of businesses across the Mid-Western Region, but it may assist businesses which have been hoping to perform sustainable upgrades but have found the work cost-prohibitive such as motel and accommodation stock, aged care, childcare or retail and tourism facilities.

Benefits:

An Environmental Upgrade Finance program has the potential to deliver advantages through implementing any combination of the following within commercial, retail, agricultural, industrial, healthcare, child-care, aged-care or other types of property (currently excluding residential):

- Solar installation with potential battery connection and/or EV charging points
- Lighting or HVAC upgrade
- Machinery or plant retrofit
- Water or waste efficiency upgrade
- Insulation or cladding improvements
- Broader sustainability upgrades.

Benefits to the Mid-Western Regional Council are many, as Building Upgrade Finance can:

- Assist local businesses to address increasing utility and other operational costs
- Unlock private sector finance so businesses of every size can invest in growth
- Maintain competitive edge by providing opportunities for many types of local businesses that are available in other council areas

- Incentivise local business to stay within or move into the Mid-Western Regional area
- Stimulate local economic activity and help improve business profitability in the region
- Help engage ratepayers to achieve Council's economic and sustainability objectives.

Business and building owners around the Mid-Western Regional Council area benefit through:

- Reduced utility bills with energy, water and waste efficiencies
- Cashflow positive from day one, with savings exceeding repayments in most cases
- Becoming more self-sustainable and resilient, reducing costly economic impacts and stress on local infrastructure through electricity, water and waste demands
- Improved asset value and measurable sustainability gains
- Increased comfort, indoor environmental quality, or tenant attraction
- Long-term fixed-interest loans that enable better long-term budgeting and forecasting.

There are already over 115 examples of projects that have benefitted from Environmental Upgrade Finance around Australia, ranging from just under \$15,000 to over \$4,000,000; these projects have been retail shops, dental clinics, agricultural production facilities, distilleries, offices, warehouses and distribution centres, and many other types.

Process:

Once Mid-Western Regional Council has resolved to offer Environmental Upgrade Finance and set up the Finance Program with the help of a third-party administrator, the finance is established through a three-way contract known as an Environmental Upgrade Agreement (often referred to as "an EUA") drawn up between the building owner, Council, and lender. The loan is used to pay for the building upgrades and the council takes repayments over the term of the agreement alongside the usual rates paid each quarter using the same process, albeit with a different charge notice. Templates for these documents are available from the NSW Government and any third party administrators.

Measurable environmental benefits:

It is anticipated that, in line with other NSW and VIC projects, Environmental Upgrade Finance would principally be used to help install solar, energy efficiency, lighting, battery and insulation upgrades across small, medium, and large projects around the Mid-Western Regional Council area. It is projected that, during the two-year trial period proposed, two smaller projects (i.e. below \$50,000), two medium projects (i.e. below \$100,000) and one large project (i.e. above \$500,000), be targeted with the help of a third party administrator, economic development, community groups, installers and sustainability channel partners. This will allow for a proper calculation of the sustainability benefits achieved, in terms of CO₂e / kWh / MW, kilolitres of water saved, or tonnes of waste avoided, and will help to inform the next steps.

Review of potential options:

- 1) Self-administer Environmental Upgrade Finance arrangements
Whilst this option may initially seem easier, Mid-Western Regional Council would need to develop all of the documentation and templates, finance processes and legislative administration, and would need to undertake the business, economic development and communications processes associated with offering the Finance Mechanism to the local business community.
- 2) Appoint a third-party administration provider on a two-year 'trial' basis
Third-party administration providers now set up and manage the program for each council and remove most of the administration burden from councils, making it easier for building owners and lenders to apply Environmental Upgrade Finance through streamlined processes. There is currently only one known third-party administration provider working in NSW; Better Building Finance currently works with over 45 councils across NSW, SA and VIC to offer these services,

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providing finance through Bank Australia and other lenders. Another third-party administration provider recently left the NSW market without establishing any projects.

Better Building Finance only gets paid a processing and administration fee from the building owner, and only when it facilitates a project funded through Environmental Upgrade Finance. Council does not pay any money to Better Building Finance or the lender at any time.

This second option is recommended, and it is suggested that the Council works closely with the third-party service provider to measure the success of the trial period, communicate the case studies around the community, and report back to Council towards the end of the trial period.

It should be noted that NSW Councils that self-administer Environmental Upgrade Finance have been less successful with the amount of projects that have been supported within their LGA's.

Key elements:

Features of Environmental Upgrade Finance include:

- A simple fixed-interest loan repaid with council rates
- Works must have a measurable environmental benefit
- Quarterly repayments are made after an Environmental Upgrade Charge notice is raised and sent out alongside (but separate to) the quarterly rates charge notice
- Whilst interest rates may be different to banks or other lenders variable rates, the long-term nature of the loans allow lenders to offer extended, more consistent terms that others can't, that fit with longer term budgeting, reducing the size of quarterly payments
- Provides 100% project finance for private (rateable) building owners' environmental upgrades – now predominantly smaller and medium size – for many types of property
- Long-term loan repayment terms (5-20 years) can enable cash-flow positive projects
- The loan is tied to the building, not the owner, and can be passed from vendor to purchaser when the property is sold
- Tenants (building occupiers) can also benefit from EUF with significantly reduced utility costs or building performance, with the option to pass repayments through to tenants where their benefits can be quantified and measured
- Councils do not take on any risk or liability for the loan, do not pay for the Environmental Upgrade Finance mechanism, and do not incur any financial costs associated with it
- Organisations such as Better Building Finance are supported by ARENA (Australian Renewable Energy Agency) and Bank Australia to encourage uptake of sustainability initiatives across NSW.

Community Plan Implications

Theme	Protecting Our Natural Environment
Goal	Live in a clean and environmentally sustainable way
Strategy	Support Programs that create environmental awareness and promote sustainable living

Strategic implications

Council Strategies

Not applicable.

Council Policies

It is recommended to develop a Council Policy to provide clear parameters around the management and availability of Environmental Upgrade Agreements. This will be brought back to a future Council meeting, when the Finance processes have been modified and defined to integrate the EUA requirements.

Legislation

Section 54 of the Local Government Act 1993 covers the administration requirements and limitations of Environmental Upgrade agreements:

54D Environmental upgrade agreement

- (1) A council may enter into an environmental upgrade agreement with a building owner and a finance provider in relation to a building.
- (2) An "environmental upgrade agreement" is an agreement under which-
 - a) a building owner agrees to carry out environmental upgrade works in respect of a building, and
 - b) a finance provider agrees to advance funds to the building owner to finance those environmental upgrade works, and
 - c) the council agrees to levy a charge on the relevant land for the purpose of repaying the advance to the finance provider.
- (3) A building owner is a person who is the owner of the land on which the building is erected.
- (4) For a building erected on land that is the subject of a strata scheme, the owners corporation for the strata scheme is taken to be the building owner.
- (5) The function of entering into an environmental upgrade agreement can be delegated by a council only to the general manager of the council. The delegation must specify the building or buildings to which the delegation relates.
- (6) Other persons may also be party to an environmental upgrade agreement.

It should be noted that Council fees under agreement are set out at Section 54H of the Local Government Act 1993.

54H Council fees under agreement

- (1) An environmental upgrade agreement may authorise a council to deduct from any money paid in respect of an environmental upgrade charge, and retain, as a council fee:-
 - a) a service fee, being a fee to cover any costs incurred by the council in entering into, or administering, the agreement, and
 - b) a late payment fee, being the amount, or a part of the amount, charged under the agreement for late payment of an environmental upgrade charge.
- (2) The environmental upgrade agreement must specify the amount of, or a method for calculating, any such council fee.
- (3) Part 10 of Chapter 15 does not apply in respect of a council fee charged under an environmental upgrade agreement.
- (4) However, section 610D applies to the service fee component of the council fee.

The service fee will be required to be set in Councils Fees and Charges, and the fee will be developed and brought back to Council for endorsement with the proposed Policy.

Financial implications

It should be noted that a cost-recovery basis for any Council time spent confirming projects is recommended. A Signing Fee (to be confirmed, but initially suggested at \$250) per agreement signed by the Council during the trial period payable by the third-party provider, as well as an Annual Administration Fee ranging from \$40 to \$200 per EUA signed by the Council during the trial period, which is payable by the property owner at the end of each quarter, for the duration of the term of the EUA. All such cost-recovery measures for staff time would be covered in a formalised Services Agreement with the third-party provider (BBF).

Council is not a lender for any of the upgrade works and therefore will have no capital expenditure.

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REPORT 9.1

Promoting, developing and implementing projects will require a limited amount of officer and administrative time. Building owners pay a small administration fee that is based on the size of the loan, so smaller upgrades pay much smaller administration fees.

As Better Building Finance does not charge a fee to council for their services, no tender process is necessary. The processing and administration fees are transparent to the building owner and council at all times, and all processes are undertaken in line with the Local Government Act and any other legislation.

Better Building Finance will provide an accurate schedule of payments when an EUA is set up, to allow the Council's rates and finance team to program the charge notices for the lifetime of the loan.

In the unlikely event of a charge notice not being paid, Council does not take on any liability for the loan but is only requested to undertake 'best endeavours' to recover payments in line with the NSW Local Government Act and in the same way that it would for unpaid rates notices. In the worst-case scenario, whereby a property must be sold to recover unpaid debts, the charge notices would be placed alongside the rates notices for payment.

No budget variation is recommended at this stage, and a variation (if required) will be brought back through a Monthly Budget Report as necessary.

Associated Risks

Risks and liability to Council in the management and delivery of an EUA program

If Council appoints a third-party administration provider on a trial basis, the costs and associated risks include:

Table 1. Costs and risks of third-party administration.

Cost/risk	Comment/solution
Administrative burden for Council to set up the system within Council's finance system.	<p>There are resources required by Council in implementing BBF's online Billing Platform. Support from the IT team, and Council's Finance System consultants will also be required to integrate the online Billing Platform. The current cost of set up is unknown. To partly compensate for this, there is a small cost recovery fee paid to council for their time in integrating and administering the charge:</p> <ul style="list-style-type: none"> • \$250 (proposed) per EUA signed by the Council paid to Council by BBF. • \$40–200 (proposed) annual administration fee paid by the property owner to Council. <p>The online Billing Platform ensures that all the project and finance administration is automatically provided and managed, ensuring that Council has a robust, transparent, and well-governed process. Ongoing maintenance and reporting will be required but is anticipated to have a low impact on internal resources.</p> <p>There is a risk that implementation and integration will be more difficult than initially anticipated, and this could:</p> <ol style="list-style-type: none"> a) Increase the amount of time required to implement the program b) Increase the costs required to develop integration between the two systems, and ensure the system is working

<p>Small percentage of loans would default.</p>	<p>Although Council will need to ensure that the any projects carry an acceptable level of risk, this will be assessed on a case-by-case basis and a report provided by the third party provider (BBF) with full recommendations based on data, financials and documentary evidence.</p> <p>In the event of a charge notice not being paid, Council plays the role of debt-collector and is requested to recover payments in line with the Local Government Act as per unpaid rates notices. Council does not take on any liability for the loan and can recover all legal costs from the sale in a cost-recovery model.</p>
<p>Low uptake.</p>	<p>Since the legislation was enacted in 2011, EUAs have had historically low uptake in NSW, with one of the reasons being as the first EUAs were administered directly by Councils there was a lot of learnings involved with this. Having third party expertise, coupled with the online Billing Platform and promoting smaller sized loans, plus the COVID-19 crisis, may now provide more favourable conditions for businesses to access this 'green' finance.</p> <p>If uptake is low in the Mid-Western Regional LGA, this will come at relatively low risk to Council.</p>
<p>A 'two-year trial' will be a longer-term investment.</p>	<p>A two-year trial means a two-year 'recruitment trial' and will still involve Council being involved with the life of the loan i.e. up to 20 years. The average EUA loan term ranges from between 5–11 years.</p>
<p>Third-party administrator ceases to exist.</p>	<p>If the third-party administrator (BBF) ceases operation, they have written into their contract that an alternate lender (Perpetual) would manage the online billing platform for the life of the EUA loan.</p>

Council has no financial stake in the projects and only acts to facilitate the loan between the property owner and lender. Loans are secured against the property and Council is not obligated to meet repayments in the event that the property owner default or misses a payment; this remains the responsibility of the owner. Council will need to ensure that any projects carry an acceptable level of risk. This will be assessed on a case-by-case basis and utilising the third-party provider.

LEONIE JOHNSON
CHIEF FINANCIAL OFFICER

1 September 2021

Attachments: Nil

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER



MID-WESTERN REGIONAL COUNCIL

COUNCIL MEETING EXTRACT
COUNCIL MEETING: 13 OCTOBER 2021

9.1 ENVIRONMENTAL UPGRADE AGREEMENTS

GOV400088, A0000000

01/21

MOTION: Shelley / Paine

That Council:

1. receive the report by the Chief Financial Officer on the Environmental Upgrade Agreements; and
2. endorses the implementation of Environmental Upgrade Agreements for the Mid-Western Regional local government area;
3. delegates the General Manager to appoint a third-party provider to administer Environmental Upgrade Agreements for Council, for a trial period of two years;
4. requests an Environmental upgrade Agreement Policy be developed and brought back to Council for consideration;
5. supports the integration of Environmental Upgrade Agreements within Council's finance systems; and
6. requests a report be brought back to Council at the end of the trial period on the performance of the Environmental Upgrade Agreements.

The motion was carried with the Councillors voting unanimously.

Building Upgrade Finance

NSW Local Council's Building Upgrade Finance Guide



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Executive Summary

Building Upgrade Finance is a type of finance available to building owners to upgrade and improve the energy, water and environmental efficiency or sustainability of existing non-residential buildings, that is repaid via a council's rates processes. These types of building upgrades include solar photovoltaic (PV), LED lighting, efficient air conditioning, wastewater treatment systems, water efficient fixtures and fittings, waste management systems and much more.

In NSW, Building Upgrade Finance is the type of finance, and the Environmental Upgrade Agreement (EUA) is the contract that facilitates the repayment of the finance through the local council.

Through Building Upgrade Finance, a local council, a building owner and a finance provider can voluntarily enter into an EUA, where:

- the building owner undertakes the building upgrade works and repays the finance through a quarterly local government charge, known as an Environmental Upgrade Charge (EUC),
- the finance provider funds the upgrade works, and
- the council levies the EUC against the land on which the building is situated through the rates system, and collects the quarterly repayments from the building owner, remitting the funds received to the finance provider.

Building Upgrade Finance has been specifically designed to overcome common barriers to financing environmental upgrades and bring forward investment that will result in an environmental improvement. These barriers are:

- Split incentives, whereby the building owner pays for the upgrade whilst the tenants benefit in reduced operating costs. Building Upgrade Finance enables the building owner to fairly share the costs and benefits with tenants.
- Financing, whereby environmental upgrades generally with longer payback periods (>2years) struggle to get capex funding. Building Upgrade Finance provides the building owner with long term finance for projects that result in an environmental benefit, increasing the likelihood that the resulting energy savings will cover the finance repayments.

NSW councils can voluntarily decide to offer Building Upgrade Finance to businesses in their Local Government Area (LGA). A council can also decide to fully administer Building Upgrade Finance through council staff and resources (**council administered** service) or engage the services of a private service provider to assist with service administration.

Choosing to offer Building Upgrade Finance is a way for councils to support local businesses and deliver economic and environment outcomes for the community.

1. Purpose

The purpose of this document is to provide:

- An overview of Building Upgrade Finance, including legislative requirements and the role of local councils, suitable for council staff, executive and Councillors (sections 1 – 7), and
- Procedural information for councils to consider, establish and administer Building Upgrade Finance in their Local Government Area (LGA), suitable for council staff (sections 8 – 11).

An alternative to a council administered Building Upgrade Finance service is the use of a private service provider to support council's administration of Building Upgrade Finance processes. Further information is provided on this in Section 8.4.1.

2. What is Building Upgrade Finance?

Building Upgrade Finance is a type of finance available to building owners to improve the energy, water and environmental efficiency or sustainability of existing non-residential buildings that is repaid via a council's rates processes.

In NSW, Building Upgrade Finance is the type of finance, and the Environmental Upgrade Agreement (EUA) is the contract that facilitates the repayment of the finance through the local council. A template *Environmental Upgrade Agreement contract (EUA contract)* has been prepared by the NSW Government in consultation with stakeholders from the property, finance and local government sectors, for transactions in NSW.

Through Building Upgrade Finance, a local council, a building owner and a finance provider can voluntarily enter into an EUA, where:

- the building owner undertakes the building upgrade works and repays the finance through a local government charge, known as an Environmental Upgrade Charge (EUC),
- the finance provider funds the upgrade works, and
- the council levies the EUC against the land on which the building is situated through the rates system, and collects the quarterly repayments from the building owner, remitting the funds received to the finance provider.

2.1 Enabling legislation

In New South Wales, Building Upgrade Finance has been enabled through amendments to the *Local Government Act 1993* (Part 2A – Environmental Upgrade Agreements) (LG Act) which allows any local council in NSW to offer EUAs, and the *Local Government (General) Regulation 2005* (Part 5A- Environmental Upgrade Agreements) which enables council's to delegate to the General Manager the authority to make or amend an EUCs. The *Guidelines for Environmental Upgrade Agreements 18 February 2011* support the legislation and provide details on the mandatory provisions for councils.

This guide, the sample documents and internal processes, and the *EUA contract* have been prepared to help councils meet their legislative requirements for entering into and administering EUAs. **Attachment 1** includes tables of Council's legislative requirements, cross referenced with the relevant sample document for compliance.

It is important to note that under the LG Act **Council is never liable for any failure by a person to pay an EUC or part of an EUC to the financier**

Building Upgrade Finance is also available in Victoria and South Australia.

3. Benefits to councils

Building Upgrade Finance is a way for councils to support local economic development by assisting building owners and businesses to invest in improving their non-residential buildings, reduce operating costs and attract tenants. Upgraded assets, with solar PV, new lighting and air conditioning, can help to revitalise and activate commercial precincts and generate local employment.

Some of the benefits of Building Upgrade Finance to a council and its LGA are:

- Attract business investment,
- Support local businesses to operate efficiently, reduce operating costs and improve business competitiveness,
- Activate and rejuvenate business and community precincts,
- Support climate change adaptation to build resilience,
- Assist with the transition to a low carbon economy,
- Support local employment,
- Encourage building revitalisation and reactivation,
- Deliver environmental improvements.

Supporting local businesses through Building Upgrade Finance can also help councils achieve their strategic priorities and deliver economic and environmental outcomes in the community.

4. Benefits of Building Upgrade Finance to building owners

Securing the finance via a local council charge (the Environmental Upgrade Charge or EUC) provides finance providers with greater security. This added security means finance providers are able to offer more attractive finance features that are better suited to environmental upgrades, when compared to traditional commercial finance.

Building Upgrade Finance	Traditional commercial finance
10-20 year term	2-3 year term
Fixed interest rate	Variable interest rate
Transferable on sale	Non-transferable on sale
Recover costs from tenants through outgoing provisions in existing leases	Recovery through lease negotiations with tenants
No deposit required – 100% financed	Deposit required

4.1 Designed to address barriers to upgrades

Building Upgrade Finance has been specifically designed to overcome two common barriers to financing environmental upgrades:

- Split incentives, where the building owner incurs the cost of the upgrade but the tenant receives the benefits, and
- Finance, where environmental upgrade projects with longer payback periods (>2 years) struggle to get capex funding

Under many commercial leases' tenants pay local government charges. Under the legislation the repayment is called the Environmental Upgrade Charge (EUC), which is a local government charge. By enabling building owners to share the building upgrade costs and resulting utility savings with tenants, Building Upgrade Finance helps to address the split incentive between landlords and tenants.

The tenant contribution process is a matter for the building owner and a tenant and does not involve a local council.

Environmental upgrades often have long payback periods (>2 years) and are competing for capex funding with shorter payback projects or those that build the profitability of the business. Building Upgrade Finance can be a cashflow neutral or positive solution for building owners to fund these types of upgrades.

Building Upgrade Finance's unique features can help to unlock investment in building upgrades that may not otherwise occur and realise the associated economic and environmental benefits.

5. Eligible buildings and works

To be eligible the building must be an existing, non-residential building, located in a participating council area.

Eligible works are those that improve the energy, water or environmental efficiency or sustainability of a building. Typically projects funded fall into three categories:

- I. Generation of renewable energy and emissions reduction (e.g. solar PV, end of trip facilities etc.)
- II. Improvement of energy and/or water efficiency (e.g. efficient plant and equipment – lighting, air conditioning, boilers and lifts; rainwater tanks, water efficient fixtures and fittings etc.)
- III. Minimisation of waste (e.g. waste infrastructure systems).

The broad definition of eligible works is a feature of Building Upgrade Finance, one that will enable the product to evolve and respond to emerging environmental and sustainability challenges over time.

Strata (>20 lots) building upgrades are also eligible under the legislation in New South Wales. The current template EUA contract is for single title/ownership property EUAs and is not designed to facilitate strata EUAs. A contract for strata EUAs would need to be developed to facilitate strata transactions in New South Wales through Building Upgrade Finance.

6. What do Councils need to do to offer Building Upgrade Finance?

To offer Building Upgrade Finance a *Council report* with recommendations to offer EUAs broadly in the LGA, must be endorsed by the Council.

The legislation allows the Council to delegate authority to the General Manager/Chief Executive Officer (CEO) to enter into EUAs, and to make or amend EUCs under an EUA. It is recommended that the *Council report* includes a recommendation to delegate authority to the CEO so that council can manage EUAs efficiently.

To support the CEO delegation, Council should consider developing and adopting the following. These may be endorsed in the *Council report* to offer Building Upgrade Finance or prepared under the CEO's delegation.

- *Application form* – an eligibility check for the building owner, building and upgrade works (not required by the legislation, but created to confirm eligibility against the legislative requirements).
- *Enforcement procedure* – outlining council's best endeavours to recover unpaid EUCs (required as an annexure to the *EUA contract*).
- *Fees* (service/administration and late payment fees) – representing council's cost recovery for entering into, processing and administering an EUA (optional – the legislation allows councils to recover administrative costs).
- *Policy* – providing the framework for when council will enter into EUAs (optional not required by the legislation).

Council may also consider reviewing and endorsing the use of the *EUA contract* template, developed by the NSW Government, in the *Council report*. Endorsing the contract upfront helps to streamline the EUA process and reduce legal costs for each transaction.

Attachment 2 is a list and description of the Building Upgrade Finance key documents.

7. What is Council's role in Building Upgrade Finance?

Council's role in Building Upgrade Finance is aligned to roles typically undertaken by local councils (e.g. processing forms, rate notices and payments), and includes:

- processing application forms and EUAs,
- levying the EUC, issuing notices to recover the charge on the four rates instalment dates,
- remitting payments to the finance provider,
- using best endeavours to recover any unpaid repayments and using the enforcement procedure in the event of non-payment of the charge.

Councils are not responsible for marketing and deal generation. However, council may wish to promote Building Upgrade Finance and include information on their council website and in other council materials.

A council can either administer Building Upgrade Finance internally (**council administered service**) or choose to engage a private service provider to assist with the administration of the service. Further information on private service providers is included in Section 8.4.1.

8. Council considerations to participate

The decision whether to offer Building Upgrade Finance will be determined by a number of factors. For some it will be straightforward - significant industrial and commercial building stock combined with clear economic and environmental goals and priorities and demand from local businesses and building owners. For others it may be more local, i.e. a smaller council with only a small number of commercial properties. These properties contain businesses that support local employment. Building Upgrade Finance in this case may be a way for council to support local businesses to keep providing jobs for locals.

Staff from the following teams will need to be included in the discussions:

- Rates and finance
- Environment
- Executive
- Economic development
- Strategic planning
- Governance
- Development & building

8.1 Strategic priorities

Understanding council's strategic priorities is important when considering if Building Upgrade Finance is right for your council. Key Council strategic documents like the Community Strategic Plan, Economic Development Plan, Environment Strategy, will contain council's priorities.

For example, the City of Parramatta Community Strategic Plan adopts environmental and economic goals to help achieve the vision

*Sydney's central city, sustainable, liveable and productive –
inspired by our communities*

Specific environmental goals are also adopted in the City of Parramatta *Environmental Sustainability Strategy 2017*:

- 60% reduction in energy use by 2038 (based on 2015 levels)
- 50% of electricity demand to be met from renewable energy by 2038
- No net increase in potable water consumption by 2038 (based on 2015 levels).

For the City of Parramatta, Building Upgrade Finance is a way to support private sector investment in environmental upgrades that will help council to achieve their strategic priorities, and deliver environmental and economic outcomes for the community.

8.2 Scale

The potential scale of Building Upgrade Finance opportunities in your LGA can be better understood by reviewing a number of sources within council:

- Number and type of commercial rated properties
- Commercial and industrial land use zones
- Connections with building owners and businesses
- Knowledge of the local economic drivers, barriers and trends
- Energy and other environmental sustainability programs, including renewable energy.

8.3 Demand

Discussing Building Upgrade Finance with local business chambers and groups directly will help council to gauge potential demand. Some councils conduct regular surveys of local businesses. Environmental finance, including Building Upgrade Finance, information and questions could be asked in the survey to consult directly with local businesses. Enquiries received by council on Building Upgrade Finance will also give council an indication of local demand.

8.4 Operational considerations

Council's role in Building Upgrade Finance centres largely on the processing of forms and contracts, the creation of the EUC and the processing the quarterly payments through the rates and finance systems.

Knowledge of the rating and finance systems used by council is required to understand how the EUC could be created and the quarterly payments processed. Pathways is used by a number of councils in New South Wales, South Australia and Victoria, and there are well established processes on setting up and processing EUC payments. Civica Authority and Technology One are two other ratings systems with processes established for Building Upgrade Finance.

The sample *Internal procedures* document, included in the [Sample Council Documents](#), details the process steps for all EUA related operations, including EUC setup and quarterly repayments in Pathways.

8.4.1 Private service provider

An alternative to a **council administered** service is the use of a private service provider to assist with the establishment and administration of Building Upgrade Finance. At least one private service provider has been supporting Victorian councils with Building Upgrade Finance for a number of years and is now offering services to councils in New South Wales and South Australia.

Whether Building Upgrade Finance is solely administered by a council or supported through the services of a private service provider, the council is still responsible for a number of tasks in administering Building Upgrade Finance, including levying the EUC, eligibility checks, contract execution, disclosure on s603 certificates, enforcement.

In deciding whether to engage a private service provider for administration support, consideration and clarity should be sought on the:

- roles and responsibilities of the tasks for both council and the private service provider,
- fees charged to council and/or the building owner for the administration services, and council's ability to recover costs.

8.5 Risk

The main perceived risks to councils offering EUAs are risks that relate to the council's role in administering Building Upgrade Finance, and in processing repayments of the loan to the finance provider. The legislation, *EUA contract* and key documents, program delivery design, and internal procedures help council to manage these risks. A fourth risk is included regarding the setting of council fees to recover costs to administer Building Upgrade Finance.

8.5.1 Service administration risk

The risk relates to the council's ability to administer Building Upgrade Finance in accordance with the legislative requirements. Building Upgrade Finance is a new function for councils, one that requires the input from a number of internal teams to be successfully implemented in accordance with the legislation.

The *EUA contract* is a template contract that is part of the EUA legislative package, that is to be used for all transactions in New South Wales. The *EUA contract*, prepared by specialist lawyers for the NSW Government in consultation with the property, finance and local government sectors, covers the legislative requirements for entering into EUAs.

Key EUA documents, including the *Application form*, *Enforcement procedure*, *Internal procedures*, *Internal checklist*, *Policy*, are documents used by councils that administer the service to further embed internal systems to meet the legislative requirements. Copies of these documents are included in the *Sample Council Documents* download.

Councils particularly concerned about this risk can also engage the services of a private service provider to guide and assist with the administration of Building Upgrade Finance.

8.5.2 Financial risk

This risk is associated with the council not meeting obligations to collect EUC repayments and transfer them to the financier. Internal council processes and systems, which are set up to meet the requirements under the EUA, minimise this risk to councils.

The EUC billing and payment collection processes are designed to fit within existing council processes and capabilities, to make this function transactional and less likely for error. EUC payments are only accepted via direct debit, with funds remitted to the financier via electronic funds transfer, which further minimises the risk.

Importantly, under the legislation Council is not liable for non-payment from the building owner.

8.5.3 Enforcement risk

This risk relates to the council having to carry out enforcement actions to recover payments in arrears and any penalty interest for a financier. A number of strategies minimise this risk.

In offering EUAs, the council is required to carry out enforcement for non-payment, comprising various options including the potential to sell the property, if any payment of the EUC is more than 5 years in arrears. Council's *EUA Enforcement procedure* sets out the processes to recover unpaid repayments. The *Enforcement procedure* is part of the EUA, agreed to by all parties with contract execution.

Council can choose not to enter into an EUA if the building owner is regularly in arrears with rate payments or is in dispute with council for another matter. The financier's credit checking process will also minimise the likelihood of default, as they will not offer finance unless the building owner is capable of meeting repayments.

It is also highly likely that the building owner has other financial issues if they are five years in arrears with EUC payments, and that a mortgagee in possession will have assumed control of the sale of land for recovery of monies owed. As the EUC is a council charge, it ranks above other mortgages or liabilities upon sale of land for non-payment, but behind other liabilities to council and costs associated with enforced sale of land.

8.5.4 Fee risk

This risk relates to a council setting their EUA fee too high, discouraging the use of Building Upgrade Finance to fund lower value upgrades.

Participating councils can set fees to recover basic costs to administer Building Upgrade Finance to local building owners. It is up to the council to decide whether or not to charge a fee for the administration of an application and contract.

If a council does decide to set a fee it is recommended that processing times be recorded for the first 5 EUAs to help set a fee that is reflective of actual processing times.

Council may also wish to consider a graded fee system, whereby projects of a lower value (i.e. <\$50,000) are charged a lower fee so they are not disincentivised from using Building Upgrade Finance.

The [Sample Council Documents](#) download includes information on sample council fees.

8.6 Council champion

Every program needs a champion. Someone that will oversee and coordinate council's involvement in Building Upgrade Finance. Involvement in Building Upgrade Finance can deliver economic and environmental outcomes to council. In NSW and Victoria, the champions have largely been staff in the environment and sustainability teams. We are seeing this diversify in SA, with coordination coming from economic development and rates as well as the environment teams. Each council will need to consider where this is best placed internally.

9. Council set up

Once a council has resolved to offer Building Upgrade Finance in their LGA a number of tasks are required to establish systems to facilitate this. The tasks presented below are for a **council administered** service. Council's engaging a private service provider will be guided by the private service provider.

Task 1: Establish an Internal working group, consisting of the coordinator and staff from rates and finance, legal, economic development, health & building.

Task 2: Finalise the forms and documentation - *Application form*, *Enforcement procedure*, *Direct debit form*, *Fees (optional) Policy (optional)*. The timing of this task will depend on the approach taken by the council. Some may prepare these documents for adoption with the *Council report* to participate. Others may prepare these after the Council has resolved to offer Building Upgrade Finance, under the delegation to the CEO.

Task 3: Establish the *Internal procedures* to carry out the Building Upgrade Finance processes:

- Application assessment and contract,
- Creating the EUC,
- Managing the quarterly EUC notice and repayments,
- Managing enforcement (if required),
- Management amendments (if required).

Task 4: Create an *Internal checklist* to help the coordinator process the *Application form* and *EUA contract*.

Task 5: Update Councils website to include information on the availability of Building Upgrade Finance in the LGA.

10. Council operation – process and responsibilities

The following details the operational process and responsibilities for each party to the EUA under a **council administered** service, for each transaction.

Building Upgrade Finance is a two-stage process for each EUA transaction; eligibility stage and contract stage. The following provides an overview of integrating Building Upgrade Finance into the building upgrade process, with the responsible parties included in brackets:

1. Initial project scoping (consultant/suppliers for the building owner), including contacting the finance provider and council for advice and eligibility pre-screening.
2. Eligibility stage - confirming eligibility (building owner or representative) with a finance provider for in-principle approval and with council through lodgement of the *Application form*.
3. Building upgrade scope finalised and construction contracts prepared (building owner or representative)
4. Contract stage – the *EUA contract* is generally prepared by the finance provider with inputs from building owner or representative and council. All three parties to execute the EUA contract. The finance documents are usually prepared at the same time as the EUA contract.
5. Release finance and carry out the upgrade (finance provider and building owner).
6. Quarterly notices, repayments and remittance (council, building owner).

Attachment 3 details the role and responsibility of each party to the EUA, under a **council administered** service.

11. Participating NSW councils and contacts

Blacktown City Council

Contact: Justine Teo, Environmental Project Officer
Ph: (02) 9839 6191
E: justine.teo@blacktown.nsw.gov.au

Lake Macquarie City Council

Contact: Daniel Hartin, Senior Asset Optimisation Officer
Ph: (02) 4921 0712
E: dhartin@lakemac.nsw.gov.au

North Sydney Council

Contact: Dee Topic, Sustainable Business Officer
Ph: (02) 9936 8365
E: niki.carey@northsydney.nsw.gov.au
W: [North Sydney Council EUAs](#)

City of Parramatta Council

Contact: Rebecca Peacock, Project Officer
Ph: (02) 9806 5733
E: rpeacock@cityofparramatta.nsw.gov.au
W: [City of Parramatta Building Upgrade Finance](#)

City of Sydney Council

Contact: Kate Read, Sustainability Engagement Coordinator
Ph: (02) 9246 7826
E: kread@cityofsydney.nsw.gov.au
W: [City of Sydney Building Upgrade Finance](#)

Attachment 1 – Council related legislative provisions

The following summarises the legislative requirements for local councils for EUAs in NSW. The compliance method provides the EUA document cross reference that will facilitate council meeting these legislative requirements.

Local Government Act 1993 Part 2A Environmental Upgrade Agreements

Clause	Summary	Compliance method
54D (1)	Gives council the authority to enter into an EUA	Council report
54D (2)	Council agrees to levy a charge on the land to repay the finance advanced by the finance provider	EUA contract
54D(5)	The function of entering to an EUA can be delegated to the GM	Council report
54H (1)	Allows councils to deduct a fee (service fee and late payment fee)	EUA contract
54H(2)	The EUA must specify the amount or calculation method for the council fee	EUA contract
54I	Enables council to levy the charge (EUC) in accordance with an EUA	Internal procedures
54J	The EUC is to be levied the same way other charges are levied under the Act.	Internal procedures
54K	Specific to the EUC and strata properties	N/A contract not developed
54L	Covers the payment of the EUC to Council	EUA contract
54L (5)	Monies paid to council as an EUC does not form part of council's general income	Internal procedures
54M (1)	Council to use best endeavours to recover unpaid EUCs	Enforcement procedure
54M (2&3)	Council is not liable for the partial or full non-payment of the EUC to the finance provider.	EUA contract
54O	EUAs are voluntary	EUA contract
54P (1)	Requires Council to report on EUAs in the Annual Report	Internal procedure
54Q (4)	Requires Council to take the guidelines into consideration before exercising EUA functions	Council Report, Internal Procedures, EUA contract
54R	Relate to functions of a Council under an EUA in the case of changes to council area.	If relevant – Council report

Local Government Regulations Part 5A Environmental Upgrade Agreements

Clause	Summary	Compliance method
136B	A council may by resolution delegate authority to the GM the function of making or amending EUCs under an EUA	Council report
136J	Council is to include EUA details on the relevant land's 603 certificate	Internal procedures
136K	Sale of land for enforcement action and treatment from the proceeds of sale.	Enforcement procedure
136M	Sections 4-7 of the Guidelines are adopted as mandatory requirements. A council must comply with the mandatory requirements of the Guidelines in exercising its functions under Part 2A of the Act.	Internal procedures, EUA contract

Guidelines for Environmental Upgrade Agreements 18 February 2011 Mandatory Requirements 4-7

Clause	Summary	Compliance method
4.1	Prior to entering an EUA a council must: a. Pass a resolution that EUAs can be entered into generally in the LGA b. Adopt the mandatory provisions of the template EUA contract	Council report EUA contract
4.2.1 - 4.2.3	Specifies requirements for the finance and EUC	EUA contract
4.2.4- 4.2.5	Requirements for council's fee, including that this is for 'cost recovery', and that penalties will apply for late payment.	EUA fees EUA contract Internal procedures
4.3	Permits Energy Performance Contracts. If used, to be included in EUA.	EUA contract
5	Recovery of costs from lessees	N/A – building owner and tenant(s). EUA contract
6.1	Administration of EUAs, must include amendment procedures.	EUA contract
6.2	Additional details for sale and lease of land	EUA contract
7	Reporting requirements – building owner to provide a report by 1 August each year to the council. Council to forward onto the OEH (now Department of Planning, Infrastructure and Environment).	Internal procedures

Attachment 2 – Description of key documents

Application form - the council *Application form* confirms eligibility (building owner, the building, commercial use, upgrade works) for Building Upgrade Finance. Council application forms reflect the legislative requirements and are largely consistent with each other. A copy of a participating council's *Application form* is included in the [Sample Council Documents](#) download.

Council report - is the report to Council seeking resolution to offer EUAs to local businesses in the LGA. The Council may also delegate authority to the CEO to enter into EUAs and to levy or amend the EUC. Sample *Council Report* recommendations are included in the [Sample Council Documents](#) download.

Direct debit form - the council's *Direct debit form* is attached to the *Environmental Upgrade Agreement* contract as Annexure 2. This is completed by the building owner to facilitate the quarterly repayments of the finance, for remittance onto the finance provider. A copy of a participating council's direct debit forms is included in the [Sample Council Documents](#) download.

Enforcement procedure - the council *EUA Enforcement procedure* details the Council's processes for recovering unpaid EUCs and is attached to the *EUA contract* as Annexure 1. A copy of a participating council's *Enforcement procedure* is included in the [Sample Council Documents](#) download.

Environmental Upgrade Agreement - or *EUA contract* is the template contract prepared by the NSW Government for all transactions in NSW. The *EUA contract* is found [here](#).

Fees - Participating councils can set fees to recover basic costs to administer Building Upgrade Finance to local building owners. It is up to the council to decide whether or not to charge a fee for the administration of an application and contract. If a council does decide to set a fee it is recommended that processing times be recorded for the first 5 EUAs to help set a fee that is reflective of actual processing times.

A sample fee spreadsheet has been developed and is included in the [Sample Council Documents](#) download.

Internal procedures - details the tasks to be undertaken by a council in entering into EUAs in accordance with the legislative requirements. A sample internal process document is included in the [Sample Council Documents](#) download.

Internal checklist - Participating councils may wish to use an internal checklist to ensure that EUAs are processed in accordance with the internal procedures. A sample internal checklist document is included in the [Sample Council Documents](#) download.

Policy - a council may choose to adopt a policy, which would set the framework for when a council will enter into an EUA. A sample council Policy is included in the [Sample Council Documents](#) download.

Sample Council Documents - is a downloadable document that includes samples of the key EUA documents referenced in this Guide.

Attachment 3 - Roles and responsibilities of each party to an EUA, council administered service

The Council is responsible for:

- Process the *Application form*, confirming eligibility for the building owner, building, usage and upgrade.
- Providing the council *EUA contract* information (*Enforcement procedure, Direct debit form*, rates instalment dates for the full finance term, *Council fees*). Generally, the finance provider prepares the *EUA contract* with inputs from council and the building owner. This is to be confirmed with the finance provider for each transaction.
- Review and execute *EUA contract*.
- Levy the EUC and setup the finance repayments in council's rates systems.
- Notifying the building owner and finance provider within 2 days of levying the EUC, that the EUA has been levied.
- Issue quarterly notices to the building owner for payment via direct debit. Remit funds received to the finance provider via electronic funds transfer no later than 8 business days.

The sample internal procedure included in the *Sample Council Documents*, provides step by step details of the processes listed above.

The Finance Provider is responsible for:

- Confirming finance eligibility and issuing in-principle approval for the building owner and the upgrade.
- Preparing the financial schedules for the *EUA contract* (Schedule 2 - Funding Amount Schedule, Schedule 3 - Agreed Repayment Arrangements, Schedule 6 - Finance Provider Remittance details). Generally, the finance provider prepares the *EUA contract* with inputs from council and the building owner. This is to be confirmed with the council for each transaction.
- Execute the *EUA contract* and release funds.
- Notify the council when first drawdown has occurred.

The Building Owner (and/or representative) is responsible for:

- Scoping and identifying project works.
- Confirming Building Upgrade Finance eligibility with the finance provider.
- Completing and submitting to council the completed *Application Form*.
- Finalising the works and contracting.
- Providing the upgrade works details for Schedule 4 (Lessee cost savings estimation), Schedule 5 (description, costs, estimated savings, costs), and completed Direct Debit Authority for Annexure 2 of the *EUA contract*.
- Undertaking the upgrade.
- Paying the quarterly repayments to council in accordance with Schedule 3.
- Submitting the annual report to council by 1 August each year.



POLICY

Debt Management and Recovery

*A prosperous
and progressive
community.*

ADOPTED		VERSION NO	3.0
COUNCIL MEETING MIN	393/19	REVIEW DATE	DECEMBER 2023
DATE:	11 DECEMBER 2019	FILE NUMBER	A0340005, GOV400047

Objective

The objective of this Policy is to provide a framework for the efficient and effective collection of outstanding debts and to fulfil statutory requirements in relation to the recovery of rates, charges, fees and other debts.

Council has a responsibility to ensure monies owed to it are recovered in a timely, effective and efficient manner to finance its operations and ensure effective cash flow management. Whilst carrying out this responsibility, Council will:

- Treat all people fairly and consistently under this Policy; and
- Treat all matters under this Policy confidentially; and
- Treat people with respect and sensitivity in considering their circumstances.

Relevant legislation

- Local Government Act 1993 NSW
- Local Government (General) Regulation 2005 NSW
- Privacy and Personal Information Protection Act 1998
- Privacy & Personal Information Protection Regulation 2019

Related policies and plans

- Hardship Provision – Rates and Charges
- Pensioner Concessions
- Credit Policy
- Privacy Management Plan
- Debt Management and Hardship Guidelines - Office of Local Government 17 November 2018

Rates and charges

Due dates

Chapter 15 Part 7 of the Local Government Act 1993 sets out the requirements for payment of rates and charges.

Annual rates and charges may be paid in a single instalment or by quarterly instalments. If a payment is made in a single instalment, the instalment is payable by 31 August. If payment is made

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by quarterly instalments, the instalments are payable by 31 August, 30 November, 28 February and 31 May.

Council is to issue a quarterly reminder notice for the payment of the November, February and May instalment at least 30 days before the due date of each of the instalments.

Overdue Amounts

Overdue accounts are to be forwarded to Council's nominated Debt Management and Recovery Provider (DMRP) for debt management and/or debt recovery processes in the following circumstances:

- (i) Rate accounts that show arrears as at 1 July of any year be forwarded to the DMRP in July;
- (ii) Rate accounts that show the first rate instalment as unpaid be forwarded to the DMRP in September;
- (iii) Rate accounts that show the second rate instalment as unpaid be forwarded to the DMRP in December;
- (iv) Rate accounts that show the third rate instalment as unpaid be forwarded to the DMRP in March;
- (v) Rate accounts that show the fourth rate instalment as unpaid be forwarded to the DMRP in June;

with the exception of those outstanding debts generated by the Farmland Category during exceptional circumstances such as drought or flood; the General Manager is to determine the special circumstances. In this situation, the ratepayer is to contact Council in the first instance, and submit an application for Hardship Assistance under the *Hardship Provision Policy* with a view to putting into place a suitable arrangement for payment.

Suitable Arrangements

A ratepayer may make a suitable arrangement for the payment of the rates and charges, including those accounts already with the DMRP. The DMRP may advise a debtor when a payment arrangement is not suitable and does not comply with the Policy and may advise a debtor to apply directly to the General Manager.

A suitable arrangement for payment will clear the total outstanding debt;

- a) before the subsequent rate instalment is due; and where this cannot be achieved;
- b) by the end of the current financial year provided that all subsequent rate instalments that may become due in that time frame are paid or are incorporated into the total repayment amount; and where this cannot be achieved;
- c) in up to 1 (one) year, provided that subsequent rate instalments that may become due in that time frame are paid or are incorporated into the total repayment amount.

Such arrangements may be approved by the DMRP and/or Revenue Staff. In the majority of cases, a ratepayer will be required to negotiate a suitable arrangement directly with the DMRP. The DMRP will record and monitor arrangements for compliance.

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The General Manager may approve arrangements for payment where the proposed payment arrangement will not clear the debt as at c), above, including proposed arrangements for Farmland Category debts during periods declared exceptional circumstances.

In accordance with Section 568 Local Government Act 1993, money paid in respect of rates or charges levied on land is to be applied towards payment of those rates or charges in the order in which they became due.

Debt Management

Debt Management procedures will be commenced immediately following the due date. Upon the referral of a debt to the DMRP, an initial reminder advice will be issued.

At Debt Management stage and at Steps 1 to 6 at the Debt Recovery stage, below, Council's DMRP may be instructed by the Manager Revenue & Property to employ various communication channels to remind, contact and negotiate payment arrangements with ratepayers. Options include, but are not limited to, written correspondence delivered by post, telephone calls, email, SMS, Facebook, field calls and on-line chat.

Debt Recovery

Where the referral of the debt for Debt Management has not resulted in payment in full or a suitable payment arrangement negotiated in accordance with this Policy, the debt will be progressed and Debt Recovery procedures will apply.

STEP 1 - FIRST LETTER OF DEMAND SENT TO RATEPAYER BY DMRP

Recovery proceedings shall not be commenced until after the expiration of 14 days after the debt becomes due. A first letter of demand is to be forwarded to the debtor notifying that unless the account is paid in full within 14 days of the date of the letter or a suitable arrangement made, legal action will commence for the outstanding amount.

STEP 2 - SECOND LETTER OF DEMAND SENT TO THE RATEPAYER BY DMRP

Where the debt value is less than \$1,000, a second demand letter will be sent to the debtor where a response or payment has not been received as a result of the first letter of demand. A second demand letter may be sent to a debtor under certain circumstances such as if there is uncertainty that the debtor received the previous letter or if the original debt has been updated.

OR

STEP 2 – NOTICE TO THE OCCUPIER IS ISSUED

Where a response to Step 1 is not received, a notice under Section 569 of the Local Government Act 1993 may be issued, if applicable.

STEP 3 - STATEMENT OF LIQUIDATED CLAIM ISSUED

Where a response to Step 1 is not received and the debt is over \$1,000, a Statement of Liquidated Claim maybe issued through the Local Court at Mudgee by the DMRP.

STEP 4 - JUDGEMENT

Where a response to the Statement of Liquidated Claim is not received, default judgment is to be entered by the DMRP.

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STEP 5 - WRIT issued

On the entry of judgment and the failing of the debtor to enter into a payment arrangement, a writ is to be issued by the Court against the debtor to recover personal property.

OR

STEP 5 - WAGES AND/OR BANK GARNISHEE ISSUED

Where an arrangement has not been entered into or has not maintained and necessary particulars are known, a wage and/or bank garnishee is to be put in place. A summons process is initiated with the court.

OR

STEP 5 - ORAL EXAMINATION SUMMONS ISSUED

Oral examination summons action is taken when there is insufficient knowledge to effectively use a garnishee or writ. This summons requires the debtor to attend court and be questioned as to the debtor's current financial situation and ability to meet Council's claim. Failure by a debtor to comply with an oral examination summons may result in the issue of a Warrant to enforce compliance.

Council's Revenue staff will determine whether a notice to the occupier, writ, garnishee or oral examination summons will be issued or commenced, based on the individual circumstances of the debtor.

OR

STEP 5 - BANKRUPTCY AND WINDING UP PROCEEDINGS

Bankruptcy and winding-up proceedings, authorised only by the General Manager, will commence if the debt is in excess of \$5,000 and previous action has secured judgment.

STEP 6 – SALE OF LAND FOR UNPAID RATES AND CHARGES

Where steps 1 to 5 have been unsuccessful, the General Manager is to commence a sale of land for unpaid rates and charges, in accordance with Chapter 17, Part 2 Division 5, Section 713 of the Local Government Act 1993.

FIELD CALLS

The DMRP may be instructed by the Manager Revenue and Property to conduct a Field call to the residential address of a ratepayer and/or to the property address (if different to the residential address of the ratepayer) at any of the steps 2 to 5, above, to assess or confirm circumstances.

All debt recovery costs and fees associated with any course of action are to be borne by the owner of the debt and will subsequently remain a charge on the property until paid. The debt recovery costs and fees are to be charged in accordance with Council's *Annual Fees and Charges*.

Water Usage Charges

DUE DATES

Water meter readings are collected four times a year and accounts are sent to the property owners after each meter reading. The due date for payment is 21 days from the date of the Water Consumption Charge Notice.

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OVERDUE AMOUNTS

Water usage accounts are considered overdue immediately following the due date.

SUITABLE ARRANGEMENTS

A ratepayer may make a suitable arrangement for the payment of their water usage charges, including those accounts already with the DMRP. The DMRP may advise a debtor when a payment arrangement is not suitable and does not comply with the Policy and may advise a debtor to apply directly to the General Manager.

A suitable arrangement for payment will clear the total outstanding debt:

1. by the end of the month in which the next meter reading is scheduled; and where this cannot be achieved;
2. by the end of the month in which the subsequent meter reading is scheduled, provided that all subsequent water usage accounts that may become due in that time frame are paid or are incorporated into the total repayment amount.

Such arrangement may be approved by the DMRP and/or Revenue and Customer Service staff. In the majority of case, a ratepayer will be required to negotiate a suitable arrangement directly with the DMRP. The DMRP will record and monitor arrangements for compliance.

The General Manager may approve arrangements for payment where the proposed payment arrangement will not clear the debt at b), above.

In accordance with Section 568 Local Government Act 1993, money paid in respect of charges levied on land is to be applied towards payment of those charges in the order in which they became due.

DEBT MANAGEMENT

Debt Management procedures will be commenced immediately following the due date. Upon the referral of a debt to the DMRP, an initial reminder advice will be issued.

At Debt Management stage and at Steps 1 to 6 of the Debt Recovery stage, below, Council's DMRP may be instructed by the Manager Revenue & Property to employ various communication channels to remind, contact and negotiate payment arrangements with ratepayers. Options include, but are not limited to, written correspondence delivered by post, telephone calls, email, SMS, Facebook, field calls and on-line chat.

DEBT RECOVERY

Where the referral of the debt for Debt Management has not resulted in payment in full or a suitable payment arrangement negotiated in accordance with this Policy, the debt will be progressed and Debt Recovery procedures will apply.

Step 1 – Overdue water reminder notice issued

At the expiration of 7 days after the due date of the Water Consumption Charge Notice, if an account remains unpaid and no satisfactory payment arrangement has been made, an overdue water reminder notice is issued by the DMRP on Council letterhead.

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Step 2 – Water restriction notice issued

At the expiration of 5 days after the due date of the Overdue Water Reminder Notice, if an account in excess of \$200 remains unpaid or no satisfactory payment arrangement has been made, a water restriction notice is issued on DMRP letterhead by the DMRP during a field call or by post.

Step 3 – Notice of intention to restrict

At the expiration of 5 days after the due date of the Water Restriction Notice, if no payment or satisfactory payment arrangement has been made, a notice of intention to restrict water supply is issued by Council on Council letterhead. A restriction action notice penalty, as per Council's *Fees and Charges*, applies to the issue of this notice.

Step 4 – Water restriction

On, or as soon as practicable after the nominated date appearing on the Notice of Intention to Restrict, if no payment or a satisfactory arrangement has been made, the restriction device is to be fitted to the water meter connected to the property. The restriction device will not be removed until full payment is received which includes the penalty fee.

Step 5 – Water disconnected

At the expiration of 30 days after the restriction device has been fitted to the water meter, if an account remains unpaid or no satisfactory payment arrangement has been made, a notice of intention to disconnect, authorised only by the General Manager, may be issued. The disconnection of the water meter connected to the property will occur on, or soon after a nominated date. A restriction/disconnection notice penalty, as per Council's *Annual Fees and Charges*, applies to the issue of this notice. A service disconnection/reconnection fee, as per Council's *Annual Fees and Charges* also applies.

Step 6– Referral to the DMRP

If after water restriction or disconnection have been put in place and the debt remains outstanding, the recovery of the debt may be forwarded back to Council's DMRP for legal proceedings. In such instances, the debt collection procedures in Steps 2 to 5 as listed in the Rates and Charges section of this Policy are to apply.

FIELD CALLS

The DMRP may be instructed by the Manager Revenue and Property to conduct a Field call to the residential address of a ratepayer and/or to the property address (if different to the residential address of the ratepayer) at any of the steps 2 and 6, above, to assess or confirm circumstances.

All debt recovery costs and fees associated with any course of action are to be borne by the owner of the debt and will subsequently remain a charge on the property until paid. The debt recovery costs and fees are to be charged in accordance with Council's *Annual Fees and Charges*.

Sundry Debtors

This encompasses all amounts owing to Council excluding rates and charges, water usage accounts and government grants.

DUE DATES

Council issues debtor accounts for numerous services. These services include, but are not limited to, trade waste services, private works, staff uniforms, airport usage and property rentals.

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Accounts are generally issued on a weekly, fortnightly or monthly basis. The trading term is 30 days from date of invoice, available to credit-approved applicants only. Services such as private works, facilities hire and cemetery fees generally require payment in advance, in accordance with individual service policies; refer to *Credit Policy*.

OVERDUE AMOUNTS

Sundry debtor accounts are considered overdue immediately following the due date.

Council reserves the right to deny access to Council facilities or suspend services or suspend credit terms to customers with overdue amounts; refer to *Credit Policy*.

SUITABLE ARRANGEMENTS

A debtor may make a suitable arrangement for the payment of their sundry debtor account, including those accounts already with the DMRP. The DMRP may advise a debtor when a payment arrangement is not suitable and does not comply with the Policy and may advise a debtor to apply directly to the General Manager.

A suitable arrangement for payment will clear the total debt;

a) within 60 days of making the arrangement.

The General Manager may approve arrangements for payment where the proposed payment arrangement will not clear the debt at a), above.

In accordance with Section 568 Local Government Act 1993, money paid in respect of sundry debtor amounts is to be applied towards payment of those amounts in the order in which they became due.

DEBT MANAGEMENT

Debt Management procedures will be commenced immediately following the due date. Upon the referral of a debt to the DMRP, an initial reminder advice will be issued.

At Debt Management stage and at the Debt Recovery stage, below, Council's DMRP may be instructed by the Manager Revenue & Property to employ various communication channels to remind, contact and negotiate payment arrangements with debtor. Options include, but are not limited to, written correspondence delivered by post, telephone calls, email, SMS, Facebook, field calls and on-line chat.

DEBT RECOVERY

Where the referral of the debt for Debt Management has not resulted in payment in full or a suitable payment arrangement negotiated in accordance with this Policy, the debt will be progressed and Debt Recovery procedures will apply.

The procedure for the collection of debts due to Council will follow those procedures outlined in Steps 1 to 5 of the *Rates and Charges* section of this Policy.

FIELD CALLS

The DMRP may be instructed by the Manager Revenue and Property to conduct a Field call to the residential address of a ratepayer and/or to the property address (if different to the residential address of the ratepayer) at any of the steps 2 to 5 of the *Rates and Charges* section of this Policy, to assess or confirm circumstances.

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Further considerations for the collection of Rates and Charges, Water Usage and Sundry Debtor debts

Where a matter proceeds to a pre-trial consultation or a hearing, Council's Solicitor is to be instructed to act on Council's behalf.

Interest is applied to all outstanding rates and water usage charges and sundry debtor fees and charges, where deemed, whether a suitable agreement is in place or not. The interest rate is determined by Council as part of adopting the Delivery Programme and Operational Plan. Interest commences to accrue on unpaid rates and charges and water usage charges and sundry debtor fees and charges, where deemed, as soon as practical after the due date.

Interest is applied to sundry debtors, where deemed, in accordance with the legislation under which the fee or charge is raised.

The General Manager has delegated authority to write-off rates and charges, fees, charges and other debts, in accordance with Section 131 of the Local Government (General) Regulation 2005, up to and including an amount resolved by Council. This amount is currently set at \$2,500.

The Manager Revenue & Property and Assistant Manager Revenue & Property have delegated authority to write off interest that has accrued on rates and charges, charges, fees and other debts up to \$10 where the ratepayer/s was unable to pay the rates and charges when they became due and payable for reasons beyond their control; (refer Sections 567(a) & (b) LGA).

The General Manager is to be advised by the Manager Revenue & Property or the Chief Financial Officer of any staff member or Councillor whose overdue account has been referred to Council's DMRP.

Council's Revenue Staff are required to act as authorised officers in relation to the recovery of rates and charges where that nominated person is required to represent Council at Court.

In accordance with s23A of the Local Government Act 1993, Council has considered the Office of Local Government's *Debt Management and Hardship Guidelines* issued on 27/11/2018 in formulating this Policy.

Privacy

Personal information collected as a consequence of this Policy will only be used for the purposes of this Policy and will be managed by Council's Privacy Management Plan.

There are legal obligations under the Privacy and Personal Information Protection Act 1998 (PPIP Act) which Council must abide by when it collects, stores, uses or discloses personal information. The 12 Information Protection Principles (IPPs) are as follows:-

Collection

1. LAWFUL

An agency must only collect personal information for a lawful purpose. It must be directly related to the agency's function or activities and necessary for that purpose.

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2. DIRECT

An agency must only collect personal information directly from you, unless you have authorised collection from someone else, or if you are under the age of 16 and the information has been provided by a parent or guardian.

3. OPEN

An agency must inform you that the information is being collected, why it is being collected, and who will be storing and using it. You must also be told how you can access and correct your personal information, if the information is required by law or is voluntary, and any consequences that may apply if you decide not to provide it.

4. RELEVANT

An agency must ensure that your personal information is relevant, accurate, complete, up-to-date and not excessive. The collection should not unreasonably intrude into your personal affairs.

Storage

5. SECURE

An agency must store personal information securely, keep it no longer than necessary and dispose of it appropriately. It should also be protected from unauthorised access, use, modification or disclosure.

Access and accuracy

6. TRANSPARENT

An agency must provide you with details regarding the personal information they are storing, why they are storing it and what rights you have to access it.

7. ACCESSIBLE

An agency must allow you to access your personal information without excessive delay or expense.

8. CORRECT

An agency must allow you to update, correct or amend your personal information where necessary.

Use

9. ACCURATE

An agency must ensure that your personal information is relevant, accurate, up to date and complete before using it.

10. LIMITED

An agency can only use your personal information for the purpose for which it was collected unless you have given consent, or the use is directly related to a purpose that you would expect, or to prevent or lessen a serious or imminent threat to any person's health or safety.

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Disclosure

11. RESTRICTED

An agency can only disclose your information in limited circumstances if you have consented or if you were told at the time they collected it that they would do so. An agency can also disclose your information if it is for a directly related purpose and it can be reasonably assumed that you would not object, if you have been made aware that information of that kind is usually disclosed, or if disclosure is necessary to prevent a serious and imminent threat to any person's health or safety.

12. SAFEGUARDED

An agency cannot disclose your sensitive personal information without your consent, for example, information about ethnic or racial origin, political opinions, religious or philosophical beliefs, sexual activities or trade union membership. It can only disclose sensitive information without consent in order to deal with a serious and imminent threat to any person's health or safety.

As exemptions may apply in some instances, it is therefore suggested to contact Council's Governance Officer or the Information and Privacy Commission for further advice.

Variation

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

Environmental Upgrade Agreement

[to be inserted] "Council"

[to be inserted] "Finance Provider"

[to be inserted] "Building Owner"

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Title Environmental Upgrade Agreement

Execution

Date

Parties [to be inserted] (ACN [to be inserted]) (Council)

[to be inserted] (ACN [to be inserted]) (Finance Provider)

[to be inserted] (ACN [to be inserted]) (Building Owner)

Recitals

- A The Building Owner owns the Land upon which the Building is located and wishes to carry out the Environmental Upgrade Works to the Building in order to improve the energy, water or environmental efficiency or sustainability of the Building.
- B The Finance Provider has agreed to advance funding to the Building Owner for the purpose of funding the Environmental Upgrade Works.
- C The Council will levy an Environmental Upgrade Charge pursuant to Part 2A of Chapter 6 of the Local Government Act in relation to the land on which the Building is situated for the purpose of the Building Owner repaying the funding provided by the Finance Provider and paying other amounts to the Council.
- D The Council will collect the Charge Payments from the Building Owner in instalments in accordance with the Agreed Repayment Arrangements and the other provisions of this agreement.
- E The Council will pay the Charge Payment to the Finance Provider, minus Council's Service Charges, in accordance with the Agreed Repayment Arrangements and will comply with its other obligations under this agreement.
- F The Council, Finance Provide and Building Owner adopt the Mandatory Provisions of the Environmental Upgrade Template as approved by the Director General of [insert date] as set out below.

[Drafting Note: the operative provisions of this agreement set out below constitute the Mandatory Provisions for the purposes of the Guidelines. Schedules and Annexures are provided as guides but may be varied and supplemented by the Parties]

1. Details

No.	Item	Details
1	Council	Name Address Phone Email Authorised Representative Contact Person
2	Building Owner	Name Address Phone Email Authorised Representative Contact Person
3	Finance Provider	Name Address Phone Email Authorised Representative Contact Person
4	Land	<i>[insert title/folio details, address and local government area]</i>
5	Commencement Date	The date of the first drawdown as listed in Schedule 2 - Funding Amount Schedule
6	Funding Amount	The amount set out in Schedule 2 - Funding Amount Schedule
7	Funding Term	The term set out in Schedule 2 - Funding Amount Schedule .
8	EUA Works	The works described in Schedule 5 - Environmental upgrade works and budget .
9	Tenant Contributions	<i>[Yes/No]</i>

2. Environmental Upgrade Agreement

- 2.1 The Council, the Finance Provider and the Building Owner agree and acknowledge that this is an Environmental Upgrade Agreement for the purpose of implementing the Environmental Upgrade Works in accordance with section 54D of the Local Government Act.

3. Funding

Amount

- 3.1 Subject to this Agreement, the Finance Provider agrees to advance the Building Owner the Funding Amount as set out in **Schedule 2 - Funding Amount Schedule**.

Purpose

- 3.2 The Building Owner must use the Funding Amount only for the Environmental Upgrade Works specified in **Schedule 5 - Environmental upgrade works and budget**.

Notification of first Funding Amount

- 3.3 The Finance Provider must notify the Council in writing upon the first provision of the Funding Amount to the Building Owner pursuant to this agreement within three (3) Business Days after that provision of funding occurs.

Repayment

- 3.4 The Building Owner agrees to repay the Funding Amount in accordance with clause 5 (Environmental Upgrade Charge Payments) and **Schedule 3 - Agreed Repayment Arrangements**.

Prepayment

- 3.5 The Building Owner may prepay all or part of the Outstanding Charge Amount (**Prepayment**), subject to the terms agreed with the Finance Provider, by giving not less than twenty-eight (28) days prior written notice to the Council and the Finance Provider specifying the amount and the Charge Payment Date on which the Prepayment will be paid.
- 3.6 On the proposed Charge Payment Date, the Building Owner must pay the Prepayment specified in the notice of prepayment given under clause 3.5.

4. Levying of Environmental Upgrade Charge

- 4.1 On or before the Commencement Date, the Council must levy the Environmental Upgrade Charge applied to the land on which the Building is situated.
- 4.2 The Parties acknowledge that the Environmental Upgrade Charge has been calculated in accordance with **Schedule 3 - Agreed Repayment Arrangements**.
- 4.3 Within two (2) Business Days of the Council levying the Environmental Upgrade Charge in accordance with clause 4.1, the Council must provide to each of the Building Owner and the Finance Provider a notice that the Environmental Upgrade Charge has been levied.

- 4.4 For the avoidance of doubt, once levied, the Environmental Upgrade Charge is recoverable in full, in accordance with clause 8.3, if the Building Owner defaults under this Agreement.
- 4.5 The Parties acknowledge that section 54J(2) of the Local Government Act applies in respect of the Environmental Upgrade Charge in the same way as it applies in respect of a charge levied under Chapter 15 of the Local Government Act.

5. Environmental Upgrade Charge Payments

Building Owner to make Charge Payments

- 5.1 The Council must send a notice to the Building Owner specifying the Charge Payment amount to be paid in accordance with section 562 of the Local Government Act.
- 5.2 Unless otherwise agreed in writing by the parties, the Building Owner must pay each Charge Payment to the Council by directly debiting the account of the Building Owner nominated in the direct debit authority referred to in clause 5.10 on or before each of the following dates:
 - (a) 28 February;
 - (b) 31 May;
 - (c) 31 August;
 - (d) 30 November;

until such time as the Environmental Upgrade Charge has been fully paid by the Building Owner.

Administrative Costs and Service Charges

- 5.3 The Council may retain any Service Charges and Administrative Costs that have been applied in respect of each Charge Payment made by the Building Owner under clause 5.2.
- 5.4 The parties agree that part 10 of chapter 15 of the Local Government Act does not apply in relation to the Service Charges and Administrative Costs.

Penalty Interest

- 5.5 The Building Owner must pay Penalty Interest on any amount of a Charge Payment that has not been paid by the Building Owner by the Charge Payment Date, calculated at the rate for the time being set under section 566 of the Local Government Act.
- 5.6 The parties acknowledge and agree that the Penalty Interest:
 - (a) is taken to be a Council rate or charge which is due and payable in accordance with section 566(4) of the Local Government Act; and
 - (b) is to be recovered by the Council in accordance with section 712 and division 5 of part 2 of the Local Government Act.
- 5.7 The Council must pay to the Finance Provider, by way of electronic transfer into the nominated bank account specified in **Schedule 6 - Finance Provider Remittance Details**, all Penalty Interest received or recovered by the Council whether as a result of the exercise of its powers of enforcement or otherwise within eight (8) Business Days after it has received that Penalty Interest.

- 5.8 The Council is not liable to the Finance Provider if the Council fails to receive or recover Penalty Interest from the Building Owner.

Continuation of Charge Payments

- 5.9 The Building Owner must continue to make all Charge Payments that are due to the Council in accordance with the Agreed Repayment Arrangements even if the Building ceases to be rateable by the Council.

Direct Debit Authority by the Building Owner

- 5.10 For the purpose of paying the Charge Payment, the Building Owner must provide to the Council a completed and signed copy of the direct debit authority included as **Annexure 2 - Direct Debit Authority**.

6. Collection Role of Council

Council to remit Charge Payment, Prepayment and Proceeds to Finance Provider

- 6.1 The Building Owner and the Finance Provider acknowledge the role of the Council in the collection arrangements set out in this clause 6 and section 54M of the Local Government Act.
- 6.2 The Council must, in accordance with this agreement and section 54G(4) of the Local Government Act, distribute each amount received from the Building Owner as:
- (a) a Charge Payment;
 - (b) a Prepayment; or
 - (c) each amount received or recovered as Proceeds,
- (in each case, other than relevant Service Charges and Administrative Costs) to the Finance Provider by way of electronic funds transfer into the nominated bank account specified in **Schedule 6 - Finance Provider Remittance Details** no later than eight (8) Business Days after the Council has received funds from the Building Owner for that amount.
- 6.3 The Council is not liable to the Finance Provider or any other person under this clause 6 for any amounts other than those received by the Council as cleared funds for Charge Payments, Prepayments or Proceeds.

Interest payable by Council

- 6.4 If the Council makes any payment to the Finance Provider later than on the Business Day on which it is required to make that payment under this agreement, it will pay the Finance Provider interest on that amount, calculated daily at a rate equal to the Reserve Bank of Australia's overnight cash rate for each day the payment is outstanding.

Timing of Council obligation

- 6.5 For the avoidance of doubt, the Council's obligations under this clause 6 in respect of each Charge Payment, any Prepayment and any Proceeds, do not come into effect until the Building Owner has paid the Charge Payment or the Prepayment to the Council, or the Council has received or recovered Proceeds, as cleared funds.

7. Amendments to Repayment Arrangements

Change in amounts payable by Building Owner

- 7.1 Subject to clause 7.3, the Agreed Repayment Arrangements must be amended if any of the following events (**Adjustment Event**) occurs:
- (a) a Prepayment from the Building Owner to the Council; or
 - (b) the receipt or recovery of Proceeds by the Council.
- 7.2 In the event an Adjustment Event occurs, the Finance Provider must:
- (a) amend the Agreed Repayment Arrangements so that the total amount of the remaining Charge Payments is equal to the sum of the Outstanding Funding and the Administrative Costs outstanding as at the date of the relevant Adjustment Event; and
 - (b) provide the Building Owner and Council with the amended **Schedule 3 – Agreed Repayment Arrangements** within five (5) Business Days of the Adjustment Date.
- 7.3 If the effect of the amendment is to reduce the amount outstanding to zero, no amendment is required.

Interest rate change

- 7.4 At any time between the Execution Date and the Commencement Date (both inclusive), the Finance Provider may provide to the Council and the Building Owner an amended **Schedule 2 – Funding Amount Schedule** to reflect any change in interest rates that affects the Finance Provider's own cost of funds in respect of compliance with its obligations under this agreement. The Finance Provider's own cost of funds will be determined in good faith by the Finance Provider. That amended Funding Amount schedule will, on and from the date on which it is provided to the Council and the Building Owner, be the Funding Amount schedule for the purpose of this agreement.
- 7.5 Not later than one (1) Business Day after the Finance Provider provides an amended **Schedule 2 – Funding Amount Schedule** to the Council and the Building Owner in accordance with clause 7.4, the Finance Provider must amend **Schedule 3 – Agreed Repayment Arrangements** to reflect the amended Funding Amount schedule and provide a copy of the amended **Schedule 3 – Agreed Repayment Arrangements** to the Council and the Building Owner. The amended **Schedule 3 – Agreed Repayment Arrangements** will become effective on the date provided to the Council and the Building Owner.

Building Owner bound by Amended Repayment Arrangement

- 7.6 The Building Owner agrees to be bound by and to comply with the amended Agreed Repayment Arrangements, whether or not the amended Agreed Repayment Arrangements increases or decreases the total amount of the remaining Charge Payments.

Refund of overpayments

- 7.7 If the Building Owner has made Charge Payments in excess of the Agreed Repayment Amount (as adjusted), then the Council must refund the excess amount to the Building Owner within twenty (20) Business Days of becoming aware of the overpayment and (if applicable) receiving remittance of the overpayment from the Finance Provider.
- 7.8 The Finance Provider must remit any overpayment received to the Council within ten (10) Business Days of being notified by the Council of the overpayment.

- 7.9 For the avoidance of doubt, nothing in this agreement requires the Council to refund any excess amount to the Building Owner if the Council has paid that amount to the Finance Provider and the Finance Provider has not remitted the excess amount to the Council under clause 7.8.

When Agreed Repayment Arrangements cease to apply

- 7.10 The Agreed Repayment Arrangements cease to apply when the Charge Obligations have been fully discharged by the Building Owner.

8. Enforcement

Council to give notice to Finance Provider

- 8.1 The Council must, as soon as is reasonably practicable, give notice in writing to the Finance Provider if the Council becomes aware of a failure by the Building Owner to pay by the due date any amount payable under the Charge Obligations.

Council's Enforcement Procedure

- 8.2 The parties agree that the Council may only vary the Enforcement Procedure if the Enforcement Procedure is or becomes inconsistent with applicable laws.

Council's enforcement action

- 8.3 The Council must use its best endeavours to take all necessary action to recover or enforce its rights for payment of the Environmental Upgrade Charge.

Sale of Land by Council

- 8.4 If the Council sells the Land as a result of the Building Owner's failure to pay the Environmental Upgrade Charge then:
- (a) the Environmental Upgrade Charge ceases to be a charge on the Land; and
 - (b) following the application of Proceeds of that sale to discharge any outstanding Charge Payments owed to the Council, if the Environmental Upgrade Charge is not fully discharged, the Building Owner remains liable to pay the outstanding amount.
- 8.5 Notwithstanding clause 8.4, the Council is not obliged to take any action against the Building Owner personally to recover any outstanding amount of the Environmental Upgrade Charge or Penalty Interest which remains unpaid.

Council's discretion regarding Enforcement

- 8.6 The parties agree that the Council:
- (a) may only waive or defer the enforcement of any unpaid Charge Payment if the waiver or deferral is in accordance with both:
 - (i) the process contained in the Enforcement Procedure; and
 - (ii) the Local Government Act and the Local Government Regulation (if applicable); and
 - (b) must notify the Finance Provider of any waiver or deferral of the enforcement of any unpaid Charge Payment it proposes to grant as contemplated under clause 8.6(a).

- 8.7 If the Council waives or defers the enforcement of any unpaid Charge Payment in accordance with clause 8.6, the Council is not liable to the Finance Provider for the Charge Payment which has been waived or deferred, unless that amount is actually received by the Council.

Rights of Finance Provider

- 8.8 Nothing in this clause 8 or any other provision of this agreement will prevent the Finance Provider from taking any action to enforce any of its rights against the Council (whether for breach by the Council of its obligations under this clause 8 or otherwise) including seeking declaratory orders, orders from a court for specific performance, the issue of an injunction or an award for damages.

9. No liability

- 9.1 For the avoidance of doubt, if the Council has used its best endeavours to take action to recover or enforce its rights against the Building Owner in relation to the Charge Payments, but has not received payment from the Building Owner of the Charge Payments, then the Council is not liable for:
- (a) any failure to receive payment from the Building Owner of the Charge Payments; or
 - (b) paying the Finance Provider any amount under clause 5.7 as if the Council had received that amount from the Building Owner.

10. Council's rights and remedies remain unfettered

- 10.1 The rights, powers and remedies of the Council under this agreement are in addition to other rights, powers and remedies provided to the Council by law independently of this agreement.
- 10.2 Nothing in this agreement limits or prevents the Council from exercising any rights, powers or remedies provided to the Council by law independently of this agreement, or otherwise obliges the Council to exercise its rights, powers or remedies in a manner which is inconsistent with its functions or powers.

11. Confirmations

Confirmations from Building Owner

- 11.1 The Building Owner confirms that, as at the Execution Date:
- (a) the Building is an Existing Building;
 - (b) the Building is used wholly or predominantly for commercial, industrial or other non-residential purposes;
 - (c) the Building is not a strata building (as defined in section 54C of the Local Government Act);
 - (d) it holds all Authorisations required as at the date of this agreement to undertake the Environmental Upgrade Works;
 - (e) the Council is not taken to have provided, or to have agreed to provide, any Authorisation solely by virtue of the Council being a party to this agreement; and

- (f) in the event that the Building Owner requires a Lessee to make a Contribution to any Environmental Upgrade Charge, the Lease:
 - (i) contains the specific agreement of the Lessee to make such Contribution; or
 - (ii) requires the Lessee's payment of Council charges for the Building.

12. Recovery of Contributions by Lessees

Contributions

- 12.1 The Building Owner may require the Lessees to make Contributions either:
 - (a) through existing lease provisions requiring payment by the Lessee of council rates and charges calculated in accordance with the Methodology and the terms of this agreement; or
 - (b) by specific agreement to make such a contribution through alternative arrangements as set out in a new or amended Lease.
- 12.2 If a Lessee is required to make Contributions under clause 12.1(a), the Contributions must not exceed a reasonable estimate, made by a suitably qualified consultant on behalf of the Building Owner, of the cost savings to be made by the Lessee as a consequence of the Environmental Upgrade Works in the period to which the Charge Payment relates.
- 12.3 The parties agree that the Contributions:
 - (a) will be calculated in accordance with the Methodology and/or any provisions of the applicable Lease (to the extent that the Lease addresses the payment by the Lessee of Council rates or charges for the Building) or any other written agreement between the Building Owner and the Lessee; and
 - (b) are set out in **Schedule 4 - Lessee cost savings estimation**.
- 12.4 The Building Owner must undertake an annual reconciliation of Contributions received from Lessees against the actual Lessee cost savings, wherever possible, as part of its preparation of the Annual Report (Building) and, in the event that the Lessee's Contribution is in excess of the cost savings, the Building Owner must reimburse each Lessee for any excess Contribution in that year.

13. Reporting

Reporting by Building Owner

- 13.1 On 1 August each year, the Building Owner must provide an Annual Report in accordance with **Schedule 8 - Annual Report (Building) Template** to the Council.
- 13.2 The Annual Report (Building) must include a notice which states that the Environmental Upgrade Works have been completed to the specifications set out in this agreement and provide details (if applicable) of any variations from, or defects associated with, the Environmental Upgrade Works (including but not limited to any part of the Environmental Upgrade Works that have not been completed).

14. Assignment and assumption of rights

Changes to Council

- 14.1 The functions of the Council under this agreement may be exercised by any successor council to which the assets, rights and liabilities of the Council are transferred if the Council amalgamates, merges or becomes subject to any similar arrangement with another council (as defined in the Local Government Act). For the avoidance of doubt, the assumption of rights and liabilities by a successor council does not require the consent of the Building Owner or the Finance Provider.

Assignment by Finance Provider

- 14.2 The Finance Provider must not assign or otherwise deal with its rights or novate its obligations under this agreement or allow any interest in them to arise or be varied, in each case, without the prior written consent of Council and the Building Owner (such consent not to be unreasonably withheld or delayed) unless the assignment and novation is to a Permitted Assignee.

Assignment by Building Owner

- 14.3 The Building Owner must not assign or otherwise deal with its rights or novate its obligations under this agreement or allow any interest in them to arise or be varied, in each case, without the prior written consent of the Finance Provider and the Council (such consent not to be unreasonably withheld or delayed).
- 14.4 For the avoidance of doubt, the entering into of a new lease of all or part of the Land shall not require the consent of the other parties. However, the Building Owner must register any new lease on the title to the Land as soon as reasonably practicable.

Accession Deed Poll

- 14.5 If an assignment and novation contemplated by this clause 14 involves the transfer of all of the rights and novation of all the obligations of a party under this agreement, the transferor must:
- (a) perform all necessary know your client / anti money laundering checks; and
 - (b) ensure that the transferee enters into and provides to each other party, a deed poll in the form of **Schedule 7 - Accession deed poll** under which the transferee agrees to be bound, with effect on and from the date of the deed poll, by the terms of this agreement as if it was originally named as a party to this agreement instead of the applicable party.

Release

- 14.6 On the date on which that executed deed poll is delivered to each other party to this agreement, the relevant transferor is released from all of its future obligations under this agreement (but for the avoidance of doubt is not released from any prior breach of this agreement).

15. Sale of Land and Subdivision

Sale of Land

- 15.1 The Building Owner must notify the Council and the Finance Provider:

- (a) of its intention to Dispose of the Land as soon as reasonably practicable after a decision is taken to sell the Land; and
 - (b) within two (2) Business Days of entering into a contract for the sale of the Land or otherwise entering into a transaction to Dispose of the Land.
- 15.2 The Building Owner must provide the Finance Provider with the details of the transferee of the Land and provide all reasonable assistance to enable the Finance Provider to undertake to its satisfaction, know your client / anti money laundering checks on the transferee, prior to the settlement of the sale or Disposal of the Land and the assignment of this agreement. For the avoidance of doubt, if a transferee fails to satisfy the Finance Provider's know your client / anti money laundering clause 15.4 shall apply.
- 15.3 The Building Owner must take all reasonable steps to assign in full all of its rights and novate its obligations under this agreement to the new owner prior to the completion of the contract for the sale of land.
- 15.4 If the Building Owner fails to procure the execution of a deed poll assigning all of its rights and novating all of its obligations under this agreement to the new owner on or before the date of completion of the contract for the sale of land, the Building Owner must:
- (a) notify the Council and the Finance Provider immediately; and
 - (b) repay the Outstanding Charge Amount in full to the Council in accordance with a notice that the Council shall issue.

Subdivision

- 15.5 The Building Owner must not, without the prior written consent of the Finance Provider and the Council (such consent not to be unreasonably withheld or delayed and which may be given conditionally), lodge a plan of subdivision for registration in respect of the Land.

Strata Subdivision

- 15.6 The Building Owner must fully discharge the Environmental Upgrade Charge before lodging a plan of Strata Subdivision for registration in respect of any part of the Building.

16. General

Notices

- 16.1 All notices must be:
- (a) in legible writing and in English;
 - (b) addressed to the recipient at the address or facsimile number set out in the Details or to any other address or facsimile number that a party may notify to the other;
 - (c) signed by the party, or where the sender is a company by the authorised officer(s) of that company or under the common seal of that company; and
 - (d) sent to the recipient by hand, prepaid post (airmail if to or from a place outside Australia) or facsimile); and
 - (e) if sent by email, in a form which:
 - (i) identifies the sender;

- (ii) is electronically signed by the sender or an authorised officer of the sender;
and
- (iii) clearly indicates the subject matter of the notice in the subject heading of the email,

provided that the recipient has not provided written notice to the other parties confirming that it does not wish to receive notices by email.

- 16.2 The parties consent to the method of signature contained in clause 16.1(e) and agree that it satisfies the requirements of applicable law for signature on service of notice by email.

Confidentiality

- 16.3 The parties acknowledge that Council may be required to disclose information about this agreement under the *Government Information (Public Access) Act 2009* (NSW).
- 16.4 Without derogating from clause 16.3, the commercial terms of this agreement are intended to be treated as commercial in confidence.
- 16.5 Each party agrees not to disclose information provided by any other party that is not publicly available (including the existence of or contents of this agreement) except:
- (a) to officers, employees, legal and other advisers and auditors of the parties; or
 - (b) to any party or any related entity of any party, provided the recipient agrees to act consistently with this clause 16.5; or
 - (c) with the consent of the party who provided the information (such consent not to be unreasonably withheld or delayed); or
 - (d) under section 603 of the Local Government Act in relation to certificates as to rates, charges and other amounts; or
 - (e) to the OEH to satisfy Council reporting obligations under section 28 of the Local Government Act; or
 - (f) as required by any law, regulation, regulatory or statutory body or stock exchange; or
 - (g) to Rating Agencies to the extent required by them.

Variation

- 16.6 A provision of this agreement, other than the amount of interest varied in accordance with clause 7.4, **Schedule 2 - Funding Amount Schedule** and **Schedule 3 - Agreed Repayment Arrangements**, must not be varied except in writing signed by each party.

Waiver

- 16.7 Without limitation to clause 8.2, a right created under this agreement is only waived, or a consent under this agreement is only given, if in writing signed by the party or parties to be bound.

Termination for convenience

- 16.8 At any time, this agreement may be terminated in writing signed by each of the parties.

Termination for default

- 16.9 If the Building Owner uses the Funding Amount provided to it on the terms set out in **Schedule 2 - Funding Amount Schedule** for any purpose other than for the purpose of paying the Environmental Upgrade Works Costs under the terms of this agreement or otherwise fails to carry out the Environmental Upgrade Works, the Council shall, upon receipt of evidence of the default, provide written notice to the Finance Provider.
- 16.10 The Finance Provider may, upon receiving written notice from Council in accordance with clause 16.9, in its complete discretion, direct the Council to terminate this agreement.
- 16.11 The Council must give the Building Owner at least one (1) month's notice in writing prior to the termination of this agreement.

Consequences of termination

- 16.12 If this agreement is terminated under clauses 16.8 or 16.9 to 16.11, the Building Owner must, on or prior to the date the termination takes effect:
- make a Prepayment of the aggregate amount of all Charge Payments which are then outstanding in accordance with clause 3.5;
- (a) pay any Break Costs that may be applicable in accordance with **Schedule 2 - Funding Amount Schedule**; and
 - (b) pay any outstanding Services Charges or Administrative Costs.

Severability

- 16.13 Part or all of any provision of this agreement that is illegal or unenforceable will be severed from this agreement and will not affect the continued operation of the remaining provisions of this agreement.

Counterparts

- 16.14 This agreement may consist of a number of copies, each signed by one or more parties. If so, the signed copies are treated as making up the one document.

Governing law

- 16.15 This agreement is governed by the law in force in New South Wales and each party submits to the non-exclusive jurisdiction of the courts of that place.

Entire Agreement

- 16.16 This agreement is the entire agreement of the parties in relation to its subject matter and supersedes all other representations, negotiations, arrangements, communications, understandings or agreements.

Additional Conditions

- 16.17 The parties agree that:
- (a) the Additional Conditions contained within **Schedule 1 - Additional Conditions** to this agreement are binding upon each of the parties; and
 - (b) to the extent of any inconsistency between the Mandatory Provisions and the Additional Conditions contained in **Schedule 1 - Additional Conditions**, the Mandatory Provisions shall prevail.

17. Definitions and Interpretation

17.1 Definitions

Additional Conditions means the conditions set out in **Schedule 1 - Additional Conditions**.

Administrative Costs means, as at a particular Charge Payment Date, any of the following to be paid as part of a Charge Payment:

- (a) a late payment fee, being the amount, or a part of the amount, charged for late payment of a Charge Payment, such amount being limited to cost recovery; and
- (b) a fixed fee for amendments to this agreement or the Charge Payments.

Adjustment Date means the date upon which the Agreement Repayment Amount is amended following an Adjustment Event.

Adjustment Event means any event specified in clause 7.1.

Agreed Repayment Arrangements means the arrangements relating to the payment of the Environmental Upgrade Works provided for by this Agreement and comprised of:

- (a) the Charge Payment Dates;
- (b) the Charge Payments;
- (c) the amount of, or a method for calculating, the Administrative Costs; and
- (d) the total Service Charges,

as set out in **Schedule 3 - Agreed Repayment Arrangements**, as amended from time to time in accordance with clause 7.

Annual Report (Building) means an annual report for each financial year in accordance with the template for annual reporting published by the OEH from time to time on the environmental performance of the Building that includes the following information:

- (a) if the Environmental Upgrade Works relate to energy or water consumption or efficiency improvements, actual energy and/or water use of the Building. If a NABERS rating is available for the Building, this should be in the form of an accredited NABERS rating for the Building; and
- (b) actual environmental savings relating to the Environmental Upgrade Works; and
- (c) financial savings and any costs incurred in relation to the Environmental Upgrade Works; and
- (d) where applicable, the total amount of Charge Payments passed on to Lessees.

Annual Report (Council) means the Council's annual report prepared in accordance with the template for the Council's annual reporting published by the OEH from time to time, in accordance with section 28 of the Local Government Act.

Authorisations means all licences, consents, authorisations, permits or approvals (including all heritage, planning and environmental approvals) necessary to carry out, develop, construct, operate or maintain the Environmental Upgrade Works.

Building means the Existing Building identified in Item 4 of the Details set out in clause 1.

Business Day means a day on which banks are open for general banking business in Sydney (excluding Saturdays, Sundays and public holidays in that place).

Charge Payment means each amount of the Environmental Upgrade Charge payable by the Building Owner to the Council on a Charge Payment Date (including any Service charges and Administrative Costs that have been applied in respect of that Charge Payment Date), as set out in **Schedule 3 - Agreed Repayment Arrangements** (either as a specified amount or as a method for calculating the amount).

Charge Payment Date means each date on which Charge Payment is due from the Building Owner to the Council as set out in the Agreed Repayment Arrangements.

Commencement Date means the date specified in Item 5 of the Details set out in clause 1.

Contribution means the amount to be paid by the Lessee to the Building Owner which, as at the Commencement Date, are described in the Lessee Cost Savings Estimation.

Dispose means to assign, transfer, otherwise dispose of or grant or permit or suffer the grant of any legal or equitable interest (either in whole or in part) whether by sale, lease, declaration or creation of a trust or otherwise.

Enforcement Procedure means the Council's procedure concerning the waiver, deferral, recovery and enforcement of the Environmental Upgrade Charge and any other charge made under part 2A of chapter 6 of the Local Government Act (by any means) as at the date of this agreement, as set out in **Annexure 1 - Enforcement Procedure**.

Environmental Improvement has the meaning given to that term in regulation 136A of the Local Government Regulation.

Environmental Upgrade Charge means the sum of all Charge Payments payable by the Building Owner to the Council in relation to the Environmental Upgrade Works under the this agreement and in accordance with the Local Government Act.

Environmental Upgrade Works means the works set out in **Schedule 5 - Environmental upgrade works and budget** (which may include any works in relation to the Building that result in an Environmental Improvement), but these works do not include any works carried out prior to the date of this agreement.

Existing Building has the meaning given to that term in section 54F(1) of the Local Government Act;

Funding Amount means the amount of funding to be advanced by the Finance Provider to the Building Owner as set out in **Schedule 2 - Funding Amount Schedule**.

Guidelines means the guidelines entitled "Guidelines for Environmental Upgrade Agreements" issued by the Minister for the Environment.

Land means the land upon which the Existing Building is located, as set out in item 4 of clause 1 Details.

Lease means an agreement under which a person grants to another person for value a right of occupation of premises.

Lessee means each lessee (other than the Building Owner) of the Land under a Lease and each lessee (other than the Building Owner) of the Land which becomes a lessee (other than the Building Owner) under a Lease.

Lessee Costs Savings Estimation means the estimate of lessee cost savings set out in **Schedule 4 – Lessee cost savings estimation** as amended from time to time in accordance with clause 1.1.

Local Government Act means the Local Government Act 1993 (NSW).

Local Government Regulation means the Local Government (General) Regulation 2005 (NSW).

Loss means any loss, damage, liability, cost or expense.

Mandatory Provisions means the Mandatory Provisions of the Environmental Upgrade Template as approved by the Director General of [insert date] which are set out as the operative provisions of this agreement and which must be complied with by each of the parties.

Methodology means the methodology by which the environmental and cost savings to be made by a Lessee arising from the Environmental Upgrade Works are calculated. Such methodology may include the requirements set out in the Guidelines (if applicable) and **Schedule 4 – Lessee cost savings estimation**. The Methodology may permit both savings made directly by the Lessee and a proportion of savings made by all occupants of the Building to be counted towards the cost savings made by the Lessee.

NABERS means the National Australian Built Environment Rating System.

New Lessee means a Lessee whose Lease has a commencement date after the date of this agreement.

OEH means the Office of Environment and Heritage, Department of Premier and Cabinet.

Outstanding Charge Amount means, as at any date, the sum of all Charge Payments payable by the Building Owner under this agreement, less the total amount of Charge Payments that have already been paid by the Building Owner as at that date.

Outstanding Funding means, at a particular date, the Funding Amount that has been advanced by the Financer to the Building Owner under this agreement, less the aggregate of all amounts paid by the Council to the Finance Provider under this agreement prior to that date, excluding amounts with respect to Penalty Interest paid by the Council to the Finance Provider as contemplated by clauses 5.7 or 6.4

Penalty Interest has the meaning given in clause 5.5.

Permitted Assignee means the assignment and novation that is permitted under clause 14 of this agreement.

Prepayment means each payment from the Building Owner to the Council by way of prepayment of all or part of the Environmental Upgrade Charge in accordance with clauses 3.5 and 3.6.

Proceeds means any amount received or recovered by the Council as a result of the exercise of its powers of enforcement with respect to the obligation of the Building Owner to pay the

Environmental Upgrade Charge, including the proceeds of a sale of the Building but excluding amounts with respect to interest paid by the Council to the Finance Provider as contemplated by clause 6.

Rating Agency means a company which evaluates the creditworthiness of organisations that issue debt in public markets and assigns a letter grade to the organisations ability to repay debt, including Moody's, Standard and Poor's and Fitch Ratings.

Service Charges means an amount applied by the Council on a one-off or periodic basis to cover the Council's reasonable costs of administering the collection of the Environmental Upgrade Charge, as set out in **Schedule 3 - Agreed Repayment Arrangements**.

Termination Date means the date of termination of this agreement as contemplated in clause 16.8.

Interpretation

17.2 In this Agreement, unless the context indicates a contrary intention:

- (a) headings are for convenience only and do not affect interpretation;
- (b) the expression "person" includes an individual, the estate of an individual, a corporation, an authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
- (c) a reference to any Party includes that Party's executors, administrators, successors and permitted assigns, including any person taking by way of novation and, in the case of a trustee, includes any substituted or additional trustee;
- (d) a reference to any document (including this Agreement) is to that document as varied, novated, ratified or replaced from time to time;
- (e) a reference to any statute or to any statutory provision includes any statutory modification or re-enactment of it or any statutory provision substituted for it, and all ordinances, by-laws, regulations, rules and statutory instruments (however described) issued under it;
- (f) words importing the singular include the plural (and vice versa), and words indicating a gender include every other gender;
- (g) references to Parties, clauses, schedules, exhibits or annexures are references to Parties, clauses, schedules, exhibits and annexures to or of this Agreement, and a reference to this Agreement includes any schedule, exhibit or annexure to this Agreement;
- (h) where a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning; and
- (i) the word "includes" in any form is not a word of limitation.

17.3 Additional Conditions adopted for the purposes of this agreement do not form part of the Mandatory Provisions, but if included in a schedule to this agreement shall form part of this agreement and be binding upon the parties.

Inconsistency

17.4 To the extent that there is any inconsistency between any documents, the order of priority of application is:

- (a) this agreement;
- (b) the schedules to this agreement; and
- (c) the other documents.

Execution

Executed as an agreement.

Insert appropriate execution clause for each party here

Schedule 1 - Additional Conditions

[Drafting Note: the parties have the option of inserting any additional conditions they consider necessary in this Schedule, including conditions set out in the document "EUA Additional Conditions"]

Schedule 2 - Funding Amount Schedule

[Drafting Note: The following table outlines minimum information to be provided by the Finance Provider to the Building Owner. The table has been provided as a guide only and is intended to be summarise the terms of the agreement between the Finance Provider and the Building Owner.]

Funding Amount Terms

Finance Provider Interest Rate	
Funding Term (years)	
Finance Provider Establishment Fee	

Funding Amount to be advanced by Finance Provider to Building Owner

Drawdown Date	Drawdown (Value \$)
Total Funding	[insert total]

Schedule 3 - Agreed Repayment Arrangements

[Drafting Note: the following table outlines minimum information to be provided by the Finance Provider and Council. The table has been provided as a guide only. Additional information or alternative formats may be submitted, or requested by other parties. Please add or delete rows as relevant to the loan terms.]

Repayments from Building Owner				
Payment Period	Charge Payment Date	Charge Payment Amount	Service Charges	Total Charge Payment
			<i>[insert one-off charge or insert recurring service charge for each Charge Payment]</i>	<i>[insert sum]</i>
Environmental Upgrade Charge				<i>[insert total sum of all Charge Payments]</i>

Administrative Costs

Amendment Fee
(as applicable) _____

Late Payment / Direct Debit Dishonour Fee
(as applicable, interest may apply) _____

Schedule 4 - Lessee cost savings estimation

[Drafting Note: the following table outlines an example of minimum information to be provided by the Building Owner and their representative. This Schedule only needs to be completed if the Building Owner intends to pass on upgrade costs to their Lessees(s). The table has been provided as a guide only. Additional information and/or alternative formats may be submitted, or requested by other parties. A Table would be allocated for each Lessee, with rows added depending on the term of the loan.]

Lessee 1: (Insert Name, Address, Net Lettable Area)						
Charge No.	Year	Charge payment period	Type of cost saving (water, electricity, waste etc.)	Estimated savings per quarter (kWh, m³) (a) Tenancy only (b) X% of house	Estimated savings per quarter (\$) (a) Tenancy only (b) X% of house	Maximum Lessee contribution in charge period
1						
2						
3						
4						
Total Annual Contribution by Lessee (\$):						
5						
6						
7						
8						
Total Annual Contribution by Lessee (\$):						
9						
10						
11						
12						
Total Annual Contribution by Lessee (\$):						

METHODOLOGY

Qualified professionals should describe all the relevant inputs used to calculate Lessee savings so that a Lessee can see how the contributions have been derived.

Schedule 5 - Environmental upgrade works and budget

[Drafting Note: the following table outlines the minimum information to be provided by the Building Owner and their representative. This table has been provided as a guide only. Additional information or alternative formats may be submitted, or requested by other parties. Please delete the blue example entry when submitting the Agreement.]

Upgrade Works	Schedule of Items / Equipment	Budget	Environmental Benefit
<i>For example: Install 100kW grid-connected solar photovoltaic system</i>	<i>• 400 x 250W monocrystalline panels</i>		<i>Reduce fossil fuel electricity use by XXMWh, saving XX Tonnes of CO₂ per annum</i>
	<i>• 6 x XYZ Inverters</i>		
	<i>• Metering supply and installation</i>		
	<i>• PV framing and installation</i>		
	<i>• Monitoring – Bluetooth smartweb box</i>		

Schedule 6 - Finance Provider Remittance Details

[Drafting Note: Finance Provider to insert bank details for remittance. The table below is a guide only and may be varied by the parties]

Loan Reference	
Financial Institution	
Account Name	
BSB	
Account Number	
Email for remittance advice	
Contact Name	
Contact Number	

Signed by Finance Provider:

Date:

--

Schedule 7 - Accession deed poll

Accession Deed Poll dated []

By: [Insert full name of relevant transferee] [Insert ABN] (Transferee)

In favour of: Each other party to the Environmental Upgrade Agreement, as defined below (**Beneficiary**)

1. Definitions and interpretation

- (a) **Environmental Upgrade Agreement** means the agreement entitled "Environmental Upgrade Agreement (NSW)" dated on or about [] between the Council, [] and [].
- (b) Unless otherwise defined, expressions used in this deed poll have the meanings given to them in the Environmental Upgrade Agreement.
- (c) Clause 1.2 of the Environmental Upgrade Agreement applies in this deed poll as if it was set out in full in this deed poll and as if all references in that clause to "this agreement" were references to this deed poll.

2. Agreements, confirmations and representations

The Transferee:

- (a) enters this deed poll for valuable consideration, the receipt of which is acknowledged; and
- (b) agrees to:
 - (i) become, with effect on and from the date of this deed poll, [the Council /the Building Owner/the Finance Provider] under the Environmental Upgrade Agreement;
 - (ii) be bound by the Environmental Upgrade Agreement in that capacity with effect on and from the date of this deed poll; and
 - (iii) comply with and perform its obligations as [the Council /the Building Owner/the Finance Provider] under the Environmental Upgrade Agreement.

3. Governing law

This deed poll is governed by the law applying in New South Wales.

4. Deed Poll

This document is executed as a deed poll by the Transferee in favour of each Beneficiary. Each Beneficiary has the benefit of this deed poll and is entitled to enforce this deed poll, whether itself or with any one or more other Beneficiaries even though it is not a party to this deed poll.

5. Attorneys

Each person who executes this deed poll on behalf of the Transferee under a power of attorney warrants that he or she has no notice of the revocation of that power or of any fact or circumstance that might affect his or her authority to execute this deed poll under that power,

Executed as a deed poll.

[Insert signing panel]

Schedule 8 - Annual Report (Building) Template

Reporting Year (Financial):

Section 1: Building Details

Street Number:	Street Name:
Suburb:	Postcode:
Council LGA:	
Primary Building Use (please circle): Office Retail Industrial Accommodation Other (please specify)	

Section 2: Owner Details

Name:	Contact Number:
Address:	
Email:	

Section 3: Completion

Have the Environmental Upgrade Works outlined in **Schedule 5 – Environmental upgrade works and budget** been completed? (please circle) Yes No

Provide details of any variations:

Section 4: Environmental Upgrade Work (EUW) Performance

Report only work performed in the Reporting Year. If works undertaken had more than one environmental benefit, please duplicate following table for each type of environmental benefit.

Anticipated savings are based on estimates in **Schedule 5 – Environmental upgrade works and budget**. Please report; energy savings in kWh or Megajoules AND tonnes of CO₂-e, water savings in kL, waste or material savings in tonnes or m³ for each type of waste or material, transport savings in tonnes of CO₂-e, pollution savings in ppm or mg/m³, and monitoring or other savings in tonnes of CO₂-e, if relevant. If all works have not been completed during the financial year, provide a summary of any works started and completed and/or started and not completed during the Reporting Year.

Environmental Benefit:
Description of Upgrade Work:

Date Commenced:	Cost Incurred:
Date Completed (or anticipated):	
Estimated Cost Savings:	Actual Cost Savings:
Estimated Environmental Savings:	Actual Environmental Savings:

Section 5: Lessee Pass Through

Were upgrade contributions collected from any lessees this financial year?	Yes No (please circle) Comment:
Were there any differences between the estimated lessee contribution amounts and the actual contribution amounts?	Yes No (please circle) Comment:
If the lessees were overcharged, has a reconciliation taken place?	Yes No (please circle) Comment:

Section 6: NABERS Details

Post-upgrade works, has the building achieved a NABERS accredited rating? Yes No (please circle)

If yes, please circle the relevant NABERS categories and note the number of stars achieved for that category:

Category	Type	Star Rating
Energy (without GreenPower)	Base Tenant Whole building	
Energy (with GreenPower) Water	Base Tenant Whole building	
Waste	Base Tenant Whole building	

Indoor Environment	Base Tenant Whole building	
--------------------	----------------------------------	--

Section 7: Summary and sign-off

Total cost incurred for all Environmental Upgrade Works carried out in the reporting year:

.....AUD

Total actual savings as a result of all Environmental Upgrade Works carried out in the reporting year:

.....AUD

Signed by Owner:

Date:

Annexure 1 - Enforcement Procedure

[Drafting Note: Council to annex its enforcement procedure]

Annexure 2 - Direct Debit Authority

[Drafting Note: Council to annex its standard direct debit authority form]

Annexure 3 - Energy Performance Contract

[Drafting Note: if an Energy Performance Contract is used, it may be referened in the Additional Conditions and annexed here.]

DELIVERY PROGRAM 2022/23–2025/26 OPERATIONAL PLAN 2022/23

MID-WESTERN REGIONAL COUNCIL



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MID-WESTERN REGIONAL COUNCIL

Address | 86 Market St, Mudgee, NSW 2850
Email | council@midwestern.nsw.gov.au

Telephone | 02 6378 2850
Fax | 02 6378 2815

Mayor | Councillor Des Kennedy
General Manager | Brad Cam



ACKNOWLEDGEMENT OF COUNTRY

Mid-Western Regional Council acknowledges the Wiradjuri people, the traditional custodians of the Wiradjuri Nation, we 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.

Welcome

More than 25,000 people call the Mid-Western Region home.

One of regional NSW's fastest growing areas, the region is the gateway to the Central West and Far West regions of the state. Just over 3 hours drive from Sydney and Newcastle, it is easily accessible and centrally located to other major regional centres.

Gulgong, Kandos, Mudgee and Rylstone townships are alive with visitors and families. The region has open spaces, parks and sporting facilities for activities and a large number of events held each year. Local markets celebrate culture by way of local produce and artisan creativity.

A key feature of the region's economy is its diversity. Business and investment is driven by five major industry sectors – agriculture, mining, construction, tourism and retail.

Each of these industries continues to provide job opportunities. The quality and diversity of the local labour force provides the region with a competitive edge.

Whilst the current labour force provides access to a wide range of skills and education levels, the future growth expected in the region will continue to increase the demand for new skills and qualifications.

Skilled workers such as engineers, builders, tradespeople, childcare and health professionals are likely to be in highest demand in the next three to five years.

Visitors to the region experience a real country community with heart, soul and spirit. Locals love the place they call home and are happy to share the surroundings with 691,000 visitors each year.

¹Gross Regional Product

FAST FACTS



Major Towns and Centres



Mudgee, Gulgong, Kandos and Rylstone

Major Industries



Agriculture, Mining, Tourism, Retail and Construction

Competitive Advantages



- Diverse and growing economic base
- Centrally located to Sydney, Newcastle and major regional centres in NSW
- Regular coach and air services
- Skilled workforce
- Strong business services sector
- Great lifestyle benefits
- Thriving tourism, arts and cultural sectors
- Adequate water supply

Message from the Mayor



I am proud to present the 2022/23 Operational Plan, the first for an all new Council, and one that sets out a clear path for Council spending over the next 12 months.

This budget represents \$91 million in capital expenditure with particular consideration given to maintaining existing service levels to our community. Population growth and meeting existing and future demand is a key consideration in this budget as well as the long term plan for Council. In contrast to other regional centres, our population continues to grow, with a 0.7% population increase between 2020 – 2021, as well as a 4.9% increase in registered businesses. Over the next 12 months, Council has committed to the

following major projects to service this growth and our existing community:

- \$3.3 million towards the expansion of Mudgee Landfill
- \$2.9 million towards the Mudgee Headworks Water Augmentation to increase the Water Treatment Plant capacity to cater for town growth
- \$2.8 million towards the extension of the Mudgee Water Distribution Project to ensure water distribution mains are in place to meet new development
- \$2.75 million for the expansion of the Mudgee Valley Park and \$365,200 for the Rylstone Caravan Park upgrade to provide more beds and accommodate the growing tourism demand

It's fantastic to see a number of major projects reach completion, like the Mudgee Regional Art Gallery, and those soon to reach completion, like Glen Willow Stage Two, and I am

pleased to confirm \$3 million has been committed towards the Glen Willow bridge looping to Putta Bucca Road.

This Operational Plan is the first of the new Council, elected in December 2021. The Council will serve a reduced term of less than three years after the previous Council term was extended to five years following the delay of Local Government Elections due to the COVID-19 pandemic.

We're certainly in a sound position as we look to the next 12 months, thanks to the diligence of our Finance Department. Your feedback on this plan is encouraged and submissions should be made to Council's General Manager during the 28-day public exhibition period.

DES KENNEDY
MAYOR

Message from the General Manager



This year's Operational Plan is accompanied by an all new Delivery Program 2022/23 – 2025/26 and the Towards 2040 Community Plan.

The Community Plan is Council's highest level strategic plan that has been created after months of extensive consultation with the community on where we are and where we would like to be. The Delivery Program is a four year plan that sets out actions to achieve these goals and the Operational Plan is an annual budget accounting for financials set aside for these projects and activities.

This year's Operational Plan demonstrates a strong commitment to maintain existing service levels across Council's 70 business units. As part of this, Council continues to maintain and upgrade infrastructure. One example of this is a \$4.4 million

commitment to the Rylstone and Kandos Sewer Augmentation to replace aged infrastructure and meet new EPA regulations.

Roads have always been, and continue to be, a major priority for Council with one of the goals in our Community Plan to deliver a high quality road network that is safe and efficient. To achieve this, Council has committed the following:

- \$2.3 million towards Hill End Road safety improvements
- \$1.7 million towards the seal extension of Coxs Creek Road
- \$1.3 million towards the Munghorn Gap road realignment and safety upgrade
- \$1.5 million towards the seal extension of Queens Pinch Road

As we plan for the future growth of our region some important documents have been funded for review including the Recreation Strategy and the Mudgee and Gulgong Urban Release Strategy. A further \$100,000 has been allocated towards an

Active Travel Network Plan, which will include the planning of cycleways and shared pathways to promote recreational walking and cycling.

The Operational Plan has been developed with consideration to Community Plan Proposals submitted by residents. Residents put forward a variety of submissions and Council has delivered on some of these requests with \$20,000 set aside for improvements to the Rylstone River Walk, and \$100,000 this year and \$216,000 ongoing annually for the Mid-Western Youth Services Program to provide youth-focused activities and events across the region.

Following the adoption of this Operational Plan, we will provide quarterly reporting on our progress, in addition to the Annual Report to outline achievements for the 2021/22 year.

BRAD CAM
GENERAL MANAGER

Your Council

Mid-Western Regional Council is represented by nine Councillors including a Mayor elected every two years from within.

Councillors are usually elected to a four year term, however this current term has been shortened to less than three years (due to the postponement of the 2020 election to 2021 because of the pandemic). The elections that occurred in December 2021 saw 52 candidates nominated to serve the Mid-Western Region, with Councillors Des Kennedy, Paul Cavalier, Katie Dicker, Alex Karavas, Sam Paine, Robbie Palmer, Phil Stoddart, Peter Shelley, and Percy Thompson elected.

Council elected Cllr Kennedy as Mayor, and Cllr Paine as Deputy Mayor for the period January 2022 to January 2024.

The next mayor and deputy mayor election will occur in February 2024 with the term running until September 2024, when the next general election of councillors will be held.



Integrated Planning and Reporting

The Mid-Western Region *Towards 2040* Community Plan is Council's highest level strategic plan and sets out the community's vision for the future - where we are, where we want to be and how we will get there. The Plan represents an opportunity to create and foster community based goals, values and aspirations - to drive a sustainable community that reconciles the economic, social, environmental and civic leadership priorities for the region.

TWO PLANS IN ONE

Delivery Program – Operational Plan

The Community Plan is supported by a four year Delivery Program; a Resourcing Strategy identifying the assets, people and funds required; an annual Operational Plan; and an end of term report on achievements. This suite of documents collectively forms Council's Integrated Planning and Reporting (IP&R) Framework.

The Delivery Program details all of the principal activities Council will undertake to achieve the goals established in the Community Plan. It has a fixed four year term aligned with the local government election cycle and is reviewed by the Incoming Council within 9 months of an election.

The Operational Plan has been integrated into the Delivery Program and sets out the projects and activities to which Council is committed to over the coming financial year, with measures, time-frames, and responsibilities identified.

TOWARDS 2040 INTEGRATED PLANNING AND REPORTING FRAMEWORK



RELATIONSHIP OF THE VARIOUS PLANS IN THE INTEGRATED, PLANNING AND REPORTING FRAMEWORK



Organisation Structure



Operational Plan Highlights



ROADS, BRIDGES AND FOOTPATHS

Council will invest \$30 million in roads, bridges and footpaths capital works in 2022/23:

- \$6.3 million as part of the three year \$25.6 million Dixons Long Point Crossing project
- \$3 million for the Bridge to Putta Bucca Road
- \$2.25 million for the last year of a four year \$5.18 million upgrade of Bylong Valley Way
- \$2.3 million for the final year of a \$4.97 million safety upgrade to Hill End Road
- \$1.3 million for the final year of a four year \$6.82 million upgrade of Wollar Road at Munghorn Gap
- \$5 million for seal extension works on local roads
- \$2 million for resheeting on unsealed local roads
- \$303,000 for footpaths works



WATER SUPPLY

- \$2.9 million for the Mudgee Water Headworks upgrade to meet future demand
- 2.8 million for the Mudgee Water Distribution to meet demands due to new development



SPORTS AND RECREATION INFRASTRUCTURE

- \$3.1 million as part of the two year \$5.7 million Putta Bucca Training Camp Facility
- \$700,000 for the Flirtation Hill Mudgee Plan works
- \$550,000 for refurbishments for field one at Glen Willow Regional Sporting Complex
- \$159,000 for an equipment upgrade at Robertson Park



ARTS AND CULTURE

- \$523,000 for completion of the \$8.1 million Mudgee Region Gallery and Cultural Precinct



CARAVAN PARKS

- \$2.75 million for the completion of the \$7.4 million expansion of the Mudgee Valley Park
- \$420,000 for the Cudgegong Waters Caravan Park kiosk and office
- \$365,000 for the completion of the \$449,000 upgrade at Rylstone Caravan Park amenities and grounds

Financial Statements by Nature

This table provides a summary of Council's budgeted income and expenditure for 2022/23 to 2025/26.

More detailed information on income and expenditure is provided in the following pages.

FINANCIAL ASSUMPTIONS

The 2022/23 budget projects total operating expenditure of \$79 million, and a capital works program of \$91 million. It shows a consistently sound financial position, and is structured around a financially sustainable long term position, whilst also increasing investment in renewal of existing infrastructure.

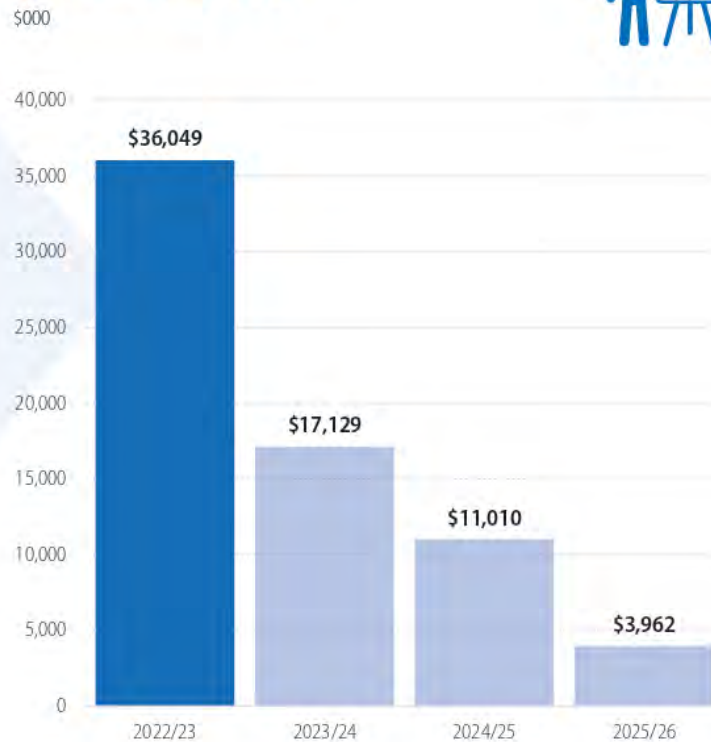
Council will be maintaining existing service levels whilst completing large multi-year grant funded capital projects and revising strategies in recreation and active travel networks to plan for the future.

The budget provides for a 0.7% increase in ordinary rates yield for the 2022/23 year, in line with the rate cap determined by the NSW Independent Pricing and Regulatory Tribunal (IPART).

\$'000s	2022/23	2023/24	2024/25	2025/26
Income				
Rates and Annual Charges	44,657	45,479	46,619	47,787
User Charges & Fees	16,740	17,263	17,661	17,969
Interest & Investment Revenue	1,404	1,314	1,253	1,312
Other Revenues	3,116	3,383	3,456	3,534
Grants & Contributions provided for Operating Purposes	9,928	13,934	14,718	15,313
Grants & Contributions provided for Capital Purposes	39,299	17,491	10,569	2,729
Total Income	115,144	98,865	94,275	88,645
Expenditure				
Employee Benefits & Oncosts	31,891	32,718	33,469	34,196
Borrowing Costs	651	718	681	641
Materials & Contracts	18,504	16,880	17,566	17,540
Depreciation & Amortisation	19,502	19,760	20,091	20,091
Impairment	0	0	0	0
Other Expenses	9,185	8,479	8,666	8,873
Net losses (gain) from the disposal of assets	(637)	3,182	2,793	3,341
Total Expenditure	79,096	81,736	83,265	84,683
Net Operating Result	36,049	17,129	11,010	3,962
Operating Result excluding Capital Grants & Contributions	(3,250)	(362)	441	1,233

Financial statements by nature (cont'd)

OPERATING RESULT



OPERATING RESULT BEFORE CAPITAL



Revenue

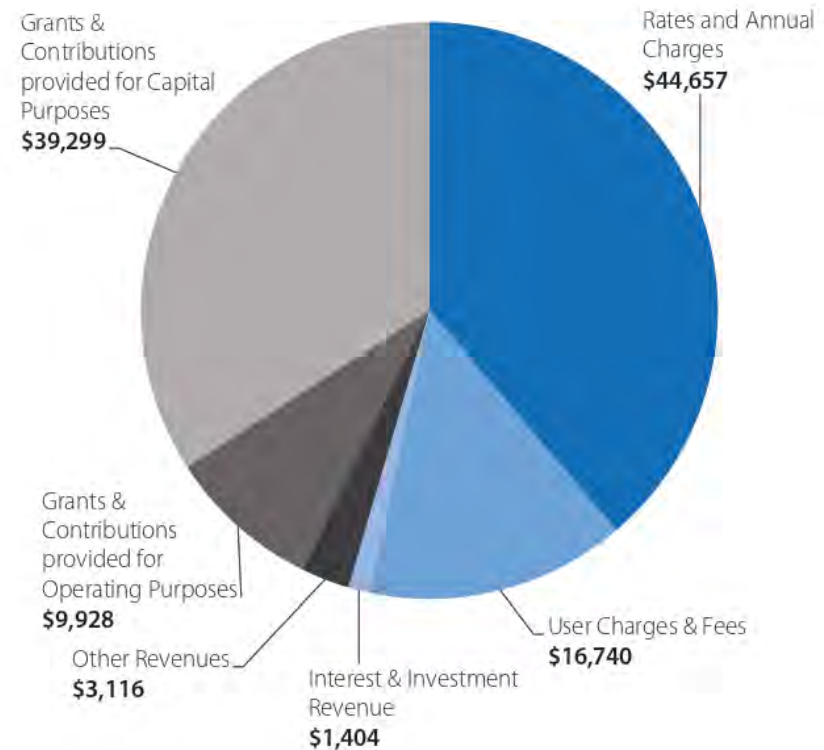
INCOME

Council receives money in the form of rates on residential, business, mining and farmland properties; interest on investment; government grants and subsidies; contributions from major industry; annual charge for services like water, sewer and waste; and user charges and fees.

Council's primary source of income is from Rates and Annual Charges of \$44.7 million or 40% of total income.

Council generates a significant portion of revenue from fees and charges associated with the provision of services and facilities such as swimming pools; contract works; planning and building regulation; water consumption; and waste management. This amounts to \$16.7 million or 15% of total revenue.

Grants and contributions from Government and Industry continue to be an important funding source for provision of services to, and maintenance and construction of infrastructure for the community. Council estimates to receive a total of \$39 million or 34% in grants and contributions for 2022/23.



Total Income 2022/23 = \$115,144 ('000s)

Revenue Policy

RATES

The total income that can be raised from levying rates on property is capped by IPART, which has determined that NSW Councils may increase general income from rates by a maximum of 0.7% in 2022/23. The proposed rate model applies the full IPART capped increase of 0.7% evenly across all rating categories.

Rate assessments are based upon property valuations (ad valorem), with minimum amounts applied where appropriate. No base amounts apply to the proposed rate structure. Annual rate liability shall be calculated based on the latest valuations received from the NSW Valuer General. Upon registration of a new strata plan or deposited plan Council will re-rate the property(s) from the commencement of the following quarter of the rating year.

For rating purposes, land in the Mid-Western Region is categorised as Farmland, Residential, Business or Mining with further subcategories existing for Residential and Business.

In February 2020 Council received from the NSW Valuer General updated land valuations with a base date of 1/7/2019 for all properties within our Local Government Area. The ad valorem amounts and the estimated yields cited in the table are compiled from these updated land values. After this time, Council may be issued with additional valuations as a result of objections or recent subdivision activity which could change the estimated yield from Ordinary rates.

Category	Sub Category	Minimum Amount	Ad Valorem (c in \$)	Estimated Yield
Farmland		\$713.74	0.445256	\$5,015,163
Rural Residential		\$713.74	0.625755	\$4,779,334
Urban Residential	Urban	\$713.74	0.625755	\$6,845,798
Business		\$713.74	0.845616	\$1,549,180
Business	Rylstone Aeropark	\$234.30	0.291816	\$18,436
Mining		\$713.74	2.240211	\$11,560,645
Estimated Total Yield from Ordinary rates				\$29,768,556



Estimated Total Yield = \$29,768,556

Revenue Policy (cont'd)

SPECIAL RATES

Council will continue to levy a Special Rate for the Hunter Valley Catchment within the defined area.

Special Rate	Minimum Amount	Ad Valorem (c in \$)	Estimated Yield
Hunter Catchment Contribution	-	0.01	\$67,296
Estimated Total Yield from Special Rates			\$67,296

CHARGES

Council will levy various charges which are incorporated in the attached Fees and Charges schedule.

Water Charges ^{1,2}

This charge will be levied on all rateable and non-rateable properties where the service is available.

Charge Type	Detail	Amount	Estimated Yield
Service Availability	20mm meter	\$173	\$1,794,422
	25mm meter	\$270	
	32mm meter	\$443	
	40mm meter	\$692	
	50mm meter	\$1,081	
	80mm meter	\$2,768	
	100mm meter	\$4,325	
	150mm meter	\$9,731	
Usage - per kL	Residential	\$3.42	\$4,364,239
	Business	\$3.42	\$992,601
	Raw Water	\$1.41	\$8,852
	Standpipe	\$6.23	\$272,784

¹ In relation to any multi-unit residential development, including any strata development, each unit will be levied a 20mm service availability charge. In relation to vacant land where a water meter is not connected, each property will be levied with a 20mm service availability charge.

² Charges are developed in conjunction with the Water 30 Year Financial Plan, which is compliant with the requirements of the State Government Best Practice Guidelines.

Revenue Policy (cont'd)

DOMESTIC WASTE MANAGEMENT INCLUDING TOWN RECYCLING

This charge will be levied on all rateable and non-rateable properties where the service is available.

Charge Type	Detail	Amount	Estimated Yield
Service availability	All locations	\$315	\$2,534,196

Where there is more than one service, the annual charge will be multiplied by the number of services.

GENERAL WASTE DISPOSAL

This charge will be levied on all rateable and non-rateable properties. The charge is based on all waste management costs, less the cost of providing domestic waste management services and the cost of street and parks litter bins.

Charge Type	Detail	Amount	Estimated Yield
Service availability	All locations	\$238	\$3,477,025

Where there is more than one service, the annual charge will be multiplied by the number of services¹.

¹ Except certain farmland property that can identify in the manner required by Council that they have a landholding that is comprised of multiple adjoining assessments, but with a lesser number of residences than assessments. They will be levied a charge for each residence on that holding.

² Charges are developed in conjunction with the Sewer 30 Year Financial Plan, which is compliant with the requirements of the State Government Best Practice Guidelines.

BUSINESS WASTE MANAGEMENT INCLUDING TOWN RECYCLING

This charge will be levied on all rateable and non-rateable properties where the service is available.

Charge Type	Detail	Amount	Estimated Yield
Service availability	All locations	\$244	\$170,124

Where there is more than one service, the annual charge will be multiplied by the number of services.

SEWERAGE CHARGES

This charge will be levied on all rateable and non-rateable properties where the service is available².

Charge Type	Detail	Amount	Estimated Yield
Service availability	Residential	\$944	\$6,850,013
	Non-Residential	\$527	\$367,557
Usage - Non Residential	Based on kLs of water that would reasonably be deemed to enter MWRC sewer schemes	\$3.02	\$725,437
Liquid Trade Waste - Annual Charge	Category 1 Discharger	\$104	\$800
	Category 2 Discharger	\$207	\$22,000
	Large Discharger	\$680	\$0
	Industrial Discharger	205-680	\$0
	Re-inspection Fee	\$100	\$0
Liquid Trade Waste - Category 1 without appropriate equipment	Per kilolitre	\$1.91	\$0
Liquid Trade Waste - Category 2 with appropriate equipment	Per kilolitre	\$1.91	\$30,573
Liquid Trade Waste - Category 2 without appropriate equipment	Per kilolitre	\$17.50	\$0

Borrowings

PROPOSED BORROWINGS

It is Council's intention to borrow money to support the following programmed works:

Project	Fund	2021/22	2022/23	2023/24	2024/25	2025/26
Solar Array	General	-	\$4,000,000	-	-	-
Mudgee Valley Park Expansion	General	5,000,000	\$2,400,000	-	-	-
New Tip Cell Construction	Waste	-	\$3,272,000	-	-	-
Rylstone & Kandos Sewer Augmentation	Sewer	-	-	\$5,000,000	-	-
West Mudgee Water Augmentation Extension	Water	-	-	-	\$3,000,000	-
Total		\$5,000,000	\$9,672,000	\$5,000,000	\$3,000,000	\$0

Funds are to be sourced from lending authorities approved by the Office of Local Government in accordance with the Ministerial Order on Borrowings. Security is in the form of a charge over Council's consolidated funds and income from any source.

Borrowings (cont'd)

EXISTING BORROWINGS

Purpose	Bank	Original Amount	Drawdown Date	Rate	Term	Annual Re-payments	Maturity Date	Principal Outstanding at 30 June 2022	Proposed 2022/23	Proposed 2023/24	Proposed 2024/25	Proposed 2025/26
Water Fund - Mudgee Augmentation Project	CBA	\$3,635,000	29/06/2004	6.56%	20 years	\$325,538	29/4/2024	\$600,893	\$310,072			
Water Fund - Mudgee Augmentation Project	CBA	\$900,000	10/06/2005	5.93%	20 years	\$76,934	28/4/2025	\$208,598	\$143,081	\$73,639		
General Fund - Saleyards Lane Subdivision ¹	TCorp	\$1,000,000	8/11/2019	2.02%	10 years	\$110,942	8/11/2029	\$768,515	\$672,615	\$574,768	\$474,935	\$373,074
General Fund - Swimming Pools	NAB	\$4,467,000	14/02/2013	5.52%	10 years	\$577,924	28/10/2022	\$281,180				
Sewer Fund - Mudgee Augmentation	NAB	\$9,765,844	14/02/2013	2.68%	20 years	\$841,050	31/12/2031	\$7,013,106	\$6,392,992	\$5,757,485	\$5,103,066	\$4,431,039
Total		\$19,767,844				\$1,932,388		\$8,872,293	\$7,518,760	\$6,405,892	\$5,578,000	\$4,804,113

¹ Saleyards Lane Subdivision Loan proudly funded by the NSW Government's Low Cost Loans Initiative – enabling Council to receive a 50 per cent reimbursement of loan interest.

Expenditure

EXPENDITURE

Council continues to invest as much money as possible into the renewal of existing infrastructure to ensure it is in a satisfactory and serviceable condition.

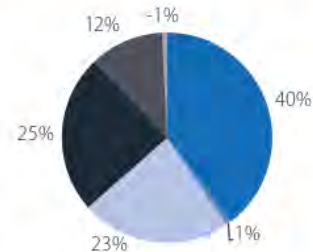
Council also continues to invest in new infrastructure to meet the demands of a growing community.

Council's major operating cash outflows include \$31.9 million (40%) employee benefits and oncosts for approximately 357 full time equivalent employees; materials and contractors \$18.5 million (23%); and other expenses such as electricity \$1.6 million, NSW RFS Levy \$1 million and insurances \$1.1 million.

ASSET MANAGEMENT

Council owns and maintains over half a billion dollars' worth of infrastructure including roads, parks, buildings, swimming pools, sports grounds, stormwater drainage, water and sewer networks, footpaths, buildings, and waste management facilities. These assets, which are used by the community every day, deteriorate over time, and require ongoing maintenance and renewal or replacement to keep them in a satisfactory condition.

OPERATING EXPENDITURE BEFORE CAPITAL



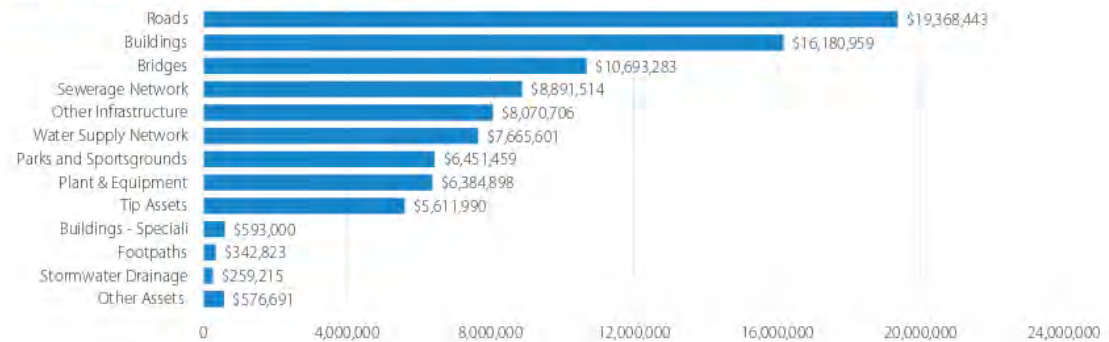
TOTAL EXPENDITURE = \$79.1 M

- Employee costs
- Depreciation and amortisation
- Borrowing costs
- Other expenses
- Materials and contracts
- Loss on disposal of assets

CAPITAL EXPENDITURE (\$000)



CAPITAL EXPENDITURE BY ASSET TYPE (\$000)

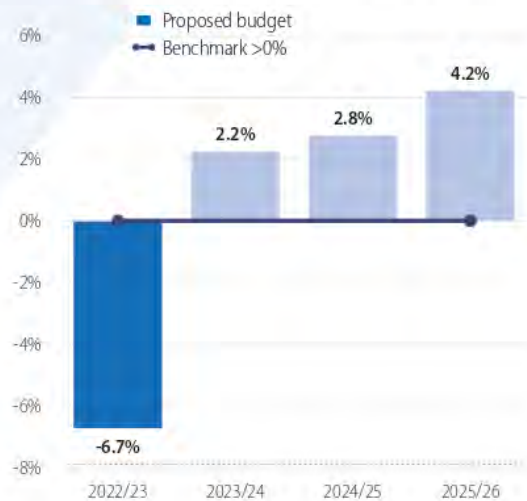


Performance Measures

OPERATING PERFORMANCE RATIO

This ratio measures operating expenditure against operating revenue. It is important to distinguish that this ratio is focusing on operating performance and hence capital grants and contributions, fair value adjustments and reversal of revaluation decrements are excluded.

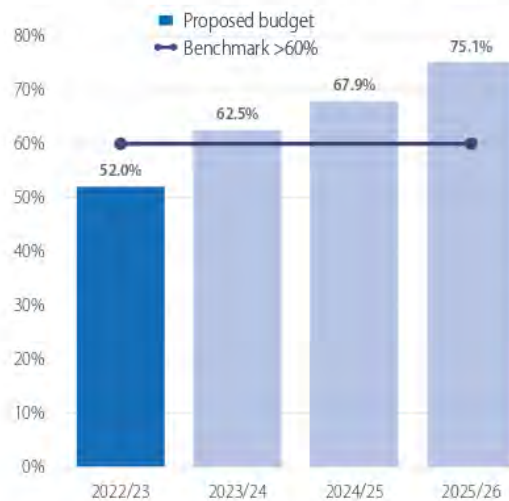
The benchmark is greater than 0%.



OWN SOURCE OPERATING REVENUE RATIO

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions. Council's financial flexibility is improved by a higher level of own source revenue.

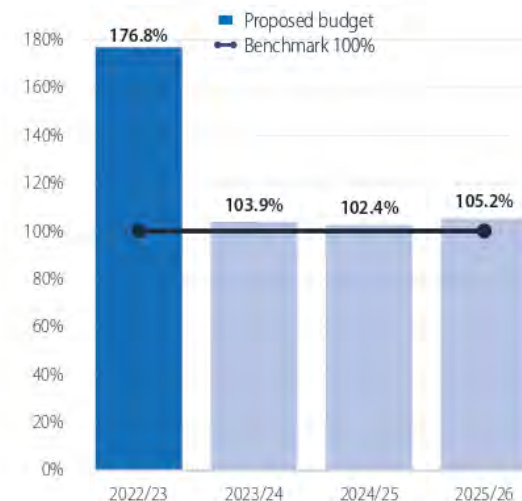
The benchmark is equal to or greater than 60%.



BUILDINGS AND INFRASTRUCTURE ASSET RENEWAL RATIO

This ratio assesses the rate at which assets are being renewed against the rate at which they are depreciating.

The benchmark is 100%.



*All ratios exclude Water and Sewer funds as per the fit for future (FFTF) benchmarking.

Cash Reserves

INTERNALLY RESTRICTED RESERVES BALANCES

Internally Restricted Reserves are funds that Council has determined to use for a specific purpose. Council may resolve to change the purpose of these funds.

Closing Balance (\$'000)	Estimated 2021/22	Proposed 2022/23	Proposed 2023/24	Proposed 2024/25	Proposed 2025/26
Internal Reserves					
Employee Leave Entitlements	3,195	3,297	3,400	3,506	3,613
Land Development	1,151	4,442	4,442	4,442	4,442
Election	76	156	236	66	146
Plant Replacement	6,510	4,066	4,217	3,807	3,664
Asset Replacement	3,730	2,678	3,178	3,951	4,748
Capital Program	4,291	1,339	2,281	3,249	4,206
Livestock Exchange	34	34	34	34	34
State Roads Warranty	388	388	388	388	388
Future Fund	1,120	1,470	1,870	2,270	2,670
Community Plan	395	-	-	-	-
Seal Extension Program	2,239	1,554	1,154	754	354
Other Internal Restrictions	5,615	-	-	-	-
Total Internal Reserves	23,129	19,425	21,202	22,467	24,267

Cash Reserves (cont'd)

EXTERNALLY RESTRICTED RESERVES BALANCES

Externally Restricted Reserves are where legislation governs the use of the funds. These funds must be spent for the specific purpose defined and cannot be used by Council for general operations.

Closing Balance (\$'000)	Estimated 2021/22	Proposed 2022/23	Proposed 2023/24	Proposed 2024/25	Proposed 2025/26
External Reserves					
Waste	3,515	1,652	1,029	775	1,389
Sewer	11,243	6,634	593	1,779	2,683
Water	8,383	7,816	5,515	2,938	554
Community Services	77	77	77	77	77
Community Tenancy Scheme - Walter & Denison St Units	262	309	357	405	455
Family Day Care	99	56	12	-0	-0
Bequest - Simpkins Park	101	101	101	101	101
Community Transport Vehicle Replacement	310	310	310	310	310
Public Road Closure Compensation	1,080	1,080	1,080	1,080	1,080
Total External Reserves	25,070	18,035	9,073	7,465	6,648
TOTAL INTERNAL AND EXTERNAL RESERVES	48,199	37,460	30,275	29,932	30,915

Cash Reserves (cont'd)

OTHER EXTERNAL RESTRICTIONS

Council receives other income such as developer contributions and grant funding that must be used for the specific purpose in which it was received.

Closing Balance (\$'000)	Estimated 2021/22	Proposed 2022/23	Proposed 2023/24	Proposed 2024/25	Proposed 2025/26
Other External Restrictions					
Developer Contributions	5,418	5,000	5,277	5,558	5,846
Development Servicing Plan Water Supply	7,751	3,756	2,867	3,516	1,830
Development Servicing Plan Sewerage	4,206	3,451	1,224	1,502	1,786
Voluntary Planning Agreements	4,199	4,695	5,301	6,074	6,865
Total Developer Contributions	21,574	16,903	14,669	16,650	16,327
Unspent Funds					
Unspent Grants	550	597	645	694	744
Contract Liabilities	12,688	12,688	12,688	12,688	12,688
Total Unspent Funds	13,238	13,285	13,333	13,382	13,432
TOTAL OTHER RESTRICTIONS	34,812	30,188	28,002	30,032	29,759

Key Themes in Community Strategic Plan

The Towards 2040 Community Plan sets out the community vision for the future – where we are, where we want to be, how we will get there and how we know that we are there.

The Plan represents an opportunity for Council and the community to strategically create and foster sustainable communities that reflect local values and aspirations. It allows the community to define and reconcile the economic, social, cultural and environmental priorities for the region.

The Towards 2040 Community Plan was developed following an extensive consultation process in which over 1,500 residents participated in varying forms.

The key strategies and priorities identified are outlined below.

- 1.1 A safe and healthy community
- 1.2 Vibrant towns and villages
- 1.3 Effective and efficient delivery of infrastructure
- 1.4 Meet the diverse needs of the community and create a sense of belonging

- 3.1 A prosperous and diversified economy
- 3.2 An attractive business and economic environment
- 3.3 A range of rewarding and fulfilling career opportunities to attract and retain residents



- 2.1 Protect and enhance our natural environment
- 2.2 Provide total water cycle management
- 2.3 Live in a clean and environmentally sustainable way

- 4.1 High quality road network that is safe and efficient
- 4.2 Efficient connection of the region to major towns and cities
- 4.3 An active travel network within the region

- 5.1 Strong civic leadership
- 5.2 Good communications and engagement
- 5.3 An effective and efficient organisation

Looking After Our Community

Our planning framework of goals, strategies, and actions is built around five key themes.



Fire Protection – RFS

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.4

Work with key partners and the community to reduce crime, anti-social behaviour and improve community health and safety.

→ *Work effectively with State Agency partners to maintain and enhance public safety.*

Project

Participate in review of Emergency Plan as required.



\$740k

Council's NSW Rural Fire Fighting Fund Levy



Did you know?

Council administers payment of the maintenance and repairs expenses for the Cudgegong District



LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
NATURAL ENVIRONMENT

BUILDING A STRONG
LOCAL ECONOMY

CONNECTING OUR
REGION

GOOD
GOVERNMENT

Fire Protection – RFS | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	(6)	(6)	(6)	(7)
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	370	378	388	397
Grants & Contributions - Capital	8,591	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	8,955	372	381	391
Expenditure				
Employee Benefits & Oncosts	58	60	61	63
Borrowing Costs	0	0	0	0
Materials & Contracts	230	195	199	204
Depreciation & Amortisation	150	150	150	150
Other Expenses	946	957	976	1,000
Total Expenditure	1,384	1,361	1,387	1,417
Net Operating Surplus (Deficit)	7,571	(989)	(1,006)	(1,026)

LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
NATURAL ENVIRONMENT

BUILDING A STRONG
LOCAL ECONOMY

CONNECTING OUR
REGION

GOOD
GOVERNMENT

Animal Control

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.4

Work with key partners and the community to reduce crime, anti-social behaviour and improve community health and safety.

➔ *Effective animal control regulation.*

Strategy 2.1.4

Control invasive plant and animal species.

➔ *Collaborate with agencies to manage feral animals.*



272

Companion animals were registered through Council



246

of seized animals were able to be re-homed or returned



LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
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Animal Control | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	8	8	8	8
Interest & Investment Revenue	0	0	0	0
Other Revenues	77	78	79	81
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	85	86	88	90
Expenditure				
Employee Benefits & Oncosts	185	188	192	196
Borrowing Costs	0	0	0	0
Materials & Contracts	67	67	69	70
Depreciation & Amortisation	5	5	5	5
Other Expenses	4	4	5	5
Total Expenditure	261	266	271	276
Net Operating Surplus (Deficit)	(176)	(180)	(183)	(187)



LOOKING AFTER
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Emergency Services | Budget

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.4

Work with key partners and the community to reduce crime, anti-social behaviour and improve community health and safety.

➔ *Work effectively with State Agency partners to maintain and enhance public safety.*

Project

Participate in review of Emergency Plan as required.



\$50k

Council's expected
NSW SES levy



\$71k

Council's expected
NSW Fire and
Rescue Levy



LOOKING AFTER
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Emergency Services | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	(1)	(1)	(1)	(1)
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	79	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	78	(1)	(1)	(1)
Expenditure				
Employee Benefits & Oncosts	13	14	14	14
Borrowing Costs	0	0	0	0
Materials & Contracts	80	1	1	1
Depreciation & Amortisation	18	18	18	18
Other Expenses	124	127	130	133
Total Expenditure	235	159	162	166
Net Operating Surplus (Deficit)	(157)	(160)	(163)	(167)

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Public Order and Safety Order

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.4

Work with key partners and the community to reduce crime, anti-social behaviour and improve community health and safety.

- ➔ *Support and implement programs which aim to reduce anti-social behaviour.*
- ➔ *Maintain clean and attractive streets and public spaces where people feel safe.*



3 pieces of legislation

Rangers act in accordance with 3 main Acts:

1. Local Government Act
2. Roads Act
3. Inclosed Lands Act



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Public Order and Safety Order | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	2	2	2	2
Interest & Investment Revenue	0	0	0	0
Other Revenues	57	58	59	60
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	59	60	61	62
Expenditure				
Employee Benefits & Oncosts	179	183	186	190
Borrowing Costs	0	0	0	0
Materials & Contracts	13	13	13	13
Depreciation & Amortisation	1	1	1	1
Other Expenses	2	2	2	2
Total Expenditure	195	198	202	206
Net Operating Surplus (Deficit)	(136)	(139)	(141)	(144)

LOOKING AFTER
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Public Health

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.4

Work with key partners and the community to reduce crime, anti-social behaviour and improve community health and safety.

➔ *Effective public health regulation and continuing education.*



138

Fixed food premises inspected each year



30

Temporary food stalls inspected each year



LOOKING AFTER
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Public Health | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	140	141	144	147
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	140	141	144	147
Expenditure				
Employee Benefits & Oncosts	264	270	275	281
Borrowing Costs	0	0	0	0
Materials & Contracts	5	5	5	5
Depreciation & Amortisation	0	0	0	0
Other Expenses	46	46	47	48
Total Expenditure	315	321	327	334
Net Operating Surplus (Deficit)	(175)	(179)	(183)	(186)



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Health Other

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.2

Work with key partners and the community to lobby for effective health services in our region.

- ➔ *Explore funding opportunities for improved health services and work in partnership with Western Local Area Health Network to promote health projects.*

Strategy 1.1.3

Support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles.

- ➔ *Promote and support programs aimed at increasing community health and wellbeing.*



\$5.7k

Assistance provided to support rural doctors



\$6.5k

University of Wollongong scholarship



\$30k

Healthy Communities program

LOOKING AFTER
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Health Other | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	0	0	0	0
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	36	36	37	38
Depreciation & Amortisation	0	0	0	0
Other Expenses	7	7	7	7
Total Expenditure	42	43	43	44
Net Operating Surplus (Deficit)	(42)	(43)	(43)	(44)

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Community Services Administration

PLANNING STRATEGIES AND ACTIONS

Strategy 1.2.4

Maintain and promote the aesthetic appeal of the towns and villages within the region.

- ➔ *Maintain and beautify civic open space and street access areas within towns and villages in the region.*

Strategy 1.4.1

Support programs which strengthen the relationships between the range of community groups.

- ➔ *Work with lead agencies to ensure adequate provision of a range of services.*
- ➔ *Promote volunteering through the community.*



Did you know?

Community Services supports programs focused on Aged | Disabled | Youth | Arts | Family Day Care | Housing



\$123k
Targeted Early Intervention Program

LOOKING AFTER
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Community Services Administration | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	97	99	102	104
Grants & Contributions - Operating	236	128	130	133
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	333	227	232	237
Expenditure				
Employee Benefits & Oncosts	397	314	321	327
Borrowing Costs	0	0	0	0
Materials & Contracts	39	65	25	26
Depreciation & Amortisation	0	0	0	0
Other Expenses	56	50	52	53
Total Expenditure	492	429	397	406
Net Operating Surplus (Deficit)	(159)	(202)	(166)	(169)

LOOKING AFTER
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Family Day Care

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.1

Maintain the provision of high quality, accessible community services that meet the needs of our community.

➔ *Provide comprehensive community support programs that embrace social justice, access and equity.*

Project

Provide a Family Day Care Service.



12

Educators serving our region



Did you know?

Family Day Care services the Mid-Western Region, as well as Wellington



98

Children enrolled



LOOKING AFTER
OUR COMMUNITY

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Family Day Care | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	106	107	109	112
Interest & Investment Revenue	0	0	0	0
Other Revenues	2	2	2	2
Grants & Contributions - Operating	510	515	525	537
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	618	624	637	651
Expenditure				
Employee Benefits & Oncosts	167	171	175	179
Borrowing Costs	0	0	0	0
Materials & Contracts	15	15	15	16
Depreciation & Amortisation	0	0	0	0
Other Expenses	474	478	488	499
Total Expenditure	655	664	678	694
Net Operating Surplus (Deficit)	(37)	(40)	(41)	(43)



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Youth Services

PLANNING STRATEGIES AND ACTIONS

Strategy 1.4.1

Support programs which strengthen the relationships between the range of community groups.

➔ *Provide youth representation through the Youth Council.*



Youth Council

Provides an opportunity for young people in the region to have a voice in helping determine Council's priorities and highlight issues.



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Youth Services | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	2	2	2	2
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	2	2	2	2
Expenditure				
Employee Benefits & Oncosts	104	106	108	110
Borrowing Costs	0	0	0	0
Materials & Contracts	212	110	108	106
Depreciation & Amortisation	0	0	0	0
Other Expenses	3	3	3	3
Total Expenditure	318	218	219	219
Net Operating Surplus (Deficit)	(316)	(216)	(216)	(216)

LOOKING AFTER
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Aged and Disabled

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.1

Maintain the provision of high quality, accessible community services that meet the needs of our community.

- ➔ *Provide comprehensive community support programs that embrace social justice, access and equity.*

Strategy 1.4.1

Support programs which strengthen the relationships between the range of community groups.

- ➔ *Provide meaningful employment to members of the disabled community.*

Strategy 1.4.3

Provide equitable access to a range of places and spaces for all in the community.

- ➔ *Public facilities to be accessible.*



9,451

Number of Meals on Wheels delivered in 2020/21*



4,753

Number of Community Transport trips completed in 2020/21



360,000+ kilometres travelled by Community Transport

*main, sweet, roast, sandwich, soup

LOOKING AFTER
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Aged and Disabled | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	145	147	151	154
Interest & Investment Revenue	0	0	0	0
Other Revenues	356	363	372	381
Grants & Contributions - Operating	508	519	532	545
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	10	10	10	11
Total Income	1,019	1,040	1,064	1,090
Expenditure				
Employee Benefits & Oncosts	480	490	499	509
Borrowing Costs	0	0	0	0
Materials & Contracts	207	210	214	220
Depreciation & Amortisation	38	38	38	38
Other Expenses	364	372	381	390
Total Expenditure	1,089	1,109	1,133	1,158
Net Operating Surplus (Deficit)	(70)	(70)	(69)	(67)



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Housing

PLANNING STRATEGIES AND ACTIONS

Strategy 1.2.3

Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.

➔ *Promote affordable housing options across the region.*

Project

Provide funding to lease emergency housing for women and children leaving family violence.



\$97k

Partnering with Housing Plus for crisis accommodation in the region



13

Number of Council owned low cost units provided in the region



LOOKING AFTER
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Housing | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	65	66	67	69
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	65	66	67	69
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	19	18	19	19
Depreciation & Amortisation	28	28	28	28
Other Expenses	98	100	103	105
Total Expenditure	145	147	150	153
Net Operating Surplus (Deficit)	(80)	(81)	(82)	(84)

LOOKING AFTER
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Town Planning

PLANNING STRATEGIES AND ACTIONS

Strategy 1.2.1

Respect and enhance the historic character of our region and heritage value of our towns and villages.

- ➔ *Review Development Control Plan.*
- ➔ *Heritage advisory services and heritage conservation.*
- ➔ *Support and assist preservation of important historical sites in the region.*

Strategy 1.2.3

Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.

- ➔ *Ongoing monitoring of land release and development.*



432

Development Applications
assessed in 2020/21



LOOKING AFTER
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Town Planning (cont'd)

PLANNING STRATEGIES AND ACTIONS

Strategy 1.2.4

Maintain and promote the aesthetic appeal of the towns and villages within the region.

- ➔ *Application of appropriate building and development controls to protect and enhance the natural and built environment in the region.*



\$28.9k

Funding for local heritage conservation

LOOKING AFTER
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Town Planning | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	298	304	312	320
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	12	12	12	12
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	309	316	324	332
Expenditure				
Employee Benefits & Oncosts	1,338	1,365	1,391	1,419
Borrowing Costs	0	0	0	0
Materials & Contracts	241	192	195	199
Depreciation & Amortisation	0	0	0	0
Other Expenses	290	294	301	308
Total Expenditure	1,869	1,851	1,888	1,927
Net Operating Surplus (Deficit)	(1,559)	(1,535)	(1,564)	(1,595)

LOOKING AFTER
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Public Cemeteries

PLANNING STRATEGIES AND ACTIONS

Strategy 1.3.1

Provide infrastructure and services to cater for the current and future needs of our community.

➔ *Manage and maintain cemeteries throughout the region.*



11

Town and rural cemeteries



\$16k

Allocated each year for additional capital works



LOOKING AFTER
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Public Cemeteries | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	300	303	309	316
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	300	303	309	316
Expenditure				
Employee Benefits & Oncosts	283	288	294	300
Borrowing Costs	0	0	0	0
Materials & Contracts	210	212	217	222
Depreciation & Amortisation	49	50	50	50
Other Expenses	117	118	120	123
Total Expenditure	659	668	681	694
Net Operating Surplus (Deficit)	(359)	(365)	(372)	(378)

CAPITAL EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Gulgong Cemetery Road Upgrade	30	0	0	0
Cemetery Capital Program	16	17	17	17
Total	46	17	17	17

LOOKING AFTER
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Public Conveniences

PLANNING STRATEGIES AND ACTIONS

Strategy 1.3.1

Provide infrastructure and services to cater for the current and future needs of our community.

- *Manage and maintain sportsgrounds, parks, reserves and playgrounds across the region.*



\$98k

For upgrades at
Kandos Rotary Park



LOOKING AFTER
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Public Conveniences | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	50	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	0	0	50	0
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	71	72	73	75
Depreciation & Amortisation	9	9	10	10
Other Expenses	3	3	3	3
Total Expenditure	83	84	87	88
Net Operating Surplus (Deficit)	(83)	(84)	(37)	(88)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Public Toilets - Mudgee Riverside Walking Track	0	0	100	0
Public Toilets - Rotary Park Kandos Upgrade	98	0	0	0
Public Toilets - Capital Upgrades - Budget Only	0	99	101	103
Total	98	99	201	103

LOOKING AFTER
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Public Libraries

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.1

Maintain the provision of high quality, accessible community services that meet the needs of our community.

➔ *Provide customer focused library and information services.*



4

Libraries in the
Mid-Western Region



76,000+

Books borrowed
each year



Mobile Library

Servicing Cooks Gap | Ulan | Cooyal
Wollar | Hargraves | Lue | Ilford
Goolma



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Public Libraries | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	7	7	7	8
Interest & Investment Revenue	0	0	0	0
Other Revenues	34	35	36	36
Grants & Contributions - Operating	127	128	131	133
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	168	170	174	177
Expenditure				
Employee Benefits & Oncosts	831	844	861	878
Borrowing Costs	0	0	0	0
Materials & Contracts	215	219	223	228
Depreciation & Amortisation	236	240	245	245
Other Expenses	93	94	96	98
Total Expenditure	1,375	1,397	1,425	1,450
Net Operating Surplus (Deficit)	(1,207)	(1,227)	(1,252)	(1,272)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Library Books	95	95	97	99
Total	95	95	97	99

LOOKING AFTER
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Community Centres

PLANNING STRATEGIES AND ACTIONS

Strategy 1.4.2

Support arts and cultural development across the region.

➔ *Provision of meeting and exhibition space.*

Project

Promote the use of community buildings and make available at reasonable cost.



\$80k

Refurbishment to the
Community Centre at
70 Court Street, Mudgee



LOOKING AFTER
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Community Centres | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	0	0	0	0
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	64	64	66	67
Depreciation & Amortisation	16	16	16	16
Other Expenses	24	24	24	25
Total Expenditure	103	104	106	108
Net Operating Surplus (Deficit)	(103)	(104)	(106)	(108)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Hargraves Court House Building – External Works	57	0	0	0
70 Court Street - Refurbishment Works	80	0	0	0
Total	137	0	0	0

LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
NATURAL ENVIRONMENT

BUILDING A STRONG
LOCAL ECONOMY

CONNECTING OUR
REGION

GOOD
GOVERNMENT

Public Halls

PLANNING STRATEGIES AND ACTIONS

Strategy 1.3.1

Provide infrastructure and services to cater for the current and future needs of our community.

- ➔ *Manage, plan and maintain buildings and other assets across the region.*

Strategy 1.4.2

Support arts and cultural development across the region.

- ➔ *Provision of meeting and exhibition space.*

Project

Promote the use of community buildings and make available at reasonable cost.

Strategy 1.4.3

Provide equitable access to a range of places and spaces for all in the community.

- ➔ *Public facilities to be accessible.*
- ➔ *Coordinate the provision of local community centres and halls for community use.*



\$40k

Mudgee Town Hall
Upgrades



\$40k

Kandos Library and Hall
Upgrades



LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
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Public Halls | Budget

LOOKING AFTER
OUR COMMUNITY

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	12	12	12	12
Interest & Investment Revenue	0	0	0	0
Other Revenues	54	55	56	57
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	20	0	0	0
Gain (Loss) on Disposal of Assets	(6)	0	0	0
Total Income	80	66	68	69
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	105	106	109	111
Depreciation & Amortisation	192	194	196	196
Other Expenses	216	219	223	228
Total Expenditure	513	519	528	535
Net Operating Surplus (Deficit)	(433)	(453)	(460)	(466)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Town Hall Theatre - Dressing Room Amenities Upgrade	40	0	0	0
Goolma Hall - Flooring & Window Refurb	20	0	0	0
Gulgong Men'S Shed - External Wall Replacement	35	0	0	0
Kandos Community Hall - Flooring Refurbishment	30	0	0	0
Rylstone Showground - Amenities Change Room Upgrade	45	0	0	0
Kandos Hall & Library - Toilets	40	0	0	0
Capital Upgrade - Rylstone Guide Hall Roof Replacement	25	0	0	0
Town Hall - External Brickwork	50	0	0	0
Cap Upgrd-Community Bld-Budget Only	0	278	283	290
Total	285	278	283	290

PROTECTING OUR
NATURAL ENVIRONMENT

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GOVERNMENT

Swimming Pools

PLANNING STRATEGIES AND ACTIONS

Strategy 1.3.1

Provide infrastructure and services to cater for the current and future needs of our community.

➔ *Maintain and operate swimming pool centres across the region.*

Project

Maintain and operate swimming pool facilities at Mudgee, Gulgong and Kandos in accordance with adopted service levels.

Project

Undertake capital upgrades and renewals to swimming pool facilities as per Capital Works Program.



3

pools operating in Mudgee, Gulgong and Kandos



115,000

estimated swimmers each year to attend Council's pools



\$105k

for capital upgrades each year to keep pool assets in good condition



LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
NATURAL ENVIRONMENT

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Swimming Pools | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	277	280	286	292
Interest & Investment Revenue	0	0	0	0
Other Revenues	13	13	13	13
Grants & Contributions - Operating	45	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	335	293	299	306
Expenditure				
Employee Benefits & Oncosts	655	668	681	695
Borrowing Costs	0	0	0	0
Materials & Contracts	500	413	421	430
Depreciation & Amortisation	238	239	241	241
Other Expenses	421	425	434	444
Total Expenditure	1,813	1,745	1,776	1,809
Net Operating Surplus (Deficit)	(1,478)	(1,452)	(1,478)	(1,504)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Lighting Upgrade - Pools	50	0	0	0
Pool Shade Program	46	0	0	0
Kandos Pool - External Works	55	0	0	0
Gulgong/ Kandos Pool - Lockers	10	0	0	0
Cap Upgrd- Swimming Pools Budget Only	(0)	106	108	111
Total	161	106	108	111

LOOKING AFTER
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Sporting Grounds

PLANNING STRATEGIES AND ACTIONS

Strategy 1.3.1

Provide infrastructure and services to cater for the current and future needs of our community.

- Review asset management plans and underpin with financial strategy.
- Manage and maintain sportsgrounds, parks, reserves and playgrounds across the region.
- Manage, plan and maintain buildings and other assets across the region.

¹ Note: Review of Council's Recreation Strategy to meet community needs and industry trends



\$7.4m

Total project value of Putta Bucca Training Camp Facility



\$550k¹

Field 1 refurbishment at Glen Willow Sporting Complex



10

Number of sports grounds across the region



LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
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Sporting Grounds | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	239	241	246	252
Interest & Investment Revenue	0	0	0	0
Other Revenues	38	38	39	40
Grants & Contributions - Operating	5	0	0	0
Grants & Contributions - Capital	3,938	2,853	628	0
Gain (Loss) on Disposal of Assets	(23)	(23)	(24)	(24)
Total Income	4,197	3,110	889	268
Expenditure				
Employee Benefits & Oncosts	713	727	741	756
Borrowing Costs	0	0	0	0
Materials & Contracts	1,535	1,483	1,497	1,531
Depreciation & Amortisation	697	711	712	712
Other Expenses	558	564	575	588
Total Expenditure	3,503	3,485	3,525	3,587
Net Operating Surplus (Deficit)	694	(375)	(2,636)	(3,319)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Mudgee Showground - Equestrian Arena Shelter	0	0	500	0
Rylstone Showground Arena - Upgrade	30	300	0	0
Victoria Park Gulgong - Road And Car Park Seal	85	0	0	0
Victoria Park Gulgong - Storage Shed (Requires Grant)	30	0	0	0
Victoria Park Gulgong - Shot Put/Discus Replacement	25	0	0	0
Victoria Park Mudgee - Sight Screens & Seating	70	0	0	0
Mudgee Showgrounds - Road Rehab And Fencing	75	0	0	0
Walkers Oval Carpark Upgrades	20	0	0	0
Mudgee Showgrounds - Pathway Improvements	40	0	0	0
Putta Bucca Training Camp Facility - Stage3 (Requires Grant)	1,166	1,762	0	0
Putta Bucca Training Camp Facility -Stage 2	1,000	914	0	0
Putta Bucca Training Camp Facility - Stage 1	946	0	0	0
Rylstone & Kandos Dog Park	90	0	0	0
Glen Willow - Network Access Fibre Connectivity	120	0	0	0
Victoria Park Gulgong- Grandstand Improvements	20	0	0	0
Clandulla Recreation Park Amenities	120	0	0	0
Glen Willow Field One Refurbishment	550	0	0	0
Gulgong Tennis Courts	130	0	0	0
Capital Upgrade - Billy Dunn Grandstand	0	0	100	0
Victoria Park Mudgee - Fencing	60	0	0	0
Glen Willow Netball Area Bubbler (Requires Grant)	10	0	0	0
Mudgee Showground Tree Planting (Requires Grant)	20	0	0	0
Glen Willow Sports Ground Upgrades	300	0	0	0
Active Parks - Glen Willow Accessible Amenities Building	103	0	0	0
Total	5,010	2,976	600	0

LOOKING AFTER
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Parks and Gardens

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.4

Work with key partners and the community to reduce crime, anti-social behaviour and improve community health and safety.

- ➔ *Support and implement programs which aim to reduce anti-social behaviour.*

Project

Increase lighting and other safety initiatives in parks and gardens as per Capital Works Program.

Strategy 1.2.4

Maintain and promote the aesthetic appeal of the towns and villages within the region.

- ➔ *Maintain and beautify civic open spaces and street access areas within towns and villages in the region.*

Strategy 1.3.1

Provide infrastructure and services to cater for the current and future needs of our community.

- ➔ *Review asset management plans and underpin with financial strategy.*
- ➔ *Manage and maintain sportsgrounds, parks, reserves and playgrounds across the region.*



\$700k

Flirtation Hill Mudgee
Master Plan works



\$159k

Upgrade of Robertson Park
Playground



70

Parks located across
our region



LOOKING AFTER
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Parks and Gardens | Budget

LOOKING AFTER
OUR COMMUNITY

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	3	3	3	3
Interest & Investment Revenue	0	0	0	0
Other Revenues	245	247	252	258
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	1,051	0	0	50
Gain (Loss) on Disposal of Assets	(47)	(23)	(24)	(24)
Total Income	1,252	227	231	286
Expenditure				
Employee Benefits & Oncosts	1,459	1,487	1,517	1,548
Borrowing Costs	0	0	0	0
Materials & Contracts	730	695	693	709
Depreciation & Amortisation	337	342	348	348
Other Expenses	209	212	216	221
Total Expenditure	2,735	2,736	2,774	2,825
Net Operating Surplus (Deficit)	(1,484)	(2,509)	(2,542)	(2,539)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Playground - Broadview Estate	0	100	0	0
Flirtation Hill Mudgee - Master Plan Works	700	0	0	0
Passive Park Signage Replacement	21	0	7	0
Mudgee Riverside - Walking Track Improvements	35	0	0	0
Bridge And Steps Replacement - Rylstone Common	40	0	0	0
Lawson Park Mudgee - Irrigation Renewal	30	0	0	0
Coronation Park Gulgong - Irrigation Renewal	30	0	0	0
Coronation Park Fence	35	0	0	0
Clandulla Mountain Bike Trail Development (Requires Grant)	645	0	0	0
Red Hill Capital Works	263	0	0	0
Irrigation Renewal Program	0	62	63	64
Playground Shading Program	152	34	34	35
Memorial Park Mudgee - Irrigation Renewal	20	0	0	0
Gilbey Park - Fencing	10	0	0	0
Apex Park Gulgong - Irrigation Renewal	20	0	0	0
Rotunda Park Kandos - Irrigation Renewal	21	0	0	0
Rylstone River Walk - Improvement	20	0	0	0
Sculptures Across The Region	27	27	28	29
Shade Sail - Mudgee Dog Park	12	12	0	0
Jack Tindale Park - Upgrade	40	0	0	0
Playground Equipment Upgrade - Budget Only	0	160	164	167
Playground - Broadhead Estate	0	100	0	0
Robertson Park - Equipment Upgrade	159	0	0	0
Mudgee Riverside Walking Track Playground	0	0	0	100
Red Hill - Pathway And Landscaping Upgrade	40	0	0	0
Total	2,320	495	296	395

* Project is dependent on successful grant funding

PROTECTING OUR
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Art Galleries

PLANNING STRATEGIES AND ACTIONS

Strategy 1.4.2

Support arts and cultural development across the region.

- *Arts and cultural events promotion.*
- *Provision of meeting and exhibition space.*



\$8.1m
Total value of new
Art Gallery and Cultural
Precinct project



LOOKING AFTER
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Art Galleries | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	20	20	21	21
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	50	51	52	54
Grants & Contributions - Capital	189	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	259	71	73	75
Expenditure				
Employee Benefits & Oncosts	291	297	303	309
Borrowing Costs	0	0	0	0
Materials & Contracts	245	247	252	258
Depreciation & Amortisation	104	104	104	104
Other Expenses	98	99	101	104
Total Expenditure	738	747	760	774
Net Operating Surplus (Deficit)	(479)	(675)	(687)	(699)

CAPITAL EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Art Gallery Facility	523	0	0	0
Total	523	0	0	0

LOOKING AFTER
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Building Control

PLANNING STRATEGIES AND ACTIONS

Strategy 1.2.4

Maintain and promote the aesthetic appeal of the towns and villages within the region.

- *Application of appropriate building and development controls to protect and enhance the natural and built environment in the region.*



248

Complying Development and Construction Certificate applications assessed in 2020/21



Did you know

If your premises has a swimming pool, you are required under the Swimming Pool Act 1992 to register it and obtain a valid pool compliance certificate prior to the sale or lease of the property



51

Swimming pool compliance certificates assessed and inspected in 2020/21

LOOKING AFTER
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Building Control | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	252	255	260	266
Interest & Investment Revenue	0	0	0	0
Other Revenues	47	47	48	49
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	299	302	308	315
Expenditure				
Employee Benefits & Oncosts	1,061	1,082	1,104	1,108
Borrowing Costs	0	0	0	0
Materials & Contracts	63	64	65	67
Depreciation & Amortisation	0	0	0	0
Other Expenses	101	102	104	107
Total Expenditure	1,226	1,248	1,273	1,281
Net Operating Surplus (Deficit)	(927)	(946)	(965)	(966)

LOOKING AFTER
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Urban Roads – Local (CBD streetscapes)

PLANNING STRATEGIES AND ACTIONS

Strategy 1.2.4

Maintain and promote the aesthetic appeal of the towns and villages within the region.

→ *Maintain and beautify civic open spaces and street access areas within towns and villages in the region.*

Project

Continue ongoing program of street beautification and tree planting.



\$365k

CBD streetscape maintenance in 2022/23



\$120k

Town approach maintenance



\$7k

Streetscape bins

LOOKING AFTER
OUR COMMUNITY

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Urban Roads - Local | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	0	0	0	0
Expenditure				
Employee Benefits & Oncosts	262	267	273	278
Borrowing Costs	0	0	0	0
Materials & Contracts	225	227	231	237
Depreciation & Amortisation	0	0	0	0
Other Expenses	11	12	12	12
Total Expenditure	498	505	516	527
Net Operating Surplus (Deficit)	(498)	(505)	(516)	(527)



LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
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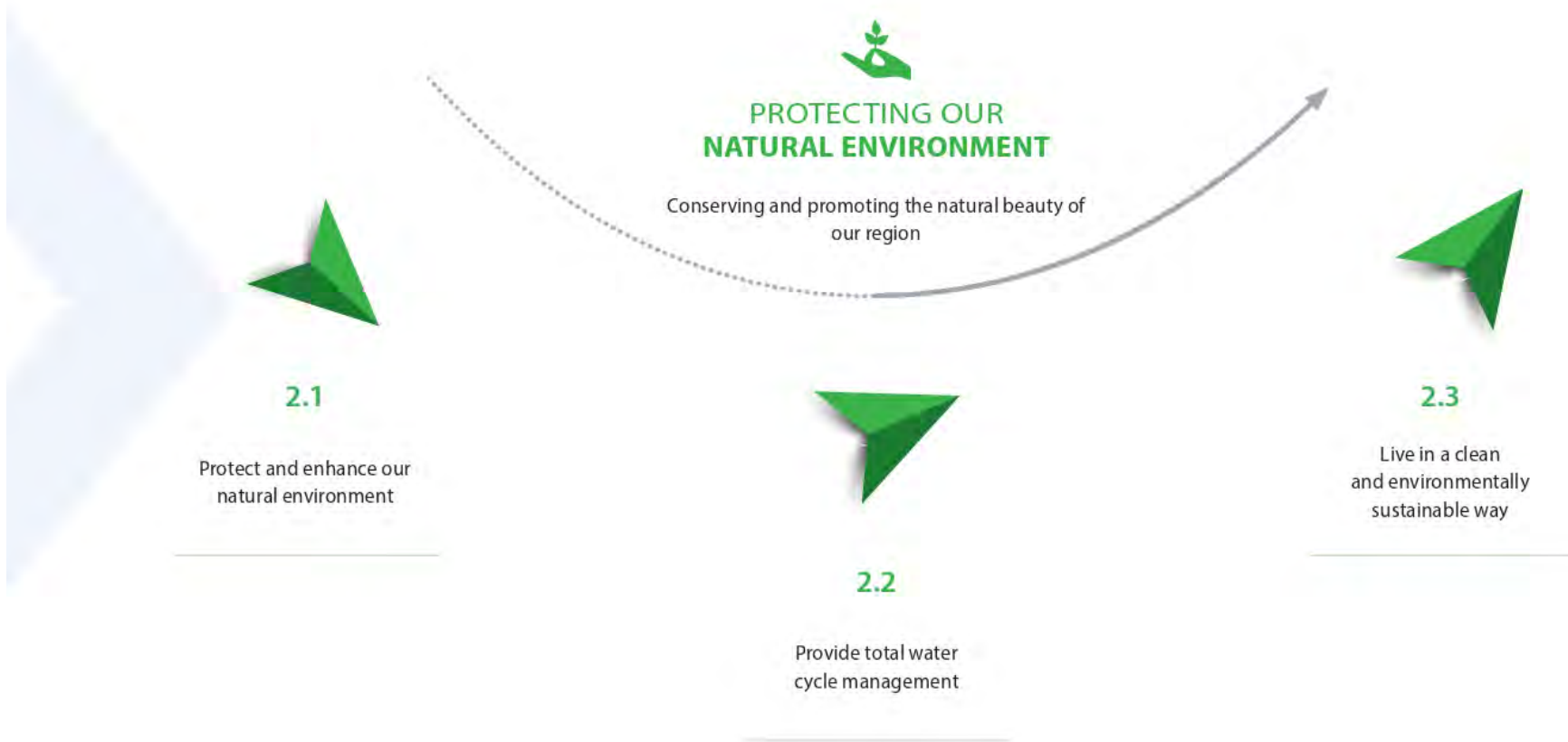
BUILDING A STRONG
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CONNECTING OUR
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Protecting Our Natural Environment

Our planning framework of goals, strategies, and actions is built around five key themes.



LOOKING AFTER
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Invasive Species

PLANNING STRATEGIES AND ACTIONS

Strategy 2.1.4

Control invasive plant and animal species.

➔ *Effective weeds management.*

Project

Effective monitoring and management of priority weeds across the region.

Project

Ongoing community education on invasive species.

Project

Undertake weed control on roadsides and Council land.



820

Properties inspected in 2020/21



2,144

kilometres sprayed for invasive species in our region each year



Top 4

invasive species weeds affecting our region:
Serrated Tussock, Blackberry, Sticky Nightshade and Blue Heliotrope



LOOKING AFTER
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Invasive Species | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	202	204	208	212
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	202	204	208	212
Expenditure				
Employee Benefits & Oncosts	514	524	535	546
Borrowing Costs	0	0	0	0
Materials & Contracts	103	105	107	109
Depreciation & Amortisation	0	0	0	0
Other Expenses	47	48	49	50
Total Expenditure	664	677	690	705
Net Operating Surplus (Deficit)	(463)	(473)	(483)	(492)

LOOKING AFTER
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Domestic Waste Management

PLANNING STRATEGIES AND ACTIONS

Strategy 2.3.1

Educate, promote and support the community in implementing waste minimisation strategies.

- ➔ *Promote a philosophy of Reduce, Reuse, Recycle.*
- ➔ *Provide a domestic recycling and waste services for all residents through kerbside collection and rural waste transfer stations.*

Project

Provide education on waste minimisation.

Project

Provide kerbside services and local recycling facilities.

Strategy 2.3.2

Work regionally to implement strategies that will enhance environmental outcomes in regards to waste management and minimisation.

- ➔ *Participate in regional procurement contracts for waste services that provided added value.*
- ➔ *Participate in regional investigations for collaborative solutions to problem wastes types.*



8,000

Households receive a weekly kerbside waste collection



'FOGO'

Food Organics and Garden Organics collection is in its third year of service



>2,500

tonnes of FOGO collected for processing and diverted from landfill



LOOKING AFTER
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Domestic Waste Management | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	2,607	2,700	2,802	2,880
User Charges & Fees	53	53	55	56
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	2,660	2,753	2,856	2,936
Expenditure				
Employee Benefits & Oncosts	161	164	168	172
Borrowing Costs	0	0	0	0
Materials & Contracts	1,015	1,025	1,046	1,069
Depreciation & Amortisation	0	0	0	0
Other Expenses	1,883	1,899	1,931	1,965
Total Expenditure	3,059	3,088	3,144	3,206
Net Operating Surplus (Deficit)	(399)	(334)	(288)	(270)



LOOKING AFTER
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Other Waste Management

PLANNING STRATEGIES AND ACTIONS

Strategy 1.4.1

Support programs which strengthen the relationships between the range of community groups.

- ➔ Provide meaningful employment to members of the disabled community.

Strategy 2.3.1

Educate, promote and support the community in implementing waste minimisation strategies.

- ➔ Promote a philosophy of Reduce, Reuse, Recycle.
- ➔ Provide a domestic recycling and waste services for all residents through kerbside collection and rural waste transfer stations.

Strategy 2.3.2

Work regionally to implement strategies that will enhance environmental outcomes in regards to waste management and minimisation.

- ➔ Participate in regional procurement contracts for waste services that provided added value.
- ➔ Participate in regional investigations for collaborative solutions to problem wastes types.



Did you know

Council provides a recycling service for mattresses and polystyrene, complementing existing services through the CRC.



LOOKING AFTER
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Other Waste Management | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	3,601	3,795	3,992	4,115
User Charges & Fees	3,108	3,138	3,195	3,116
Interest & Investment Revenue	41	34	38	55
Other Revenues	580	586	598	611
Grants & Contributions - Operating	366	370	377	386
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	7,697	7,924	8,200	8,283
Expenditure				
Employee Benefits & Oncosts	2,728	2,786	2,853	2,921
Borrowing Costs	23	23	23	24
Materials & Contracts	2,004	1,961	2,001	2,046
Depreciation & Amortisation	309	373	403	403
Other Expenses	1,018	1,029	1,050	1,074
Total Expenditure	6,081	6,173	6,331	6,469
Net Operating Surplus (Deficit)	1,616	1,751	1,869	1,815

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Hooklift Bins	0	0	65	0
New Weighbridge And Office	0	0	1,000	0
Recycling Plant Upgrades	0	550	0	0
Waste Sites Rehabilitation	2,340	650	150	155
New Recycling Bins	30	0	0	0
New Tip Cell Construction	3,272	200	0	0
Mudgee Waste Depot Upgrades	53	38	39	41
Rural Waste Depot Upgrades	340	185	0	190
Total	6,035	1,623	1,254	386

LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
NATURAL ENVIRONMENT

BUILDING A STRONG
LOCAL ECONOMY

CONNECTING OUR
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GOOD
GOVERNMENT

Street Cleaning

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.4

Work with key partners and the community to reduce crime, anti social behaviour and improve community safety.

➔ *Maintain clean and attractive streets and public spaces where people feel safe.*

Project

Regular street cleaning and litter collection in town centres.



1,900

hours of street sweeping and cleaning each year



Did you know

Council's street cleaning operations include a street sweeping truck, waste collection vehicles and dedicated footpath and bin clearing staff



LOOKING AFTER
OUR COMMUNITY

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Street Cleaning | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	0	0	0	0
Expenditure				
Employee Benefits & Oncosts	149	152	155	158
Borrowing Costs	0	0	0	0
Materials & Contracts	106	108	110	112
Depreciation & Amortisation	0	0	0	0
Other Expenses	97	98	100	102
Total Expenditure	352	357	364	372
Net Operating Surplus (Deficit)	(352)	(357)	(364)	(372)



LOOKING AFTER
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Storm Water Drainage

PLANNING STRATEGIES AND ACTIONS

Strategy 2.2.5

Provide a water and sewer network that balances asset conditions with available resources and community needs.

➔ *Identify and plan future maintenance, renewals and upgrades for Council's stormwater assets.*

Project

Effectively maintain existing drainage network including built infrastructure and overland drainage reserves.

Project

Update Mudgee Flood Study and Flood Management Plan.

Project

Identify and undertake culvert replacement and causeway improve program.



16.3km
stormwater
infrastructure



\$34k
Gross Replacement value of
stormwater drainage assets as
at 30 June 2021



\$259k
for Drainage Capital
Improvements

LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
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Storm Water Drainage | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	0	0	0	0
Expenditure				
Employee Benefits & Oncosts	319	326	333	339
Borrowing Costs	0	0	0	0
Materials & Contracts	639	423	432	441
Depreciation & Amortisation	474	476	477	477
Other Expenses	222	225	229	234
Total Expenditure	1,655	1,449	1,470	1,492
Net Operating Surplus (Deficit)	(1,655)	(1,449)	(1,470)	(1,492)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Drainage Capital Improvements	259	262	267	273
Total	259	262	267	273

LOOKING AFTER
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Environmental Protection

PLANNING STRATEGIES AND ACTIONS

Strategy 2.1.1

Ensure land use planning and management enhances and protects biodiversity and natural heritage.

- ➔ *Manage environmental and cultural factors impacted by physical works on Council lands.*

Strategy 2.1.3

Raise community awareness of environmental and biodiversity issues.

- ➔ *Deliver projects which work towards protecting biodiversity and regeneration of native environment.*
- ➔ *Work with schools to promote environmental awareness amongst students.*



\$17k

Capital works committed for Putta Bucca Wetlands



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Environmental Protection (cont'd)

PLANNING STRATEGIES AND ACTIONS

Strategy 2.2.3

Protect and improve catchments across the region by supporting relevant agencies.

- ➔ *Support relevant agencies with implementation of regional plans.*
- ➔ *Continue riparian rehabilitation program along waterways.*

Strategy 2.3.3

Support programs that create environmental awareness and promote sustainable living.

- ➔ *Build community awareness through environmental education.*



Project highlights

- Riverbed regeneration
- Urban stream weed control
- National Tree Day
- Threatened species seed bank
- Community education



LOOKING AFTER
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Environmental Protection | Budget

LOOKING AFTER
OUR COMMUNITY

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	33	33	34	34
Grants & Contributions - Operating	33	0	0	0
Grants & Contributions - Capital	399	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	464	33	34	34
Expenditure				
Employee Benefits & Oncosts	141	144	147	150
Borrowing Costs	0	0	0	0
Materials & Contracts	188	155	158	161
Depreciation & Amortisation	0	0	0	0
Other Expenses	0	0	0	0
Total Expenditure	329	299	305	311
Net Operating Surplus (Deficit)	136	(267)	(271)	(276)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Putta Bucca Wetlands Infrastructure - Capital	374	0	0	0
Putta Bucca Wetlands -Pathways And Car	25	0	0	0
Park (Requires Grant)				
Putta Bucca Wetlands Toilet	95	0	0	0
Putta Bucca Wetlands Capital	17	17	18	18
Total	511	17	18	18

PROTECTING OUR
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*Project is dependent on successful grant funding

Water Supply

PLANNING STRATEGIES AND ACTIONS

Strategy 2.2.1

Identify and implement innovative water conservation and sustainable water usage management practices.

- ➔ Encourage reduced water consumption through Best Practice Pricing.
- ➔ Implement water conservation and reuse programs.

Strategy 2.2.2

Maintain and manage water quantity and quality.

- ➔ Achieve NSW Government Best Practice Management of Water Supply and Sewerage.
- ➔ Identify and plan future maintenance, renewals and upgrades for Council's water supply infrastructure.



\$122m
Gross replacement
value of water assets
at 30 June 2021



317km
water infrastructure



\$1.1m
invested to continue
water main
replacements



3
water treatment
plants



LOOKING AFTER
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Water Supply | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	1,740	1,782	1,826	1,880
User Charges & Fees	6,143	6,536	6,712	6,909
Interest & Investment Revenue	188	144	132	126
Other Revenues	2	2	2	2
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	876	0	0	0
Gain (Loss) on Disposal of Assets	(70)	(70)	(72)	(73)
Total Income	8,880	8,394	8,600	8,843
Expenditure				
Employee Benefits & Oncosts	2,121	2,168	2,220	2,274
Borrowing Costs	46	47	48	49
Materials & Contracts	1,723	1,597	1,629	1,665
Depreciation & Amortisation	1,949	1,959	2,055	2,055
Other Expenses	2,664	2,569	2,621	2,680
Total Expenditure	8,503	8,340	8,572	8,723
Net Operating Surplus (Deficit)	376	55	28	120

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Water Treatment Plant - Renewals	120	123	124	125
Raw Water Systems Renewals	21	22	22	23
Water Reservoir - Flirtation Hill Mudgee	0	105	0	105
Water Reservoir - Flirtation Hill Gulgong	0	0	250	2,000
Water Reservoir - Budget Only	0	1,525	0	0
Water Pump Station - Capital Renewals	175	101	101	102
Water Mains - Capital Budget Only	1,080	1,100	1,080	1,100
Water Telemetry	0	150	0	0
Water Augmentation - Rylstone & Kandos	500	2,500	3,000	0
Water Augmentation - West Mudgee Extension	2,800	0	3,000	3,280
Water Augmentation - Mudgee Headworks	2,872	0	0	0
Water New Connections	97	99	101	103
Total	7,666	5,724	7,678	6,838

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Sewerage Services

PLANNING STRATEGIES AND ACTIONS

Strategy 2.2.1

Identify and implement innovative water conservation and sustainable water usage management practices.

- ➔ Encourage reduced water consumption through Best Practice Pricing.
- ➔ Implement water conservation and reuse programs.

Strategy 2.2.2

Maintain and manage water quantity and quality.

- ➔ Achieve NSW Government Best Practice Management of Water Supply and Sewerage.

Strategy 2.2.4

Maintain and manage waste water quality to meet Environmental Protection Agency (EPA) standards.

- ➔ Identify and plan future maintenance, renewals and upgrades for Council's sewerage treatment infrastructure.
- ➔ Improve and develop treatment options to ensure quality of waste water meets EPA standards.
- ➔ Achieve NSW Government Best Practice Management of Water Supply and Sewerage.



\$120m
Gross replacement
value of water assets
at 30 June 2021



247km
Sewer
infrastructure



\$4.4m
to commence
Rylstone and
Kandos Sewer
Augmentation



4
sewer treatment
plants

LOOKING AFTER
OUR COMMUNITY

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Sewerage Services | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	7,192	7,391	7,594	7,823
User Charges & Fees	788	808	829	853
Interest & Investment Revenue	183	133	60	86
Other Revenues	35	35	36	37
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	720	0	0	0
Gain (Loss) on Disposal of Assets	(159)	(161)	(164)	(168)
Total Income	8,758	8,207	8,356	8,631
Expenditure				
Employee Benefits & Oncosts	1,840	1,879	1,924	1,971
Borrowing Costs	190	192	196	200
Materials & Contracts	1,419	1,001	1,020	1,041
Depreciation & Amortisation	1,668	1,779	1,787	1,787
Other Expenses	2,365	2,389	2,436	2,491
Total Expenditure	7,482	7,240	7,363	7,490
Net Operating Surplus (Deficit)	1,276	968	993	1,140

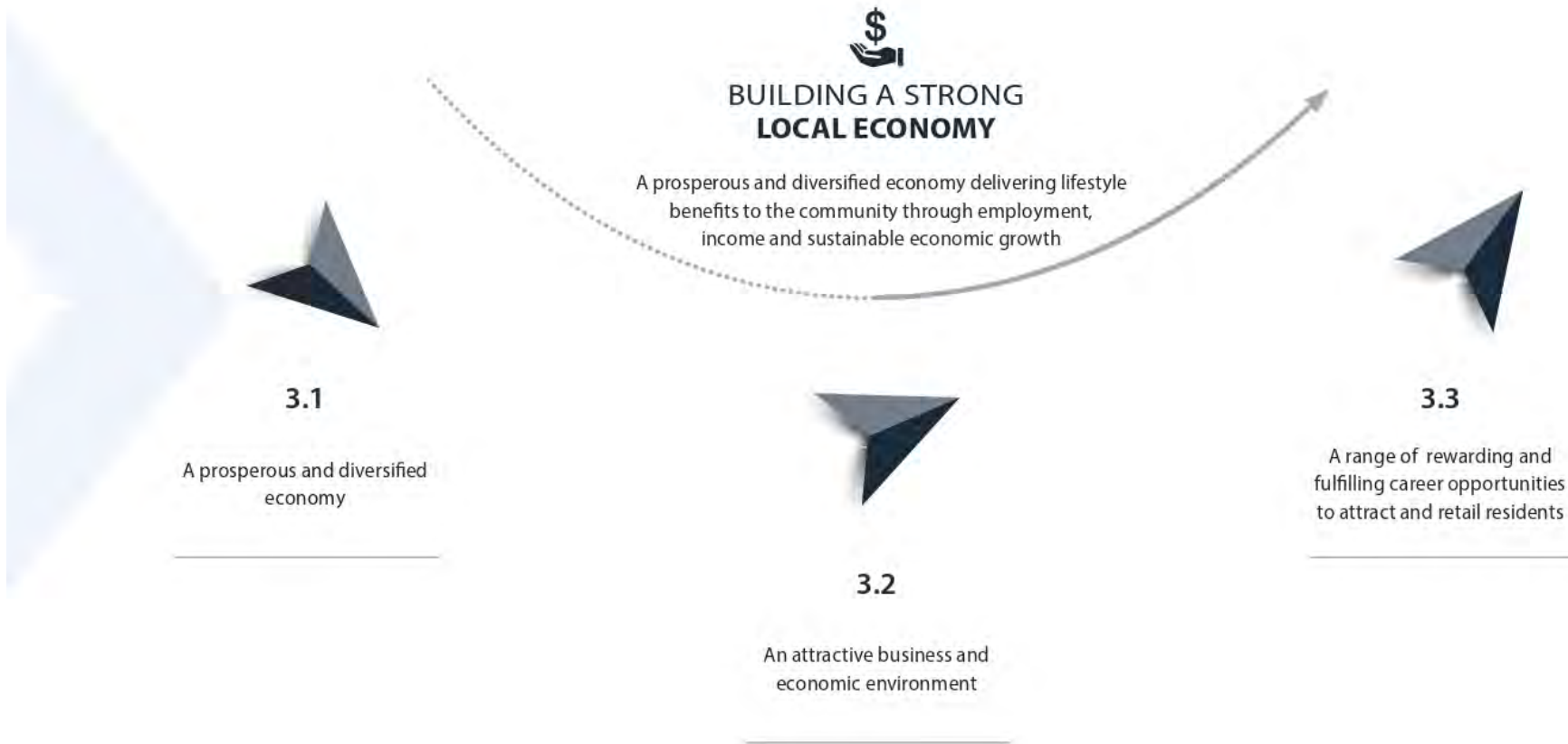
CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Sewer Treatment Works - Gulgong Stp Spill-				
way	30	0	0	0
Sewer Treatment Works - Renewals	62	64	65	67
Decommission Old Rylstone/Kandos Stw	0	0	0	200
Sewer Pump Station - Racecourse Mudgee	125	0	0	0
Sewer Pump Station - Capital Renewals	1,130	77	79	80
Rising Main Ulan Rd To Putta Bucca	387	0	0	0
Sewer Mains - Capital Budget Only	1,745	950	970	1,000
Sewer Telemetry	0	150	0	49
Sewer Augmentation - Mudgee	1,000	2,500	0	0
Sewer Augmentation - Rylstone & Kandos	4,375	12,000	0	0
Sewer New Connections	38	38	39	40
Total	8,892	15,779	1,153	1,436

LOOKING AFTER
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Building A Strong Local Economy

Our planning framework of goals, strategies, and actions is built around five key themes.



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Caravan Parks

PLANNING STRATEGIES AND ACTIONS

Strategy 3.1.1

Support the attraction and retention of a diverse range of businesses and industries.

➔ *Promote the region to target businesses that complement key local industries.*



\$795k

Upgrade to Cudgegong Waters Park kiosk, office and public toilets



\$2.75m

Completing the expansion of Mudgee Valley Park



4

Council owned caravan parks



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Caravan Parks | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	2,450	2,480	2,529	2,586
Interest & Investment Revenue	0	0	0	0
Other Revenues	156	168	181	185
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	877	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	3,484	2,647	2,710	2,771
Expenditure				
Employee Benefits & Oncosts	585	596	608	620
Borrowing Costs	369	336	306	273
Materials & Contracts	427	425	433	443
Depreciation & Amortisation	241	241	241	241
Other Expenses	267	270	275	282
Total Expenditure	1,889	1,868	1,863	1,858
Net Operating Surplus (Deficit)	1,595	780	847	912

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Mudgee Valley Park - Shade Over Pool	0	22	0	0
Mudgee Valley Park - Caretaker House Renovation	0	50	0	0
Mudgee Valley Park Expansion Roads	350	0	0	0
Cudgegong Waters - Public Toilets	375	0	0	0
Mudgee Valley Park Expansion	2,400	0	0	0
Cudgegong Waters Park House	230	0	0	0
Cudgegong Waters Park Camp Kitchen (Requires Grant)	60	0	0	0
Rylstone Caravan Park - Capital	365	0	0	0
Cudgegong Waters Caravan Park - Kiosk & Office	420	0	0	0
Total	4,200	72	0	0

* Project is dependent on successful grant funding

LOOKING AFTER
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Tourism and Area Promotions

PLANNING STRATEGIES AND ACTIONS

Strategy 1.4.2

Support arts and cultural development across the region.

- ➔ *Arts and cultural events promotion.*

Strategy 3.1.1

Support the attraction and retention of a diverse range of businesses and industries.

- ➔ *Work with Mudgee Region Tourism (MRT) to identify target markets and promote the region.*
- ➔ *Develop existing events in the region and attract new event proponents to hold major events and festivals in the region.*



12,000+
people attended 2019
Flavours of Mudgee
event



\$81k
digital signage
project



\$50k
allocated to assisting
local events in
the region



9,254
people attended
2022 Charity Shield



LOOKING AFTER
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Tourism and Area Promotions | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	(46)	(46)	(47)	(48)
Interest & Investment Revenue	0	0	0	0
Other Revenues	493	497	507	519
Grants & Contributions - Operating	185	135	136	195
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	632	587	596	665
Expenditure				
Employee Benefits & Oncosts	99	101	104	106
Borrowing Costs	0	0	0	0
Materials & Contracts	1,649	1,656	1,674	1,573
Depreciation & Amortisation	3	6	8	8
Other Expenses	283	286	291	296
Total Expenditure	2,035	2,049	2,076	1,982
Net Operating Surplus (Deficit)	(1,403)	(1,463)	(1,480)	(1,317)

CAPITAL EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Digital Signage	81	82	84	86
Total	81	82	84	86

LOOKING AFTER
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Industrial Development Promotion

PLANNING STRATEGIES AND ACTIONS

Strategy 3.1.1

Support the attraction and retention of a diverse range of businesses and industries.

- ➔ *Promote the region to target businesses that complement key local industries.*
- ➔ *Work with business and industry groups to facilitate business development workshops for existing businesses in the region.*
- ➔ *Establish a process of capturing and monitoring relevant economic data to identify opportunities, trends and needs of local businesses.*
- ➔ *Work with the community to identify economic development opportunities.*

Strategy 3.1.2

Encourage the development of a skilled and flexible workforce to satisfy local industry and business requirements.

- ➔ *Work with business and industry groups to identify the main skills shortage areas.*
- ➔ *Encourage workers to move to the region for employment opportunities where skills shortages exist.*



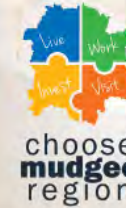
Promoting the region

targeted digital advertising, attracting investment and workers



Young Entrepreneurs

Development of Summit to develop entrepreneurial skills



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Industrial Development Promotion (cont'd)

PLANNING STRATEGIES AND ACTIONS

Strategy 3.2.1

Promote the region as a great place to live, work, invest and visit.

- ➔ *Provide brand leadership, market the region's competitive advantages and investment opportunities.*

Strategy 3.2.2

Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region.

- ➔ *Promote the development of infrastructure at the Mudgee Airport as an opportunity for business expansion in the aviation industry.*

Strategy 3.3.1

Support projects that create new jobs in the region and help to build a diverse and multi-skilled workforce.

- ➔ *Work with lead agencies for employment to identify trends and discuss issues impacting employment.*

Strategy 3.3.2

Build strong linkages with institutions providing education, training and employment pathways in the region.

- ➔ *Work with key stakeholders for education in the region to identify opportunities for economic growth.*



Industry action plans

Key industry action plans for the future



LOOKING AFTER
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Industrial Development Promotion | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	10	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	10	0	0	0
Expenditure				
Employee Benefits & Oncosts	6	6	6	6
Borrowing Costs	0	0	0	0
Materials & Contracts	45	35	36	36
Depreciation & Amortisation	0	0	0	0
Other Expenses	298	301	307	314
Total Expenditure	348	341	348	356
Net Operating Surplus (Deficit)	(338)	(341)	(348)	(356)

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Saleyards and Markets

PLANNING STRATEGIES AND ACTIONS

Strategy 3.1.1

Support the attraction and retention of a diverse range of businesses and industries.

- ➔ *Promote the region to target businesses that complement key local industries.*



25,000
cattle sold each year



5,000
sheep sold each year



\$11k
replace post and rails



LOOKING AFTER
OUR COMMUNITY

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Saleyards and Markets | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	(0)	(0)	(0)	(0)
User Charges & Fees	313	316	322	329
Interest & Investment Revenue	0	0	0	0
Other Revenues	1	1	1	1
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	313	316	322	330
Expenditure				
Employee Benefits & Oncosts	92	93	95	97
Borrowing Costs	0	0	0	0
Materials & Contracts	67	68	69	71
Depreciation & Amortisation	74	74	74	74
Other Expenses	110	111	113	115
Total Expenditure	343	346	352	358
Net Operating Surplus (Deficit)	(30)	(30)	(29)	(28)

CAPITAL EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Saleyards - Post And Rail Replacement	11	11	11	11
Total	11	11	11	11

LOOKING AFTER
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Real Estate Development

PLANNING STRATEGIES AND ACTIONS

Strategy 3.2.1

Promote the region as a great place to live, work, invest and visit.

- ➔ *Provide brand leadership, market the region's competitive advantages and investment opportunities.*

Strategy 5.3.3

Prudently manage risks associated with all Council activities.

- ➔ *Provide long term financial sustainability through sound financial management.*



\$705k
property rental revenue
anticipated



LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
NATURAL ENVIRONMENT

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Real Estate Development | Budget

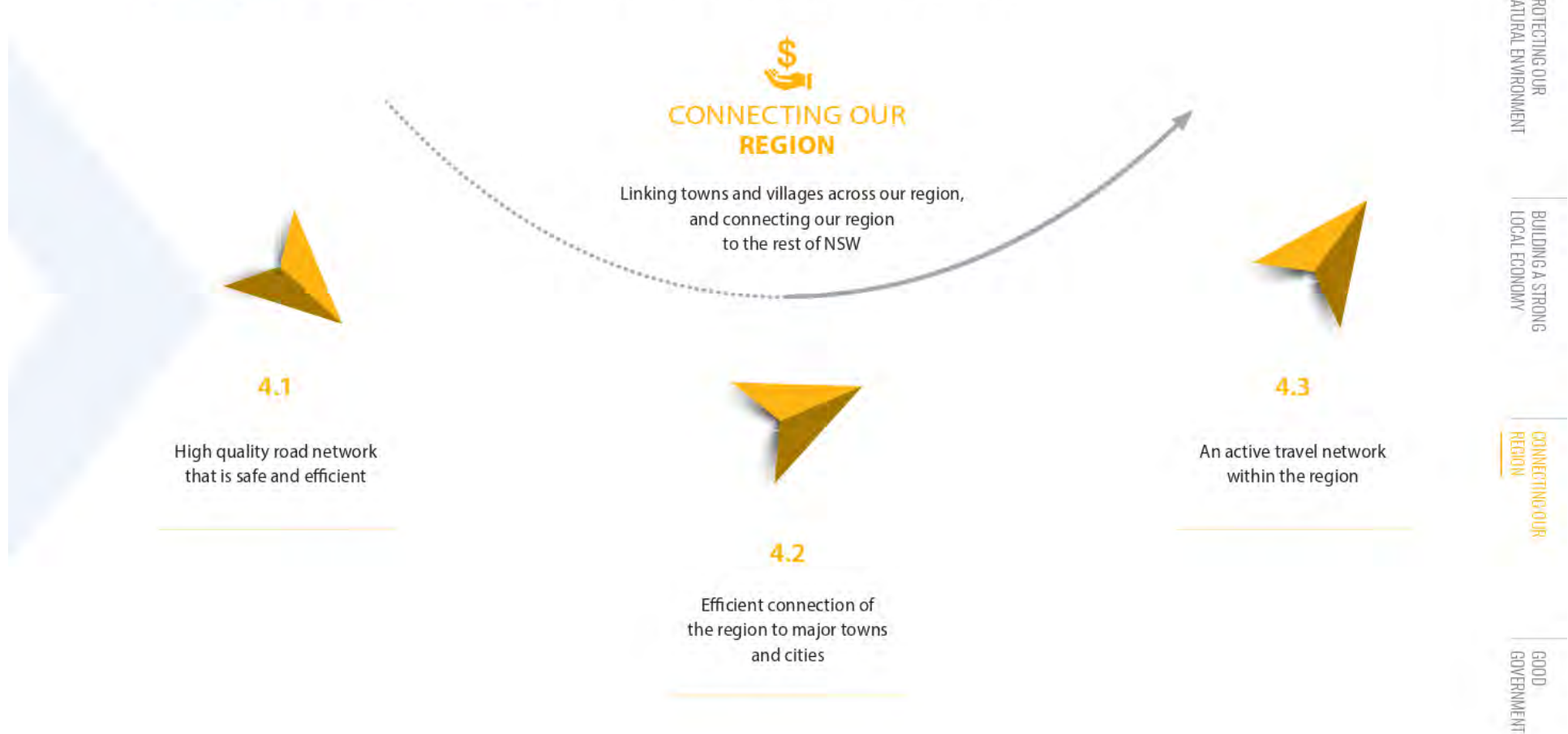
OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	706	713	727	743
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	4,025	0	0	0
Total Income	4,731	713	727	743
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	207	48	49	50
Depreciation & Amortisation	86	86	86	86
Other Expenses	28	28	29	30
Total Expenditure	321	162	163	165
Net Operating Surplus (Deficit)	4,410	551	564	578

LOOKING AFTER
OUR COMMUNITYPROTECTING OUR
NATURAL ENVIRONMENTBUILDING A STRONG
LOCAL ECONOMYCONNECTING OUR
REGIONGOOD
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Connecting Our Region

Our planning framework of goals, strategies, and actions is built around five key themes.



Urban Roads - Local

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.1

Provide traffic management solutions that promote safer local roads and minimise traffic congestion.

- ➔ *Work with Transport for NSW to improve road safety.*
- ➔ *Regulate effective and appropriate user activities on the road network.*
- ➔ *Participate in relevant regional transport committees and working parties.*

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

- ➔ *Implement the works program in accordance with the Roads Asset Management Plan.*



182km
urban local roads

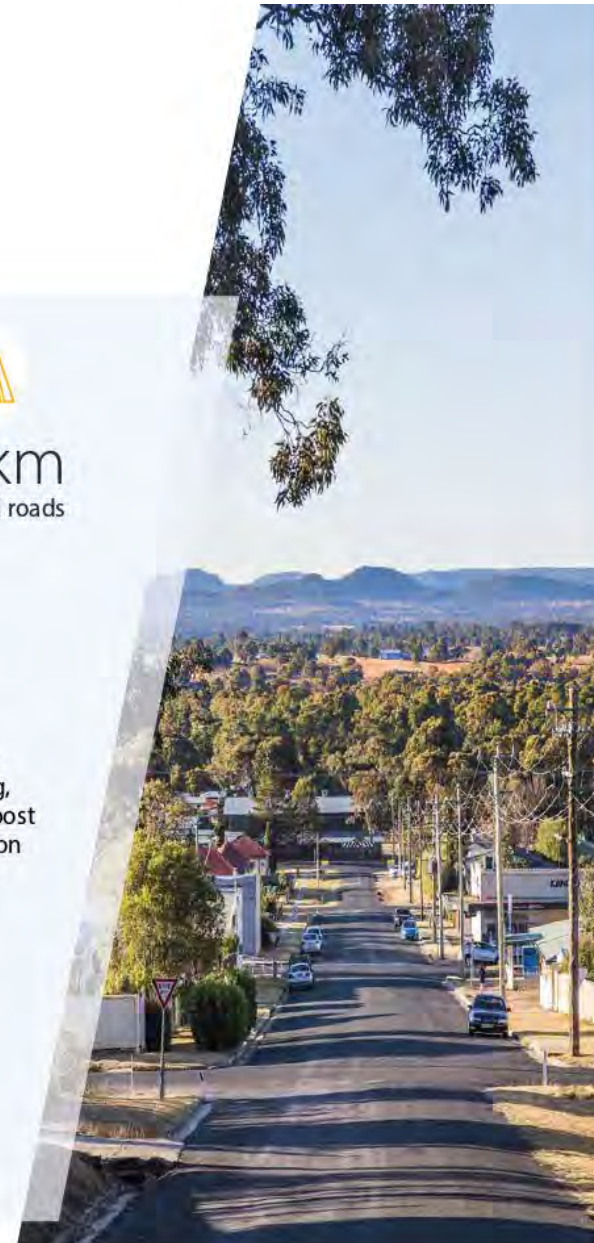


\$362k

Operating Expenditure:
surface repair, linemarking,
inspections, sign and guidepost
maintenance, litter collection
and vegetation control



\$1.4m
resealing, pavement
rehabilitation, widening
and guardrail installation



LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
NATURAL ENVIRONMENT

BUILDING A STRONG
LOCAL ECONOMY

CONNECTING OUR
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Urban Roads – Local | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	0	0	0	0
Expenditure				
Employee Benefits & Oncosts	262	267	273	278
Borrowing Costs	0	0	0	0
Materials & Contracts	225	227	231	237
Depreciation & Amortisation	0	0	0	0
Other Expenses	11	12	12	12
Total Expenditure	498	505	516	527
Net Operating Surplus (Deficit)	(498)	(505)	(516)	(527)

CAPITAL EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Urban Roads Land Matters Capital	15	15	15	16
Kerb And Gutter Replacement Kandos & Rylstone	100	0	0	0
Urban Sealing - Bruce Road	402	0	0	0
Resheeting - Urban Roads	11	11	11	11
Urban Reseals - Tongbong Street Rylstone	14	0	0	0
Urban Reseals - Short Street - Rylstone	18	0	0	0
Urban Reseals - Louee Street Rylstone	36	0	0	0
Urban Reseals - Cudgegong Street Rylstone	21	0	0	0
Urban Reseals - Rayner Street Mudgee	10	0	0	0
Urban Reseals - Mulgoa Way Mudgee	15	0	0	0
Urban Reseals - Menchin Street Mudgee	13	0	0	0
Urban Reseals - Lang Street Mudgee	15	0	0	0
Urban Reseals - Horatio Street Mudgee	20	0	0	0
Urban Reseals - Hardy Crescent Mudgee	19	0	0	0
Urban Reseals - Grant Street Mudgee	10	0	0	0
Urban Reseals - Cassin Lane Mudgee	10	0	0	0
Urban Reseals - McLachlan Street - Kandos	12	0	0	0
Urban Reseals - Crown Street Kandos	21	0	0	0
Urban Reseals - Bent Street Kandos	22	0	0	0
Urban Reseals - Wynella Street Gulgong	14	0	0	0
Urban Reseals - Nandoura Street Gulgong	27	0	0	0
Urban Reseals - Anderson Street Gulgong	16	0	0	0
Urban Rehab - Short Street	30	0	0	0
Urban Rehab - Lovejoy Street Mudgee	30	0	0	0
Urban Rehab - Lawson/Short Street Intersection Mudgee	105	0	0	0
Urban Rehab - Broadhead Rd Springfl	150	0	0	0
Urban Heavy Patching	21	21	22	22
Urban Roads Kerb & Gutter Capital	17	17	18	18
Urban Road Rehabs - Budget Only	0	281	329	318
Urban Reseals - Saleyards Ln Gulgong	14	0	0	0
Urban Reseals - Inglis St Mudgee	32	0	0	0
Urban Reseal - Mortimer Street Mudgee	39	0	0	0
Urban Reseal - Medley Street	10	0	0	0
Urban Reseals - Jacques Street Kandos	39	0	0	0
Reseal - Henry Bayley Drive	23	0	0	0
Urban Reseal - Dabee Rd	12	0	0	0
Urban Reseals - Barnett Street Wollar	13	0	0	0
Urban Reseals - Barigan Street Wollar	14	0	0	0
Urban Reseals - Belmore St Mudgee	15	0	0	0
Urban Reseals - Budget Only	0	675	689	704
Streetscape - Street Bins	7	7	7	7
Street Scape Improvements	31	31	31	32
Total	1,443	1,059	1,122	1,129

* Project is dependent on successful grant funding

LOOKING AFTER
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Urban Roads – Regional

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.1

Provide traffic management solutions that promote safer local roads and minimise traffic congestion.

- ➔ *Work with Transport for NSW to improve road safety.*
- ➔ *Regulate effective and appropriate user activities on the road network.*
- ➔ *Participate in relevant regional transport committees and working parties.*

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

- ➔ *Implement the works program in accordance with the Roads Asset Management Plan.*



4.17km

Sealed urban
local roads



LOOKING AFTER
OUR COMMUNITY

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Urban Roads – Regional | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	0	0	0	0
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	0	0	0	0
Depreciation & Amortisation	20	20	20	20
Other Expenses	0	0	0	0
Total Expenditure	20	20	20	20
Net Operating Surplus (Deficit)	(20)	(20)	(20)	(20)

LOOKING AFTER
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Sealed Rural Roads – Local

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

➔ *Implement the works program in accordance with the Roads Asset Management Plan.*

Project

Maintain local road network in accordance with established levels of service.



494km
Sealed rural local roads



\$1.7m
Operating Expenditure: surface repair, linemarking, inspections, sign and guidepost maintenance, litter collection and vegetation control



\$3.6m capital
resealing, pavement rehabilitation, widening and guardrail installation



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Sealed Rural Roads – Local | Budget

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OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	2,157	2,429	2,912	2,934
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	(400)	(404)	(412)	(421)
Total Income	1,757	2,025	2,500	2,513
Expenditure				
Employee Benefits & Oncosts	860	1,041	1,063	1,085
Borrowing Costs	0	0	0	0
Materials & Contracts	890	735	753	773
Depreciation & Amortisation	1,835	1,835	1,843	1,843
Other Expenses	385	389	397	406
Total Expenditure	3,970	4,000	4,056	4,107
Net Operating Surplus (Deficit)	(2,212)	(1,975)	(1,555)	(1,594)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Rural Sealed Road Land Matters	11	11	11	11
Rural Reseals - Camerons Road Runnings	3	0	0	0
Rural Reseals - White Cedars Road Totnesva	27	0	0	0
Rural Reseals - Pyangle Road Lue	7	0	0	0
Rural Reseals - Linburn Lane	142	0	0	0
Rural Reseals - Kaludabah Road Cullenbo	34	0	0	0
Rural Reseals - Grevillea Grove Rylstone	15	0	0	0
Rural Reseal - Campbells Creek Road Windeyer	139	0	0	0
Heavy Patching	48	49	50	51
Rural Rehab - Henry Lawson Dr	339	0	0	0
Rural Rehab - Cudgegong Rd Carwell	520	0	0	0
Rural Rehab - Lue Road Mountknow	500	0	0	0
Rural Sealed Road Rehab & Widening - Budget Only	710	1,372	1,711	1,722
Rural Reseal - Brogans Creek Rd Clandull	34	0	0	0
Rural Reseal - Botobolar Rd	148	0	0	0
Rural Reseal - Cudgegong Rd	192	0	0	0
Rural Reseal - Windeyer Rd Grattai	110	0	0	0
Rural Reseal - Yarrawonga Rd	171	0	0	0
Rural Reseal - Lue Rd	436	0	0	0
Rural Sealed Roads Reseals Budget Only	0	1,490	1,653	1,669
Total	3,586	2,922	3,425	3,454

Sealed Rural Roads – Regional

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.1

Provide traffic management solutions that promote safer local roads and minimise traffic congestion.

- ➔ *Work with Transport for NSW to improve road safety.*
- ➔ *Regulate effective and appropriate user activities on the road network.*
- ➔ *Participate in relevant regional transport committees and working parties.*

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

- ➔ *Implement the works program in accordance with the Roads Asset Management Plan.*



326km
Sealed rural regional roads



\$1.1m

Operating Expenditure: surface repair, linemarking, inspections, sign and guidepost maintenance, litter collection and vegetation control



\$6.6m capital
resealing, pavement rehabilitation, widening and guardrail installation

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Sealed Rural Roads – Regional | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	2,222	2,257	2,282	2,321
Grants & Contributions - Capital	4,969	400	400	400
Gain (Loss) on Disposal of Assets	(1,425)	(1,439)	(1,468)	(1,501)
Total Income	5,766	1,219	1,215	1,220
Expenditure				
Employee Benefits & Oncosts	306	396	406	416
Borrowing Costs	0	0	0	0
Materials & Contracts	440	492	501	512
Depreciation & Amortisation	1,412	1,412	1,412	1,412
Other Expenses	383	387	395	404
Total Expenditure	2,542	2,687	2,714	2,744
Net Operating Surplus (Deficit)	3,225	(1,469)	(1,500)	(1,524)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Rural Sealed Regional Road Land Matters Capital	3	3	3	3
Bvw Upgrade Rnsw 2080	2,251	0	0	0
Hill End Road Safety Improvements	2,275	0	0	0
Munghorn Gap Realignment & Upgrade	1,321	0	0	0
Rural Sealed Regional Road Repair Program	796	800	800	800
Rural Sealed Regional Road Capital - Budget Only	0	748	751	764
Total	6,646	1,551	1,554	1,567

* Project is dependent on successful grant funding

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Unsealed Rural Roads – Local

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

➔ *Implement the works program in accordance with the Roads Asset Management Plan.*



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Unsealed Rural Roads – Local | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	345	1,326	1,346	1,366
Grants & Contributions - Capital	4,150	0	0	0
Gain (Loss) on Disposal of Assets	(814)	(828)	(845)	(857)
Total Income	3,680	498	501	508
Expenditure				
Employee Benefits & Oncosts	842	859	876	894
Borrowing Costs	0	0	0	0
Materials & Contracts	911	920	938	959
Depreciation & Amortisation	2,261	2,261	2,261	2,261
Other Expenses	281	286	292	296
Total Expenditure	4,295	4,326	4,367	4,410
Net Operating Surplus (Deficit)	(615)	(3,828)	(3,866)	(3,901)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Unsealed Roads Land Matters Capital	15	15	16	16
Seal Extension Program - Budget Only	-0	400	400	400
Resheeting	2,056	2,091	2,133	2,179
Seal Extension - Botobolar Rd	1,774	0	0	0
Seal Extension - Coxs Creek Rd	1,700	0	0	0
Seal Extension - Queens Pinch Rd	1,547	0	0	0
Total	7,092	2,506	2,549	2,595

LOOKING AFTER
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Bridges Rural Roads – Local

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

➔ *Implement the works program in accordance with the Roads Asset Management Plan.*

Project

Upgrade and renewal of local bridges in accordance with Capital Works Program.



105
Bridges rural
local roads



\$214k

Operating Expenditure: surface repair, linemarking, inspections, sign and guidepost maintenance, litter collection and vegetation control



\$3m

Bridge from Glen Willow to Putta Bucca Road



LOOKING AFTER
OUR COMMUNITY

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Bridges Rural Roads – Local | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	10,257	12,052	7,262	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	10,257	12,052	7,262	0
Expenditure				
Employee Benefits & Oncosts	73	74	76	77
Borrowing Costs	0	0	0	0
Materials & Contracts	141	143	146	149
Depreciation & Amortisation	804	804	935	935
Other Expenses	0	0	0	0
Total Expenditure	1,018	1,021	1,157	1,162
Net Operating Surplus (Deficit)	9,239	11,031	6,105	(1,162)

CAPITAL EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Bridge To Putta Bucca Road	3,008	0	0	0
Dixons Long Point Crossing	6,299	12,052	7,262	0
Goodiman Creek Bridge Replacement	950	0	0	0
Total	10,257	12,052	7,262	0

LOOKING AFTER
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Bridges Rural Roads – Regional

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

➔ *Implement the works program in accordance with the Roads Asset Management Plan.*

Project

Upgrade and renewal of local bridges in accordance with Capital Works Program.



68
Bridges rural regional roads



\$56k

Operating Expenditure: surface repair, linemarking, inspections, sign and guidepost maintenance, litter collection and vegetation control

LOOKING AFTER
OUR COMMUNITY

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Bridges Rural Roads – Regional | Budget

LOOKING AFTER
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OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	125	126	129	132
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	125	126	129	132
Expenditure				
Employee Benefits & Oncosts	46	47	48	49
Borrowing Costs	0	0	0	0
Materials & Contracts	10	9	9	9
Depreciation & Amortisation	508	508	508	508
Other Expenses	0	0	0	0
Total Expenditure	564	564	565	566
Net Operating Surplus (Deficit)	(439)	(438)	(436)	(434)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Regional Road Bridge Capital	62	62	64	65
Total	62	62	64	65

Ulan Road Strategy – Regional

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

➔ *Implement the works program in accordance with the Roads Asset Management Plan.*

Project

Implementation of the Ulan Road Strategy.



\$535k
resal works in
2022/23



LOOKING AFTER
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Ulan Road Strategy – Regional | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	608	311	317	641
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	608	311	317	641
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	32	32	32	33
Depreciation & Amortisation	0	0	0	0
Other Expenses	41	42	43	44
Total Expenditure	73	74	75	77
Net Operating Surplus (Deficit)	535	237	242	564

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Ulan Road - Cope Rd To Ulan Wollar Rd	300	0	0	316
Ulan Road - Rehabs, Widening And Conforming	235	237	242	247
Reseals - Budget				
Total	535	237	242	563

LOOKING AFTER
OUR COMMUNITY

PROTECTING OUR
NATURAL ENVIRONMENT

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Footpaths

PLANNING STRATEGIES AND ACTIONS

Strategy 4.3.1

Develop and enhance walking and cycling networks across the region.

➔ *Implement the Pedestrian Access Mobility Plan (PAMP).*

Project

Upgrade and renewal of footpaths and cycleways in accordance with Capital Works Program.

Project

Maintain existing footpath and cycleway network in accordance with established levels of service.



81.7km
footpaths across
our region



\$303k
capital works planned
for 2022/23



\$162k
Pedestrian Access and
Mobility Plan (PAMP)
priority footpath works



\$100k
Mudgee Cycle and
Pedestrian Network



LOOKING AFTER
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Footpaths | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	(31)	(31)	(31)	(32)
Total Income	(31)	(31)	(31)	(32)
Expenditure				
Employee Benefits & Oncosts	37	37	38	39
Borrowing Costs	0	0	0	0
Materials & Contracts	135	36	37	37
Depreciation & Amortisation	240	240	240	240
Other Expenses	3	3	4	4
Total Expenditure	415	316	318	319
Net Operating Surplus (Deficit)	(446)	(347)	(349)	(351)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Pedestrian Access And Mobility Plan Works	162	164	168	171
Footways - Capital Works	141	142	144	147
Total	303	306	312	318

LOOKING AFTER
OUR COMMUNITY

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Aerodromes

PLANNING STRATEGIES AND ACTIONS

Strategy 3.2.2

Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region.

- ➔ *Promote the development of infrastructure at the Mudgee Airport as an opportunity for business expansion in the aviation industry.*

Strategy 4.2.1

Develop a regional transport network in partnership with government agencies that grows with the needs of residents and businesses.

- ➔ *Support the continuation of commercial passenger services at Mudgee Airport.*



4,000
airport landings
each year



Fly Pelican

Ongoing support for regular passenger transport service between Sydney and Mudgee



LOOKING AFTER
OUR COMMUNITY

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Aerodromes | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	109	110	112	114
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	245	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	354	110	112	115
Expenditure				
Employee Benefits & Oncosts	162	165	168	172
Borrowing Costs	0	0	0	0
Materials & Contracts	92	87	89	90
Depreciation & Amortisation	167	167	167	167
Other Expenses	181	183	187	191
Total Expenditure	602	602	611	620
Net Operating Surplus (Deficit)	(248)	(492)	(499)	(506)

CAPITAL EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Airport - Drainage Plan Development	0	50	0	0
Airport Hanger And Studio	245	0	0	0
Airport Ambulance Transfer Bay	50	0	0	0
Airport - Aircraft Parking	20	0	0	0
Total	314	50	0	0

* Project is dependent on successful grant funding

LOOKING AFTER
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Parking Areas

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

- ➔ *Implement the works program in accordance with the Roads Asset Management Plan.*



52,839m²
Council owned car park infrastructure



LOOKING AFTER
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Parking Areas | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	29	29	30	30
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	29	29	30	30
Expenditure				
Employee Benefits & Oncosts	7	7	8	8
Borrowing Costs	0	0	0	0
Materials & Contracts	5	5	5	5
Depreciation & Amortisation	407	407	407	407
Other Expenses	3	3	3	3
Total Expenditure	422	422	423	423
Net Operating Surplus (Deficit)	(393)	(393)	(393)	(393)



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Transport for NSW Works – State Roads

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.1

Provide traffic management solutions that promote safer local roads and minimise traffic congestion.

➔ *Work with Transport for NSW to improve road safety.*

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

➔ *Implement the works program in accordance with the Roads Asset Management Plan.*



206km
State highway
road network



\$4.25m
State highway
expenditure anticipated
for 2022/23



Transport for NSW
Delivering upgrades to State
highways in partnership with
Transport for NSW



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Transport for NSW Works – State Roads | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	4,252	4,295	4,380	4,479
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	4,252	4,295	4,380	4,479
Expenditure				
Employee Benefits & Oncosts	684	699	717	735
Borrowing Costs	0	0	0	0
Materials & Contracts	3,289	3,311	3,375	3,449
Depreciation & Amortisation	0	0	0	0
Other Expenses	165	167	170	174
Total Expenditure	4,138	4,177	4,261	4,358
Net Operating Surplus (Deficit)	114	118	119	121

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Street Lighting

PLANNING STRATEGIES AND ACTIONS

Strategy 2.3.4

Consider technologies in Council’s facilities, infrastructure and service delivery to reduce our ecological footprint.

➔ *Implement alternative energy and sustainable technologies in physical works and service delivery.*

Project

Work with Endeavour Energy to obtain funds for LED Street Lighting Retrofit in Kandos and Rylstone.

Project

Consider opportunities for alternative energy and sustainable technologies (such as solar panel installation) as part of the Capital Works Program.



\$239k

Electricity costs for street lighting
in Mudgee | Gulgong | Kandos |
Rylstone



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Street Lighting | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	37	38	38	39
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	37	38	38	39
Expenditure				
Employee Benefits & Oncosts	2	2	2	2
Borrowing Costs	0	0	0	0
Materials & Contracts	6	6	6	6
Depreciation & Amortisation	1	1	1	1
Other Expenses	239	242	246	252
Total Expenditure	248	251	256	261
Net Operating Surplus (Deficit)	(211)	(213)	(217)	(222)



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Good Government

Our planning framework of goals, strategies, and actions is built around five key themes.



GOOD GOVERNMENT

A strong council that is representative of the community and effective in meeting the needs of our people

5.1

Strong civic leadership

5.2

Good communications and engagement

5.3

A range of rewarding and fulfilling career opportunities to attract and retain residents

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Governance

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.3

Support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles.

- ➔ *Provide financial assistance in accordance with Council's community grants program policy.*

Strategy 5.1.2

Provide accountable and transparent decision making for the community.

- ➔ *Ongoing review and enhancement of government framework.*
- ➔ *Provide professional development opportunities to support elected members in fulfilling their obligations as councillors.*
- ➔ *Hold awareness sessions for potential candidates in the six months leading up to each Council election and ensure information packages are available.*



\$110k

Provided for
community grants



11

Council meetings
scheduled for
2021/22

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Governance (cont'd)

PLANNING STRATEGIES AND ACTIONS

Strategy 5.2.2

Encourage community access and participation in Council decision making.

- ➔ *Provide opportunities and make it easy for the community to participate in and influence decision making.*

Strategy 5.3.1

Pursue excellence in service delivery.

- ➔ *Benchmark Council's service delivery against relevant organisations.*

Strategy 5.3.3

Prudently manage risks associated with all Council activities.

- ➔ *Monitor and review Council's policies and strategies.*
- ➔ *Monitor and review Council's risks.*



1400+

Expected views of Council webcasting meetings



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Governance | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	120	121	123	126
Grants & Contributions - Operating	104	105	108	110
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	224	226	231	236
Expenditure				
Employee Benefits & Oncosts	63	64	65	66
Borrowing Costs	0	0	0	0
Materials & Contracts	135	138	391	144
Depreciation & Amortisation	0	0	0	0
Other Expenses	620	578	588	595
Total Expenditure	818	780	1,044	806
Net Operating Surplus (Deficit)	(593)	(554)	(813)	(570)



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Corporate Support

PLANNING STRATEGIES AND ACTIONS

Strategy 1.1.2

Work with key partners and the community to lobby for effective health services in our region.

- ➔ *Explore funding opportunities for improved health services and work in partnership with Western Local Area Health Network to promote health projects.*

Strategy 1.1.4

Work with key partners and the community to reduce crime, anti-social behaviour and improve community safety.

- ➔ *Support and implement programs which aim to reduce anti-social behaviour.*

Strategy 1.2.2

Work with key stakeholders to minimise the impacts of state significant development in the region.

- ➔ *Monitor employment and population growth.*
- ➔ *Meet regularly with mining companies.*
- ➔ *Work with key stakeholders to address issues and mitigate impacts associated with state significant developments.*

Strategy 1.4.1

Support programs which strengthen the relationships between the range of community groups.

- ➔ *Provide meaningful employment to members of the disabled community.*



3

Customer Service
Centres

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Corporate Support (cont'd)

PLANNING STRATEGIES AND ACTIONS

Strategy 2.2.1

Identify and implement innovative water conservation and sustainable water usage management practices.

- ➔ *Work to secure water for agriculture and urban use.*
- ➔ *Play an active role in the Cudgegong Valley and Macquarie Valley User Group.*

Strategy 2.3.4

Consider technologies in Council's facilities, infrastructure and service delivery to reduce our ecological footprint.

- ➔ *Implement alternative energy and sustainable technologies in physical works and service delivery.*

Strategy 3.2.2

Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region.

- ➔ *Lobby State and Federal Government on infrastructure needs of local businesses including transport and communications linkages.*



394

Full time equivalent employees across Council at 30 June 2021

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Corporate Support (cont'd)

PLANNING STRATEGIES AND ACTIONS

Strategy 3.2.3

Support the expansion of essential infrastructure and services to match business and industry developments in the region.

- ➔ Lobby State and Federal Government for expanded health and education services.

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

- ➔ Pursue additional funding for upgrading of roads infrastructure.

Strategy 4.2.1

Develop a regional transport network in partnership with government agencies that grows with the needs of residents and businesses.

- ➔ Support the continuation of commercial passenger services at Mudgee Airport.
- ➔ Lobby for improved highway linkages along the Great Western Highway and Bells Line.



1,500

Participated in
Community Plan review



35,420

Calls received by Customer
Service each year

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Corporate Support (cont'd)

PLANNING STRATEGIES AND ACTIONS

Strategy 4.2.2

Create a communication network that services the needs of residents and businesses.

- ➔ *Pursue improved broadband and mobile coverage with Government and major service providers.*

Strategy 5.1.1

Provide clear strategic direction through the Community Plan, Delivery Program and Operational Plan.

- ➔ *Ensure actions of the Operational Plan and Delivery Program are completed on time, on budget and meets performance criteria.*

Strategy 5.1.2

Provide accountable and transparent decision making for the community.

- ➔ *Ongoing review and enhancement of government framework.*

Strategy 5.1.3

Provide strong representation for the community at Regional, State and Federal level.

- ➔ *Continue to lobby State and Federal Government on all matters that are of relevance to the region.*

Strategy 5.2.1

Improve communications between Council and the community and create awareness of Council's roles and responsibilities.

- ➔ *Publish monthly editions of Community News.*
- ➔ *Provide an up to date and functional website.*
- ➔ *Regularly report to the community in a variety of interesting ways.*
- ➔ *Operate and maintain a community works request system that provides timely and accurate information and responses.*
- ➔ *Educate the community on Council's roles and responsibilities.*



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Corporate Support (cont'd)

PLANNING STRATEGIES AND ACTIONS

Strategy 5.2.2

Encourage community access and participation in Council decision making.

- ➔ *Seek feedback on policy development and local issues.*
- ➔ *Provide opportunities and make it easy for the community to participate in and influence decision making.*

Strategy 5.3.1

Pursue excellence in service delivery.

- ➔ *Benchmark Council's service delivery against relevant organisations.*
- ➔ *Monitor community expectations regarding service delivery.*
- ➔ *Provide a responsive customer service function.*

Strategy 5.3.2

Provide a positive and supporting working environment for employees.

- ➔ *Attract, retain and develop a skilled workforce.*
- ➔ *Provide a safe, healthy and non-discriminatory working environment.*

Strategy 5.3.3

Prudently manage risks associated with all Council activities.

- ➔ *Monitor and review Council's policies and strategies.*
- ➔ *Monitor and review Council's risks.*

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Corporate Support | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	197	200	204	209
Interest & Investment Revenue	0	0	0	0
Other Revenues	5,223	5,173	5,284	5,407
Grants & Contributions - Operating	96	97	99	101
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	5,516	5,470	5,588	5,718
Expenditure				
Employee Benefits & Oncosts	8,192	8,483	8,708	8,881
Borrowing Costs	23	13	11	9
Materials & Contracts	1,417	1,278	1,332	1,318
Depreciation & Amortisation	557	572	586	586
Other Expenses	3,073	3,075	3,140	3,212
Total Expenditure	13,262	13,421	13,778	14,007
Net Operating Surplus (Deficit)	(7,746)	(7,951)	(8,190)	(8,290)

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
It - Papercut Secure Printing	25	0	0	0
It Corporate Software	80	81	83	85
It - Network Upgrades	198	0	0	0
It Special Projects	28	29	29	30
Mudgee Admin Building - Painting And	27	0	0	0
Repairs				
Mudgee Admin Building Extension	700	0	0	0
Buildings Master Key System	131	0	0	0
Old Police Station Capital	50	0	0	0
Corporate Buildings Upgrade Budget Only	0	305	311	318
Total	1,240	415	423	433

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Mid-Western Operations

PLANNING STRATEGIES AND ACTIONS

Strategy 5.3.4

Pursue efficiencies and ongoing business improvement.

- ➔ *Provide effective and efficient internal support functions.*
- ➔ *Ensure strategic and asset management plans are underpinned by sound financial strategies.*

Project

Consider the full life cycle costs associated with the investment in new assets, with a focus on capital investment and existing assets.



86%

Road assets assessed as either in satisfactory, good or excellent condition



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Mid-Western Operations | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	1,283	1,296	1,323	1,352
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	1,283	1,296	1,323	1,352
Expenditure				
Employee Benefits & Oncosts	969	989	1,009	1,030
Borrowing Costs	0	0	0	0
Materials & Contracts	308	315	323	331
Depreciation & Amortisation	0	0	0	0
Other Expenses	69	70	71	73
Total Expenditure	1,345	1,374	1,403	1,433
Net Operating Surplus (Deficit)	(62)	(77)	(81)	(81)

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Engineering and Works – Assets

PLANNING STRATEGIES AND ACTIONS

Strategy 5.3.4

Pursue efficiencies and ongoing business improvement

- ➔ Provide effective and efficient internal support functions.
- ➔ Ensure strategic and asset management plans are underpinned by sound financial strategies.

Project

Provide effective workshop services for Council fleet.



3

Council Works Depots

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Engineering and Works – Assets | Budget

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OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	0	0	0	0
Other Revenues	1,281	1,501	1,518	1,547
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	(240)	(25)	426	(56)
Total Income	1,041	1,476	1,944	1,491
Expenditure				
Employee Benefits & Oncosts	1,913	1,865	1,905	1,980
Borrowing Costs	0	107	97	87
Materials & Contracts	(4,345)	(4,158)	(4,081)	(4,152)
Depreciation & Amortisation	3,270	3,295	3,320	3,320
Other Expenses	744	27	42	60
Total Expenditure	1,582	1,136	1,284	1,294
Net Operating Surplus (Deficit)	(541)	340	660	197

CAPITAL EXPENDITURE

\$ '000	2022/23	2023/24	2024/25	2025/26
Solar Farm Initiative - Stage 3	7,082	0	0	0
Gulgong Depot - Capital Upgrade	65	0	0	0
Rylstone Depot - Capital Upgrade	80	0	0	0
Plant Purchases	6,270	3,695	4,626	3,943
Total	13,497	3,695	4,626	3,943

Other Business Undertakings

PLANNING STRATEGIES AND ACTIONS

Strategy 5.3.3

Prudently manage risks associated with all Council activities.

- ➔ Provide long term financial sustainability through sound financial management.

Project

Examine opportunities to raise additional revenue.



\$81k

Estimated value of private works undertaken by Council upon agreement with the landholder on private land



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Other Business Undertakings | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	102	103	105	107
Interest & Investment Revenue	0	0	0	0
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	102	103	105	107
Expenditure				
Employee Benefits & Oncosts	23	24	25	25
Borrowing Costs	0	0	0	0
Materials & Contracts	36	36	37	38
Depreciation & Amortisation	0	0	0	0
Other Expenses	22	22	22	23
Total Expenditure	81	82	84	86
Net Operating Surplus (Deficit)	21	20	21	21



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General Purpose Income

PLANNING STRATEGIES AND ACTIONS

Strategy 5.3.3

Prudently manage risks associated with all Council activities.

➔ Provide long term financial sustainability through sound financial management.

Project

Review Council's rating structure to identify opportunities to raise additional revenue and options to offset revenue loss.

Project

Identify opportunities to increase revenue from property related investments.

Project

Integration of long term impacts on financial sustainability indicators incorporated into Council decision making process.



0.7%
increase to Rates



\$1.87m
budgeted financial
assistance grant



14,183
Number of rateable
properties



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General Purpose Income | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	29,730	30,026	30,625	31,315
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	872	881	899	919
Other Revenues	0	0	0	0
Grants & Contributions - Operating	1,195	4,503	4,570	4,637
Grants & Contributions - Capital	0	0	0	0
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	31,797	35,410	36,094	36,871
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	0	0	0	0
Depreciation & Amortisation	0	0	0	0
Other Expenses	93	94	96	98
Total Expenditure	93	94	96	98
Net Operating Surplus (Deficit)	31,704	35,316	35,998	36,773



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Developer Contributions

PLANNING STRATEGIES AND ACTIONS

Strategy 4.1.2

Provide a roads network that balances asset conditions with available resources and community needs.

➔ *Pursue additional funding for upgrading of roads infrastructure.*

Project

Ensure major developers contribute to local road upgrades for the impact of additional development.



\$2.2m

developer contributions
estimated for 2022/23
(cash contributions)



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Developer Contributions | Budget

OPERATING EXPENDITURE

\$'000	2022/23	2023/24	2024/25	2025/26
Income				
Rates & Annual Charges	0	0	0	0
User Charges & Fees	0	0	0	0
Interest & Investment Revenue	120	121	124	126
Other Revenues	0	0	0	0
Grants & Contributions - Operating	0	0	0	0
Grants & Contributions - Capital	2,164	2,186	2,229	2,279
Gain (Loss) on Disposal of Assets	0	0	0	0
Total Income	2,284	2,307	2,353	2,406
Expenditure				
Employee Benefits & Oncosts	0	0	0	0
Borrowing Costs	0	0	0	0
Materials & Contracts	0	0	0	0
Depreciation & Amortisation	0	0	0	0
Other Expenses	0	0	0	0
Total Expenditure	0	0	0	0
Net Operating Surplus (Deficit)	2,284	2,307	2,353	2,406



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Glossary

For each Function (Service), we have included a projected budget setting out the type of income and expenditure and funding expected for the next four years. A simple explanation of each line item contained in the budget summary for each theme is provided here.

Borrowing Costs represents the interest paid by Council on borrowings.

Capital Expenditure reflects the cost of purchasing or constructing new assets and renewing existing infrastructure. Those assets (excluding land) and are then depreciated over the course of their estimated useful life.

Contribution from General Purpose Funds is the total contribution required out of general purpose funds (such as financial assistance grants, ordinary rates, interest on investments) to support the activities undertaken in each theme. For the purposes of the Budgets by Service, this term can also be expanded to include contributions from “unrestricted” Water, Sewer and Waste Funds that would be externally restricted at a consolidated level.

Depreciation & Amortisation reflects the consumption of Council’s infrastructure, property, plant & equipment (net of residual values) over the estimated useful life of the asset. Depreciation is calculated using the straight line method.

Employee Benefits & Oncosts incorporates the cost of staff including salaries and wages, superannuation, workers compensation, and training.

Gain or Loss on Disposal of Assets represents the surplus or shortfall of proceeds received from the disposal of assets over their written down value. This typically relates to the sale of land developed by Council or surplus to our needs, and the sale of plant at the end of its useful life.

Grants & Contributions – Capital encompasses the majority of developer contributions including Voluntary Planning Agreements; capital grants provided for specific purposes such as roadwork, water infrastructure, and sporting facilities.

Grants & Contributions – Operating includes both general purpose grants and contributions such as the Financial Assistance Grant and specific purpose grants for services such as bushfire and emergency, environmental Programs, aged & disabled services, noxious weeds management, and roads maintenance.

Interest & Investment Revenue encompasses interest charged by Council on overdue rates and charges, and interest earned on Council’s investment portfolio. The majority of interest revenue will appear in Good Government as it forms part of General Purpose Revenue (treasury operations).

Internal Charges are transactions between the different funds and activities of Council, such as contributions from Water and Sewer Fund to General Fund for corporate support, internal plant hire charges, and employee oncosts.

Loan Repayments represents the principal component of loan repayments made by Council to service borrowings.

Materials & Contracts includes expenditure on materials, contractor and consultancy costs, payments for audit services, legal expenses, and operating lease payments.

LOOKING AFTER
OUR COMMUNITYPROTECTING OUR
NATURAL ENVIRONMENTBUILDING A STRONG
LOCAL ECONOMYCONNECTING OUR
REGIONGOOD
GOVERNMENT

Glossary (cont'd)

New Loan Borrowings represents new loan funding drawn down by Council.

Non Cash Entries is an adjustment made to the income statement to show the impact of noncash entries such as depreciation.

Other Expenses include payments to other levels of government for the Rural Fire Service and town fire brigades, councillor fees, donations and contributions made to local and regional bodies, election expenses, electricity, insurance premiums, street lighting, and telephone & communications expenditure.

Other Revenues includes fines, insurance claim recoveries, sales income, and rental income from Council properties.

Rates & Annual Charges includes the income generated by Council from the levying of ordinary rates (Farmland, Business, Residential, Mining), and annual charges for the provision of water, sewer and waste management services.

Transfers from Reserves, Developer Contributions & Unexpended Grants represents a transfer from Council's restricted funds (internal and external restrictions), and is usually associated with a specific project for which funds have been set aside.

Transfers to Reserves, Developer Contributions & Unexpended Grants represents transfers made to Council's restricted accounts (internal and external restrictions). For example, all developer contributions received by Council are externally restricted and can only be spent in accordance with the relevant Contributions Plan.

User Charges & Fees includes user charges for water and sewer, statutory fees for planning and building regulation, and other fees and charges for a variety of Council services including aged care, Transport for NSW contracts, waste depot fees, cemeteries and swimming pools.

FEES AND CHARGES

[Click here for current Fees and Charges documents.](#)

APPENDIX
ONE

FEEES AND CHARGES

MID-WESTERN REGIONAL COUNCIL



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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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ADMINISTRATION

Administration Services

Photocopying and Printing

Black & White – A4	FC0001	\$0.20	Per page	Y	DCR
Colour – A4	FC0002	\$1.00	Per page	Y	DCR
Black & White – A3	FC0003	\$0.30	Per page	Y	DCR
Colour – A3	FC0004	\$2.00	Per page	Y	DCR
Transparencies – A4	FC0005	\$1.00	Per page	Y	DCR

Scanning (to customer email)

Scanning – A4	FC0006	\$1.00	Per page	Y	DCR
Scanning – A3	FC0007	\$2.00	Per page	Y	DCR

Faxing

Sent – Local and Interstate	FC0008	\$3.90	First page plus \$1.00 for every page thereafter	Y	DCR
Sent – International	FC0009	\$16.60	Per page	Y	DCR
Received	FC0010	\$3.90	First 10 pages plus \$1.10 per page thereafter	Y	DCR

Laminating

Credit card size	FC0011	\$1.00	Per item	Y	DCR
A4	FC0012	\$2.00	Per sheet	Y	DCR
A3	FC0013	\$3.00	Per sheet	Y	DCR

Processing of Companion Animal Forms

Change of Owner Form	FC0796	\$2.00		N	FCR
Permanent Identification Form	FC0797	\$4.00		N	FCR

Information Requests

All Other Requests for Information

Application Fee	FC0014	\$30.00		N	STAT
Processing Charge	FC0015	\$30.00	Per hour	N	STAT
All Other Administration Services Requests	FC0016	\$30.00	Per hour	N	STAT

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Internal Review of Requests for Information

Request for Review	FC0017	\$40.00		N	STAT
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A reduction of up to 50% may be applied for financial hardship or public interest reasons. Refunds may apply as a result of successful internal reviews, and successful applications for amendment of records. Application fees may be waived for internal reviews in relation to the amendment of records.

Maps & Plans

Maps – Paper Prints

Maps held by Council – Where Publicly Available	FC0018	As per plan printing charges below plus \$5 per map		N	DCR
Custom Maps	FC0019	\$140.00	Per map plus printing charges below	N	DCR

Plan Printing – Paper Prints

Plan Printing – A2/A3 – Paper	FC0020	\$15.00	Per sheet for the first 5 sheets, plus \$11 per sheet thereafter	N	DCR
Plan Printing – A1 – Paper	FC0021	\$19.00	Per sheet for the first 5 sheets, plus \$15 per sheet thereafter	N	DCR
Plan Printing – A1 – Film	FC0022	\$28.00	Per sheet for the first 5 sheets, plus \$22 per sheet thereafter	N	DCR
Plan Printing – A0 – Paper	FC0023	\$50.00	Per sheet for the first 5 sheets, plus \$25 per sheet thereafter	N	DCR
Specialised Printing	FC0024	Quotations available upon request for specialised printing or drafting services		N	DCR

Law Enforcement

Impounded Article

Release Fee	FC0025 Plus ADMArt RFee	\$53.00	Per article	N	SUB
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
Impounding of Abandoned Vehicle					
Release Fee – Abandoned Vehicle	FC0026 Plus ADMVe hRFee	\$95 plus towing at cost to relocate vehicle to MWRC Impounding yard		N	DCR

AIRPORT

Mudgee Airport

Hangar Rental

Casual Hangar Rental – weekly	FC0027 Plus AirHRnt Wk	\$123.00		Y	SUB
Includes electricity					
Casual Hangar Rental – daily	FC0028 Plus AirHRnt Day	\$26.00		Y	SUB
Includes electricity					
Long Term Hangar Rental	FC0029	By individual lease agreement only		Y	SUB

Landing Fees

Landing Fee – Annual Charge greater than 2 tonne	FC0030	\$840.00		Y	SUB
By agreement only, per aircraft per annum for MWRC residents private use.					
Landing Fee – Aircraft weight greater than 2 tonne	FC0032	\$15.80	Per tonne	Y	SUB
Weight measured by Maximum Take Off Weight.					
Landing Fee – Annual Charge less than 2 tonne For Mid-Western Regional Council residents only	FC0033	\$266.00	Per annum	Y	SUB
Landing Fee - Aircraft weight less than 2 tonne	FC0867	\$6.20	Per tonne	Y	SUB
Weight measured by Maximum Take Off Weight. Minimum charge of 1 tonne.					
Commercial Flying Schools - Aircraft less than 2 tonne	FC0034	\$2,500.00	Per aircraft, per annum	Y	SUB
Flight schools may elect to pay either an annual fee or per landing fee.					
Mudgee Aero Club for up to five general aviation or ultralight aircraft.	FC0035	\$740.00	Per annum	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Landing Fees [continued]

Passenger Fees RPT operators only	FC0036	\$7.40	Per passenger, per landing	Y	SUB
Care flight, Child Flight, Sydney SLSA Helicopter, Air Ambulance, Angel Flight, Little Wings or RFS NSW or charity flights	FC0037	No charge		Y	SUB

Other Aerodrome Fees

Parking - Apron (non-hanger)	FC0908	24 hours free, then \$15/day		Y	
Hire of aerodrome facility	FC0038 Plus AirAero Fac	\$1,225.00	Per day	Y	SUB
Hire of conference room Longer rate by negotiation	FC0039	\$26.00	Per hour	Y	SUB
Hire of terminal building office Longer rate by negotiation	FC0040 Plus AirAero Off	\$20.00	Per hour	Y	SUB
Hire of terminal building function area Longer rate by negotiation	FC0041 Plus AirAero Fun	\$51.00	Per hour	Y	SUB
Operate Car Rental Business at Airport	FC0042	\$755.00	Per annum	Y	SUB
Advertising and Sign Boards at Airport	FC0043	\$307.00	Per annum	Y	SUB

ANIMAL & STOCK CONTROL

Companion Animals

Lifetime Registrations

Dog - Desexed (by relevant age) Registration fee for a dog desexed by six months of age	FC0044	\$69.00		N	STAT
Dog - Desexed (by relevant age eligible pensioner) Dog owned by an eligible pensioner and desexed by six months of age.	FC0045	\$29.00		N	STAT
Dog - Desexed (sold by pound/shelter) Desexed dog sold by an eligible pound/shelter	FC0046	\$0.00		N	STAT

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Lifetime Registrations [continued]

Dog - Not Desexed or Desexed (after relevant age) Combined registration fee and additional fee for a dog not desexed by six months of age	FC0047	\$234.00		N	STAT
Dog - Not Desexed (not recommended) Dog with written notification from a vet that it should not be desexed	FC0812	\$69.00		N	STAT
Dog - Not Desexed (recognised breeder) Dog not desexed and kept by a recognised breeder for breeding purposes	FC0048	\$69.00		N	STAT
Dog - Working	FC0896	\$0.00		N	STAT
Dog - Service of the State	FC0897	\$0.00		N	STAT
Assistance Animal	FC0898	\$0.00		N	STAT
Cat - Desexed or Not Desexed Desexed or non-desexed cat	FC0871	\$59.00		N	STAT
Cat - Eligible Pensioner Desexed cat owned by an eligible pensioner	FC0872	\$29.00		N	
Cat - Desexed (sold by pound/shelter) Desexed cat sold by an eligible pound/shelter	FC0873	\$0.00		N	STAT
Cat - Not Desexed (not recommended) Cat with written notification from a vet that it should not be desexed	FC0874	\$59.00		N	STAT
Cat - Not Desexed (recognised breeder) Cat not desexed and kept by a recognised breeder for breeding purposes	FC0875	\$59.00		N	STAT
Registration Late Fee	FC0899	\$19.00		N	STAT

Annual Permit Fees

Cat not desexed by four months of age Cat not desexed by 4 months of age	FC0877	\$85.00		N	STAT
Dangerous Dog Dog declared to be dangerous	FC0878	\$206.00		N	STAT
Restricted Dog Dog declared to be a restricted breed or restricted by birth	FC0879	\$206.00		N	STAT
Permit Late fee An additional late fee is applicable if a permit is not paid for by 28 days after the permit requirement took effect	FC0880	\$19.00		N	STAT

Microchipping

Microchip Service	FC0049	\$38.00		Y	SUB
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
Animal Surrender Fees					
Small Dog or Cat	FC0050 Plus ANISur Smll	\$48.00	Per animal	N	SUB
Medium Dog	FC0051 Plus AniSur Med	\$58.00	Per animal	N	SUB
Large Dog	FC0052 Plus ANISur Lrge	\$79.00	Per animal	N	SUB
Greyhound / Commercial	FC0053 Plus ANISur Comm	\$0.00	Per animal	N	SUB
Collection Fee	FC0054 Plus ANISur Cfee	\$18.00	per animal	N	SUB
Council ranger collection of animal for surrender					

Impound & Release Fees

Release Fees – First Release	FC0055	\$36.00		N	SUB
Release Fees – Second and Subsequent Release	FC0056	\$56.00		N	SUB
Within 12 months of first release					
Sustenance Fee	FC0057	\$24.00	Per day	N	SUB

Trap Hire

Trap Hire Fee	FC0058 Plus TrapHir e	\$36.00	Per week	Y	SUB
Trap Hire – Refundable Deposit	FC0059	\$150.00	per trap	N	BOND

Other Animal Control Fees

Dangerous/Menacing/Restricted Dog Collar – Medium	FC0060	\$40.00	Each	Y	FCR
Dangerous/Menacing/Restricted Dog Collar – Large	FC0061	\$44.00	Each	Y	FCR
Dangerous/Menacing/Restricted Dog Collar – Extra Large	FC0062	\$51.00	Each	Y	FCR
Rehome/Adoption Fee – Cat or Dog	FC0063 Plus AniOth ReHm	\$87.00	Each animal	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Stock Impounding

Stock Impounding

Sale of impounded stock	FC0064	Impounded stock not claimed by owners will be sold at auction and sales proceeds, less any outstanding charges, will be returned to the stock owner if they can be identified		Y	REF
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Impounding Fees – First Offence

Sheep, Goats & Pigs	FC0065	\$9.60	Per head	N	DCR
All Other Animals	FC0066	\$38.00	Per head	N	DCR

Impounding Fees – Repeat Offence (within 3 months of the first offence)

Sheep, Goats & Pigs	FC0067	\$12.30	Per head	N	DCR
All Other Animals	FC0068	\$71.00	Per head	N	DCR

Impounding Travel & Labour

Impounding Officer – Travel	FC0069	\$0.85	Per kilometre	N	DCR
Impounding Officer – Labour	FC0070	\$61.00	Per hour	N	DCR
After Hours Callout	FC0071	\$123.00	Per person, per hour.	N	DCR
Minimum charge of 4 hours					

Sustenance

Sheep, Goats & Pigs	FC0072	\$9.60	Per head, per day	N	DCR
All Other Animals	FC0073	\$13.50	Per head, per day	N	DCR

Other Stock Impounding Fees

Transport of Impounded Stock	FC0074	At direct cost, plus 10% admin recovery		N	FCR
Damage to Property by Trespassing Stock	FC0075	At direct cost, plus 10% admin recovery		Y	FCR

BUILDING APPROVALS & CERTIFICATES

Where a development consent, complying development certificate or construction certificate was required for the erection of the building and no such consent or certificate was obtained, the fee to be applied is the total sum of each of the relevant building certificate fee, development application fee, complying development certificate fee, and construction certificate fee.

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Construction Certificate & Complying Development Certificates

Building – Class 1

Class 1 fees also apply to Section 68 applications for transportable homes

Less than 100m ²	FC0076 Rams CCClass s1	\$444.00		Y	ROR
Greater than 100m ²	FC0077 Rams CCClass s1	\$635.00		Y	ROR
Alterations and additions to a Class 1 dwelling	FC0784 Rams CCClass s1AL	\$444.00		Y	ROR
Residential dual occupancies including construction of a secondary dwelling associated with a new dwelling	FC0785 Rams CCClass s1DU	\$845.00	Per development	Y	ROR

Building – Class 2 to 9

Under 300m ²	FC0080 Rams CCClass 3569	\$820.00		Y	ROR
300 to 499m ²	FC0081 Rams CCClass 3569	\$1,480.00		Y	ROR
500 to 1,999m ²	FC0082 Rams CCClass 3569	\$2,140.00		Y	ROR
2,000m ² and over	FC0083 Rams CCClass 3569	\$5,410.00		Y	ROR

Building – Class 10a

Under 100m ²	FC0084 Rams CCClass s10	\$281.00	Per application	Y	ROR
Include the sum of multiple buildings					
100m ² and above	FC0085 Rams CCClass s10	\$411.00	Per application	Y	ROR
Include the sum of multiple buildings					

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Building – Class 10b

Swimming Pool	FC0088 Rams CCPools	\$352.00	Per Swimming Pool	Y	ROR
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used for the sum of multiple structures e.g 1 fence and 1 retaining wall = 2 x \$155.00

Other Structures such as fences, retaining walls, masts etc	FC0786 Rams CCOth Struc	\$158.00	Per Structure	Y	ROR
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Building – Class 10c

Private Bushfire Shelter	FC0787 Rams CCClass10c	\$530.00	Per Shelter	Y	ROR
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General Development Code including B&B, Home Businesses, Tents or Marquees

CDC approval under Part 4A of the SEPP (Exempt and Complying Codes) 2008	FC0089 Rams CDCGenDC	\$595.00		Y	ROR
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Note: additional inspection fees apply based on number of inspections required dependent on building classification.

Container Recycling Facilities Code

CDC approval under Part 5B of the SEPP (Exempt and Complying Codes) 2008	FC0090 Rams CDCRecyDC	\$595.00		Y	ROR
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Note: additional inspection fees apply based on number of inspections required dependent on building classification.

Demolition Code

CDC approval under Part 7 of the SEPP (Exempt and Complying Codes) 2008	FC0091 Rams CDCDemDC	\$595.00		Y	ROR
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Note: additional inspection fees apply.

Fire Safety Code

CDC approval under Part 8 of the SEPP (Exempt and Complying Codes) 2008	FC0092 Rams CDCFireSC	\$650.00		Y	ROR
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Note: Inspection packages based on number of inspections required dependent on building classification.

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Assessment of Alternative Fire Solution

Assessment of Performance Solution – up to 2 separate performance solutions per development	FC0093 Rams BACAs sFire	\$391.00		Y	FCR
Assessment of Performance Solution – 3 or more separate performance solutions per development	FC0094 Rams BACAs sFire	\$740.00		Y	FCR

Modification of Construction Certificate or Complying Development Certificate

All classes	FC0095 Rams BACMo dAll	50% of original application fee		Y	FCR
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Appointment of Principal Certifier and Building Compliance Inspections

Inspection Package Fees where Council is the Principal Certifier

Class 1 – Residential Dwelling under 100m2	FC0096 Rams CCPIDr nDwl	\$460.00	Per dwelling	Y	REF
Class 1 Residential Dwellings 100m2 and above	FC0788 Rams CCPIDr nDwl	\$635.00		Y	REF
Residential dwelling alterations/additions	FC0097 Rams BACIns pRes	\$145.00	Per inspection	Y	REF
To be determined on assessment of proposal at lodgement of CC and notification of PCA					
Residential Attached Dual Occupancies	FC0098 Rams CCPIDr nDO	\$1,020.00	Per Development	Y	REF
Includes mandatory inspections of both dwellings					
Residential Detached Dual Occupancies	FC0099 Rams CCPIDr nDE	\$635.00	Per dwelling	Y	REF
Class 10a buildings (less than 100m2)	FC0101 Rams CCPIDr nShd	\$291.00	Sum of all new buildings	Y	REF
Class 10a buildings (100m2 and above)	FC0789 Rams CCPIDr nShd	\$433.00		Y	REF
Sum of all new buildings					

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Inspection Package Fees where Council is the Principal Certifier [continued]

All Swimming Pools	FC0102 Rams CCPIDr nSwm	\$437.00	Per swimming pool	Y	REF
Class 10b structures (Fences, retaining walls)	FC0103 Rams CCClass10b	\$297.00	Per structure	Y	REF
Residential Units	FC0104 Rams CCPIDr nUnt	\$377.00	Per unit	Y	REF
Additional building inspections as required greater than 30km from MWRC Mudgee Administration Centre	FC0105 Rams CCPIDr nBI2	\$151.00	Per additional inspection	Y	REF
Commercial or Industrial Class 2, 3, & 4 – 2,000m2 and under	FC0106 Rams CCPICom2-4	\$755.00	Per building	Y	REF
Commercial or Industrial Class 2, 3, & 4 – over 2,000m2	FC0107 Rams CCPICom2-4	\$930.00	Per building	Y	REF
Additional inspections required for class 2, 3, & 4	FC0108 Rams CCPIC m2-4A	\$174.00	Per inspection	Y	REF
Commercial or Industrial Class 5-9, 2,000m2 and under	FC0109 Rams CCPICom5-9	\$785.00	Per building	Y	REF
Commercial or Industrial Class 5-9 over 2,000m2	FC0110 Rams CCPICom5-9	\$1,065.00	Per building	Y	REF
Additional inspections required for Class 5-9	FC0111 Rams CCPIC m5-9A	\$266.00	Per inspection	Y	REF
Building Inspection for Approvals (older than 5 years)	FC0112 Rams CCPIDr nBI4	\$189.00	Per inspection	Y	REF

Major Projects Integrated Construction Certificate & Principal Certifying Service

Service includes pre Construction Certificate consultation; processing of Construction Certificate(s), progress inspections; consultations; and processing of Occupation Certificate(s)	FC0113 Rams BACMjr Prj	Cost + 10% + GST. Fee may be varied by up to 50% based on complexity and scale. Quotations available upon request.		Y	FCR
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Inspections required under the LG Act

Inspection Package Fees

Section 68 Transportable Home	FC0100 Rams S68Ins pDwl	\$296.00	Per dwelling	N	REF
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Appointment of MWRC as the Principal Certifier to replace private certifier

Inspection Package Fees where Council is not the Principal Certifier

For Class 1 or 10 buildings	FC0114 Rams	\$785.00	Per appointment	Y	REF
For Class 2 to 9 buildings	FC0115 Rams	\$1,580.00	Per appointment	Y	REF

Other Building Approvals & Certificates

Application and Inspection Fees for Plumbing & Drainage

Section 68 Application – to be charged for any works involving plumbing and drainage	FC0116 Rams S68Class1a	\$174.00		N	REF
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Plus inspection fees as listed below:

Residential Dwellings	FC0118 Rams S68Ins pDPD	\$312.00	Per dwelling	N	REF
Dual Occupancies	FC0119 Rams S68Ins pDPD	\$312.00	Per dwelling	N	REF
Units	FC0120 Rams S68Ins pUnt	\$312.00	Per unit	N	REF
Alterations and garages	FC0121 Rams S68Ins pshd	\$312.00	Per structure	N	REF
Fee based on extent of works	FC0790 Rams S68Ins pExt	\$145.00	Per inspection	N	REF

Where plumbing and drainage works require less or more than 3 inspections

Commercial or Industrial Class 2 to 9	FC0122 S68Ins pDPD	\$312.00	Per unit	N	REF
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Application and Inspection Fees for Plumbing & Drainage [continued]

Trade waste	FC0123 Rams S68Ins pTrW	\$97.00	Per inspection	N	REF
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Building Information Certificates

Building Certificate Classes 1 and 10	FC0124 Certs 317AEF ee1	\$250.00	For each dwelling on the allotment	N	STAT
Building Certificate Classes 2 to 9 under 200m2	FC0125 Certs 317AEF ee2	\$250.00	Per building	N	STAT
Building Certificate Classes 2 to 9 200m2 to 2,000m2	FC0126 Certs 317AEF ee2	\$250 plus \$0.50/m2 over 200m2		N	STAT
Building Certificate Classes 2 to 9 over 2,000m2	FC0127 Certs 317AEF ee2	\$1,165 plus \$0.075/m2 over 2,000m2		N	STAT
Building Certificate reinspection	FC0128 Certs BldCrtR ein	\$90.00		N	STAT
Copy of Building Certificate	FC0129 Certs BldInfC opy	\$13.00		N	STAT

Caravan Parks & Camping Grounds

Initial approval inspection fee	FC0130 Rams CampG rdIns	\$13.50	Per site	N	DCR
Initial approval inspection fee – minimum fee for development (less than 12 sites)	FC0131 Rams CampG rdIns	\$119.00	Per site	N	DCR
Approval renewal or continuation inspection fee	FC0132 Rams CampG rdIns	\$13.50	Per site	N	DCR
Approval renewal or continuation inspection fee – minimum fee for development (less than 17 sites)	FC0133 Rams CampG rdIns	\$119.00	Per site	N	DCR
Amended approval fee	FC0134 Plus Carava nPkA	\$76.00		N	DCR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Drainage Diagrams

Drainage Diagram (Council Sewer Mains)	FC0136 Certs Drainag eCS	\$34.00	Per certificate	N	FCR
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Manufactured Home Estates

Home inspection fee	FC0137 Rams MHEH mInsF	\$13.50	Per unit	N	DCR
Home reinspection fee	FC0138 Rams MHEH mRInsF	\$13.50	Per unit	N	DCR
Associated structure inspection fee	FC0139 Rams MHEAs rtFee	\$13.50	Per unit	N	DCR
Associated structure reinspection fee	FC0140 Rams MHEAs rtRfe	\$13.50	Per unit	N	DCR

Occupation Certificates

Council registered Occupation Certificates	FC0141 Rams OccCer t1	\$36.00	Per certificate	N	STAT
Occupation Certificates for a change of use with no building works – Involving Class 1 or Class 10 buildings	FC0142 Certs NoBld1- 10	\$166.00	Per use	Y	FCR
Occupation Certificates for a change of use with no building works – Involving Class 2 – 9 buildings	FC0143 Certs NoBld2- 9	\$291.00	Per use	Y	FCR
Registration of privately issued Occupation Certificates	FC0144 Rams OccPriv C10	\$36.00	Per certificate	N	STAT

Construction Certificates

Registration of privately issued Construction Certificates	FC0145 Rams OccPriv 1	\$36.00	Per certificate	N	STAT
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Other Building Services

Building specification	FC0146 Rams OthBld Spec	At cost plus 10% plus GST		N	FCR
General Health & Building search fee	FC0147 Certs HBSEA RCH	\$140.00		N	FCR
Section 735A Certificate for Outstanding Health & Building Notices	FC0148 Rams OthCrt7 35A	\$97.00		N	REF
Supply of building statistics	FC0149 Rams OthSup Stat	\$362.00	Per annum	N	FCR

Amusements & Events

Event inspection fees	FC0150 Plus Amuse. Ride	\$76.00	Per operator	N	ROR
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Swimming Pools Act

Application under s22 of the Swimming Pools Act for an exemption to swimming pool barrier requirements	FC0887	\$250.00		N	STAT
Inspection of Swimming Pools – First Inspection	FC0151 Certs SWIMM ING	\$150.00		Y	STAT
Inspection of Swimming Pools – Second Inspection	FC0152 Rams SwmIns pSec	\$100.00		Y	STAT
Notice of Public Swimming Pool	FC0153 Plus SwmNt cePub	\$100.00		N	STAT

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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CARAVAN PARKS

Mudgee Valley Park

Accommodation

Cabins	FC0894	Prices are seasonal and available on the website mudgeevalleypark.com.au or by contacting Mudgee Valley Park.	Per cabin	Y	ROR
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A variety of cabins including studio units, one-bedroom cabins and delux two-bedroom cabins.

Caravans and Camping	FC0895	Prices are seasonal and available on the website mudgeevalleypark.com.au or by contacting Mudgee Valley Park.	Per site	Y	ROR
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Powered and unpowered sites for caravans and camping.

Amenities

Drying Fee	FC0906	\$5.00	Per 45 min drying cycle	Y	REF
Washing Fee	FC0905	\$5.00	per wash	Y	REF

CEMETERIES

Monumental / Lawn Cemeteries and Rural Cemeteries

Land – All Lawn & Monumental Sections

Purchase of Land	FC0155 Plus CemMo nPrch	\$1,415.00		Y	SUB
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Includes maintenance as per Council works program.
No charge for infant under 6 months

Plot Reservation Marker	FC0156 Plus CemMo nPtR	\$235.00		Y	DCR
Temporary marking fee	FC0157 Plus CemMo nTMkF	\$59.00	Per site	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Interment – All Lawn & Monumental Sections

Infant (under 6 months)	FC0158 Plus CemIntl nfy	\$288.00		Y	SUB
Child (6 months – 17 years old)	FC0159 Plus CemInt Chld	\$452.00		Y	SUB
Adult (over 18 years old)	FC0160 Plus CemInt Adlt	\$905.00		Y	SUB
Weekends and Public Holidays	FC0161 Plus CemInt WkPH	\$1,385.00		Y	SUB

Fee to replace standard fees for all age categories.

Interment – Memorial Tree Beds

Interment Fee- Single Bed	FC0162 Plus CemInt FeeS	\$81.00		Y	SUB
Purchase of Land – Single Bed	FC0163 Plus CemInt SpC	\$244.00		Y	SUB
Interment Fee – Family	FC0164 Plus CemInt FeeF	\$600.00	Includes 8 plots	Y	SUB
Purchase of Land – Family	FC0165 Plus CemInt SpC	\$1,885.00	Includes 8 plots	Y	SUB

Cremations

Plot Purchase- Niche Wall	FC0166 Plus CemCr eAsh	\$281.00		Y	SUB
Fee includes interment.					
Ashes Interment – existing grave	FC0167 Plus CemCr eAshG	\$145.00		Y	SUB

Headstone – Monumental Section Only (Permits)

Erect stonework around or on grave	FC0168 Plus CemHst Stne	\$71.00		N	SUB
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Headstone – Monumental Section Only (Permits) [continued]

Erect single monument	FC0169 Plus CemHst Sing	\$93.00		N	SUB
Erect double monument – 1 headstone	FC0170 Plus CemHst Db1H	\$167.00		N	SUB
Erect double monument – 2 headstones	FC0171 Plus CemHst Db2H	\$194.00		N	SUB

Plaques

Design, proof and quote for plaque	FC0172 Plus CemPlq Desg	\$75.00		Y	DCR
Standard size 230mm x 160mm. Does not include actual plaque					
Purchase of plaque	FC0173 Plus CemPlq Prch	At cost		Y	DCR
Installation of plaque by Council	FC0174 Plus CemPlq Inst	\$93.00		Y	DCR

Applies to all areas including memorial wall

Exhumation

Exhumed land maintenance	FC0175 Plus CemEx hLand	\$232.00		Y	SUB
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Administrative, contractor and maintenance fee

COMMUNITY BUILDINGS

Cancellation Terms for Council Venue Hires: If a booking is cancelled **30+ days** from hire then **100%** of fees will be returned, if cancelled **14-29 days** from hire then **50%** of hire fees will be returned & if cancelled **less than 14 days** from hire **0%** hire fees will be returned.

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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All Community Buildings

Business Hire – businesses, government agencies, and other for profit organisations

Private Hire – Weddings, parties, private functions

Community Hire – Schools, youth organisations, not for profit community groups

Local Artist status to be determined by relevant Arts Council – Mudgee, Gulgong or Rylstone

The hire and use of Council community buildings is subject to the relevant terms and conditions, which covers aspects such as access, payment terms, and cancellation fees. Prior to entering into a facility hire arrangement, users should review the applicable terms and conditions. A cancellation fee of 50% of the hire fee will apply when less than 14 days notice is provided of cancellation

Security Bonds

Security bond for parties and functions which include the service of alcohol	FC0177	\$550.00		N	BOND
This bond applies to all community buildings					
Security bond for all weekly hires	FC0178	\$550.00		N	BOND
This bond applies to all community buildings					
Rylstone Memorial Hall – Twin Town Players	FC0179	\$0.00		N	BOND
Twin Town Players are exempt from paying security bond for the Rylstone Memorial Hall only.					

Cleaning Fee

Cleaning fee (if additional cleaning is required following a hire)	FC0887	\$41.00	Per hour	Y	SUB
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Gulgong Memorial Hall, Rylstone Memorial Hall, Kandos Community Hall

All user groups to supply own materials, and clean facilities after use

Private or Business Hire

Hall hire – half day	FC0181	\$138.00	Maximum of 4 hours	Y	SUB
Hall hire – daily	FC0182	\$174.00		Y	SUB
Hall hire – weekly	FC0183	\$470.00		Y	SUB

Community or Local Artist Hire

Hall hire – half day	FC0184	\$75.00	Maximum of 4 hours	Y	SUB
Hall hire – daily	FC0185	\$99.00		Y	SUB
Hall hire – weekly	FC0186	\$256.00		Y	SUB

Gulgong Memorial Hall

All user groups

Kitchen Hire	FC0187	\$34.00	Per day	Y	SUB
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Rylstone Memorial Hall

Community or Local Artist Hire

Twin Town Players – Rehearsals	FC0188	No charge		Y	SUB
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Mudgee Library

Please note: this facility also attracts a security bond.

For further details please refer to 'Community Buildings' security bonds.

Private or Business Hire – Library Meeting Room (large)

Library Meeting Room (large) hire – half day Maximum of 4 hours	FC0190	\$97.00		Y	SUB
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Library Meeting Room (large) hire – daily	FC0191	\$184.00	Per day	Y	SUB
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Community Hire – Library Meeting Room (large)

Library Meeting Room (large) hire – half day Maximum of 4 hours	FC0192	\$49.00		Y	SUB
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Library Meeting Room (large) hire – daily	FC0193	\$86.00	Per day	Y	SUB
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Library Meeting Room (small)

Private or Business Hire	FC0194	\$12.70	Per hour	Y	SUB
Community Hire	FC0195	\$6.30	Per hour	Y	SUB

Mudgee Town Hall Theatre

Private or Business Hire – Auditorium, Green Room & Dressing Room

Upper floor and equipment hire – daily	FC0197	\$715.00	Per day	Y	SUB
Upper floor and equipment hire – weekly Monday to Sunday	FC0198	\$2,490.00	Per week	Y	SUB

Community Hire – Auditorium, Green Room & Dressing Room

Upper floor and equipment hire – daily	FC0199	\$238.00	Per day	Y	SUB
Upper floor and equipment hire – half daily Maximum 4 hours	FC0200	\$128.00	Per half day	Y	SUB

Upper floor and equipment hire – weekly	FC0201	\$715.00	Per week	Y	SUB
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Town Hall Cinema – Ticket Prices

Adult	FC0202	\$15.00		Y	SUB
Concession	FC0203	\$10.00		Y	SUB
Child Under 5	FC0204	No charge		Y	SUB

Rural Fire Service

Brigade Buildings

All user groups other than RFS	FC0205	\$29.00	Per day	Y	SUB
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Rylstone Amenities Building

Please note: this facility also attracts a security bond.

For further details please refer to 'Community Buildings' security bonds.

Private or Business Hire

Building hire – daily	FC0207	\$164.00	Per day	Y	SUB
Building hire – weekly	FC0208	\$470.00	Per week	Y	SUB

Community or Local Artist Hire

Building hire – daily	FC0209	\$65.00	Per day	Y	SUB
Building hire – weekly	FC0210	\$194.00	Per week	Y	SUB

Mudgee Arts Precinct

Private, Business or Government Hire

Community Gallery Space Hire - Weekly	FC0881	\$510.00	Per week	Y	SUB
Conference/Seminar Room - Daily	FC0882	\$410.00	Per day	Y	SUB
Conference/Seminar Room - Weekly	FC0883	\$1,225.00	Per week	Y	SUB
Technical Suite Hire - Daily	FC0921	\$180.00	Per Day	Y	
Workshop (Large) Hire - Daily	FC0913 FC0913	\$180.00	Per Day	Y	
Workshop (Large) Hire - Weekly	FC0915 FC0915	\$900.00	Per Week	Y	
Workshop (Small) Hire - Daily	FC0917	\$87.00	Per Day	Y	
Workshop (Small) Hire - Weekly	FC0919 FC0919	\$434.00	Per Week	Y	

Community or Local Artist Hire

Community Gallery Space Hire - Weekly	FC0884	\$255.00	Per week	Y	SUB
Conference/Seminar Room - Daily	FC0885	\$205.00	Per day	Y	SUB
Conference/Seminar Room - Weekly	FC0886	\$615.00	Per week	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Community or Local Artist Hire [continued]

Technical Suite Hire - Daily	FC0920 FC0920	\$85.00	Per Day	Y	
Workshop (Large) Hire - Daily	FC0912	\$85.00	Per Day	Y	
Workshop (Large) Hire - Weekly	FC0914 FC0914	\$425.00	Per Week	Y	
Workshop (Small) Hire - Daily	FC0916	\$44.00	Per Day	Y	
Workshop (Small) Hire - Weekly	FC0918	\$217.00	Per Week	Y	
Workstation Hire - Daily	FC0910	\$20.00	Per Day	Y	
Workstation Hire - Weekly	FC0911	\$100.00	Per Week	Y	

Cultural Development - Workshops and Events

Cultural Workshop Supplies	FC0922	Price as advertised for each event.	Price as advertised for each event.	Y	
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Rylstone Small Hall

Hall hire – daily	FC0892	\$80.00	Per day	Y	SUB
Hall hire – half day	FC0891	\$65.00	Maximum of 4 hours	Y	SUB

COMMUNITY SERVICES

Community Transport

Car Transport – Outside of MWRC Region – Single Passenger

Trip – Dubbo, Lithgow or Bathurst	FC0216	\$72.00		N	SUB
Trip – Orange	FC0217	\$102.00		N	SUB
Trip – Penrith	FC0218	\$123.00		N	SUB
Trip – Parramatta	FC0219	\$133.00		N	SUB
Trip – Sydney	FC0220	\$143.00		N	SUB

Car Transport – Outside of MWRC Region – Multiple Passenger

Trip – Dubbo, Lithgow or Bathurst	FC0221	\$51.00	Per client	N	SUB
Trip – Orange	FC0222	\$66.00	Per client	N	SUB
Trip – Penrith	FC0223	\$87.00	Per client	N	SUB
Trip – Parramatta	FC0224	\$92.00	Per client	N	SUB
Trip – Sydney	FC0225	\$102.00	Per client	N	SUB

Car Transport – Within MWRC Region

Zone 1 – Single	FC0226	\$5.50	Town	N	SUB
Zone 1 – Return	FC0227	\$11.00	Town	N	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Car Transport – Within MWRC Region [continued]

Zone 2 – Single	FC0228	\$11.00		N	SUB
Zone 2 – Return	FC0229	\$19.00		N	SUB
Zone 3 – Single	FC0230	\$15.00		N	SUB
Zone 3 – Return	FC0231	\$28.00		N	SUB
Zone 4 – Single	FC0232	\$18.00		N	SUB
Zone 4 – Return	FC0233	\$34.00		N	SUB
Zone 5 – Single	FC0234	\$22.00		N	SUB
Zone 5 – Return	FC0235	\$40.00		N	SUB
Zone 6 – Single	FC0236	\$25.00		N	SUB
Zone 6 – Return	FC0237	\$47.00		N	SUB
Zone 7 – Single	FC0238	\$26.00		N	SUB
Zone 7 – Return	FC0239	\$52.00		N	SUB
Additional stops during local trips	FC0240	\$2.00	Per stop	N	SUB

Transport for NDIS Participants

Booking fee	FC0241	\$2.00	Per booking	N	FCR
Kilometre rate	FC0242	\$0.72	Per kilometre	N	FCR

Transport for Full Cost Passengers

Booking fee	FC0243	\$2.20	Per booking	Y	FCR
Kilometre rate	FC0244	\$0.80	Per kilometre	Y	FCR

Passengers not covered under Transport for NSW funding

Point to point levy	FC0245	\$1.10	Per passenger, per booking	Y	STAT
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Family Day Care

Family Day Care

Parents Administration Fee	FC0246	\$1.45	Per hour	N	SUB
Educators Levy	FC0247	\$18.00	Per week	N	SUB
New Family Registration One-off charge	FC0769	\$50.00	per family	Y	SUB

Meals on Wheels

Hot Meals

Main Meal	FC0249	\$7.90		N	SUB
Soup	FC0250	\$4.00		N	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Chilled Meals

Sweets	FC0251	\$3.70		N	SUB
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Frozen Meals

Main Meal	FC0252	\$7.70		N	SUB
Roasts	FC0253	\$7.90		N	SUB

Sandwiches

Sandwiches – Non Meat	FC0255	\$3.90		N	SUB
Sandwiches – Meat	FC0256	\$5.10		N	SUB

Meals on Wheels – NDIS Participants

NDIS plans only cover costs of meal preparation and delivery (two thirds of the total price per meal).

Ingredients (one third of the total price per meal) will be invoiced to the client directly.

Hot Meals

Main Meal	FC0258	\$8.70		N	DCR
Soup	FC0259	\$4.10		N	DCR

Chilled Meals

Sweets	FC0260	\$4.10		N	DCR
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Frozen Meals

Main Meal	FC0261	\$8.50		N	DCR
Roasts	FC0262	\$8.70		N	DCR

Sandwiches

Sandwiches – Non Meat	FC0264	\$4.10		N	DCR
Sandwiches – Meat	FC0265	\$5.60		N	DCR

Meals on Wheels – Full Cost Recovery

Hot Meals

Main Meal	FC0266	\$10.00		N	DCR
Soup	FC0267	\$4.00		N	DCR

Chilled Meals

Sweets	FC0268	\$5.00		N	DCR
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Frozen Meals

Main Meal	FC0269	\$9.60		N	DCR
Roasts	FC0270	\$9.80		N	DCR

Sandwiches

Sandwiches – Non Meat	FC0272	\$8.00		N	DCR
Sandwiches – Meat	FC0273	\$8.00		N	DCR

ENVIRONMENTAL HEALTH

Onsite Sewage Management Systems

Inspection frequency: High risk – 1 every 2 years; Medium risk – 1 every 4 years; Low risk – 1 every 5 years. Risk categories are determined at initial inspection.

Septic Systems

Section 68 application to install new system, including inspection	FC0274 Rams S68Septic	\$486.00		N	ROR
Modification to a Section 68 approval to install	FC0275 Rams EnHSe pMod	\$174.00		N	DCR
Where the design of an approved system is modified					
Septic Registration Fee	FC0276 Rams SepticReg	\$27.00	Per assessment	N	DCR
Approval to Operate renewal for existing Onsite Septic systems	FC0277 Rams S68Ins pSep	\$145.00	Per assessment	N	DCR

Inspection of existing systems requiring a new Approval to Operate

Other Environment

Bushfire Hazard Assessment

Bushfire Attack Level (BAL) Certificate for Complying Development Application (for either Council or Privately certified CDC's)	FC0279 Plus EnHBs hCDA	\$358.00		Y	DCR
Bushfire Hazard Assessment for DA/CC/CDC	FC0280 Rams EnHBs hDACD	\$585.00		Y	DCR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Public Health & Food Hygiene

Mortuaries & Undertakers

Registration of Mortuary	FC0281 Plus s609Reg	\$140.00		N	DCR
Inspection	FC0282 Plus s609Ins p	\$145.00		N	DCR
Approval to operate as an Undertaker	FC0283 Plus s609Appr v	\$140.00		N	DCR
Exhumation	FC0284 Plus EnHMrt Exhm	\$340.00		N	DCR
Application for burial on private land	FC0285 Plus EnHMrt Burl	\$151.00		N	DCR

Business Premises

New registration – barbers, hairdresser, beauticians (Non skin penetration procedures)	FC0286 Plus EnHPr mNwRg	\$100.00		N	DCR
New registration – skin penetration	FC0287 Plus SkinPR eg	\$100.00		N	DCR
Inspections – Low Risk premises (barber, hairdresser, beautician)	FC0288 Plus CATCG ENRL	\$162.00	Per inspection	N	DCR
Inspections – High Risk premises (skin penetration, tattoo, waxing)	FC0289 Plus SkinPln sp	\$217.00	Per inspection	N	DCR
Inspections – street traders	FC0290 Rams strader	\$162.00	Per inspection	N	DCR

Food Inspections

Food inspection charges – Low Risk premises (including Home Based Food businesses)	FC0292 Plus FoodRi skC	\$162.00	Per inspection	N	DCR
Food inspection charges – Medium Risk premises	FC0293 Plus FoodRi skB	\$217.00	Per inspection	N	DCR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Food Inspections [continued]

Food inspection charges – High Risk premises	FC0294 Plus FoodRiskA	\$217.00	Per inspection	N	DCR
Inspections exceeding 1 hour	FC0295 Plus EnHFdl Exc1	\$81.00	For each additional half hour or part thereof	N	DCR
Reinspection fee due to unhygienic conditions	FC0297 Plus FoodRe insp	As per re-inspection, 50% of the original inspection fee based upon the property risk rating (low, medium or high)		N	DCR
Service of Food Premises Improvement Notice	FC0298 Plus FoodIm pNot	\$330.00	Per Improvement Notice	N	STAT

Mobile Vending Vehicles and Temporary Stalls in a Public Place

Section 68 application for Low Risk Food or non-food sales as a Temporary trader operating on Community land or in a Public Place (does not include registration fee) - one off event approval	FC0888	\$40.00	Per event	N	STAT
Section 68 application for a Temporary trader operating on Community land or in a Public Place (does not include registration fee) - annual approval	FC0296 Rams ENHFd Vs68	\$153.00	Per application	N	DCR

Other Public Health Fees

Cooling Towers - Inspection fee	FC0903	\$212.00		N	DCR
Cooling Towers - Notification fee	FC0902	\$115.00		N	DCR
Public Swimming Pools & Spas - Inspection fee	FC0901	\$212.00		N	DCR
Public Swimming Pools & Spas - Notification fee	FC0900	\$100.00		N	DCR
Resuscitation chart	FC0299 Plus EnHPH FResC	\$33.00		Y	DCR
Accommodation overflow inspections	FC0300 Plus Overflo w	\$119.00		N	ROR

Business Use of the Footpath

New application	FC0302 Plus FPathP R	\$119.00		N	ROR
Annual renewal fee	FC0303 Plus FPathP rRnw	\$87.00		N	ROR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Business Use of the Footpath [continued]

Area fee	FC0304 Plus FPathN ew	\$11.40	Per square metre of footpath used	N	ROR
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Enclosure of a Public Place

Works with a duration of up to a week	FC0305 Plus EnHEP PW1wk	\$130.00		N	ROR
Works involving the construct or maintenance of a single dwelling or units	FC0306 Plus EnHEP PWSdU	\$194.00	For two months, then \$80 per month thereafter	N	ROR
All Other Works	FC0307 Plus EnHEP PWall	\$259.00	For two months, then \$106 per month thereafter	N	ROR

Inspection of Water Carts Drawing from Town Water Supply

Application Fee	FC0308 Plus EnHWtr Fee	\$140.00		N	ROR
Annual inspection	FC0309 Plus EnHWtr Insp	\$147.00		N	ROR

Overgrown Blocks

Administration Fee	FC0310 Plus EnHOvr Admn	\$212.00		N	DCR
Clean-up Fee	FC0311 Plus EnHOvr ClnF	At cost		N	DCR

Weed Management

Weed Spraying

1 operator and vehicle	FC0312 Debtors	\$117.00	Per hour including travel from and to weeds depot.	N	DCR
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Chemical cost not included in this rate - Cost of chemical will depend on target species. Chemical cost POA

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Weed Spraying [continued]

2 operators and vehicle	FC0313 Debtors	\$160.00	Per hour including travel from and back to weeds depot	N	DCR
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Cost of chemical is not included - Chemical costs will vary depending on target species, POA for chemical costs.

1 operator and boom spray vehicle	FC0314 Debtors	\$172.00	Per hour including travel from and back to weeds depot	N	DCR
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Weeds Administration

Biosecurity enforcement action - 2nd or greater reinspection	FC0316 Debtors	\$165.00	Per inspection	N	DCR
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Environmental Protection

Underground Petroleum Storage Systems (UPSS) - Inspection Fee	FC0904 Plus EnHPH FCIn	\$212.00		N	
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Fee for clean-up, prevention and noise control notices	FC0301 Plus EnHPH FCIn	\$591.00		N	STAT
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FINANCIAL SERVICES

Certificates

Section 603 Certificates

Section 603 Certificate Fee	FC0317 Certs 603fee	\$90.00		N	STAT
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Aim to have 603 Certificates completed within 4 working days of receipt of 603 application

Refund Processing

Refund Processing Fee	FC0318	\$20.00	Per refund request	Y	SUB
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One refund per financial year is free.

Subsequent requests for refund of a credit balance on rates, water usage and general debtor accounts will be charged the refund processing fee.

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Debt Recovery

Interest on Overdue Rates & Annual Charges

Interest on Overdue Rates & Annual Charges Fee	FC0319	In accordance with section 566(3) of the Act, it has been determined that the maximum rate of interest payable on overdue rates and charges for the 2022-23 rating year will be: 6% per annum		N	STAT
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Process Filing & Issue Fees

Debt recovery fees are based upon the Local Court Fees & Professional Costs structure, and will be charged in relation to the recovery of outstanding rates, fees or charges. Debt recovery fees are subject to change without notice in accordance with any changes made to the Local Court Fees & Professional Costs structure.

Filing Fee – Statement Liquidated Claim – \$0.01 to \$20,000 – Corp	FC0321	\$290.00		N	STAT
Filing Fee – Statement Liquidated Claim – \$20,000.01 to \$100,000 – Corp	FC0322	\$600.00		N	STAT
Filing Fee – Examination Order – \$0.01 to \$100,000	FC0323	\$184.00		N	STAT
Filing Fee – Writ of Execution – \$0.01 to \$100,000	FC0324	\$90.00		N	STAT
Filing Fee – Warrant of Apprehension	FC0325	\$90.00		N	STAT
Service of Documents Fee	FC0326	\$70.00	Per defendant	N	STAT
Field Call Fee – Rural Areas	FC0327	\$50.00		N	STAT
Field Call Fee – Township Areas	FC0328	\$20.00		N	STAT
Preparation Fees – bankruptcy notice/winding up	FC0329	\$440.00		N	STAT
Preparation Fees – other documents	FC0330	\$250.00	Per hour	N	STAT

Miscellaneous Debt Recovery Fees

Certificate of Judgment	FC0331	\$58.00		N	STAT
On-line business or Company Searches	FC0332	\$70.00		N	STAT
Location Searches	FC0333	\$150.00		N	STAT
Title Searches	FC0334	\$70.00		N	STAT

Professional Costs – Amount of Claim \$0.01 to \$1,000

Issue Statement of Claim	FC0335	\$252.00		N	STAT
Default Judgment – Liquidated	FC0336	\$112.80		N	STAT

Professional Costs – Amount of Claim \$1,000.01 to \$5,000

Issue Statement of Claim	FC0337	\$378.00		N	STAT
Default Judgment – Liquidated	FC0338	\$169.20		N	STAT

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Professional Costs – Amount of Claim \$5,000.01 to \$20,000

Issue Statement of Claim	FC0339	\$504.00		N	STAT
Default Judgment – Liquidated	FC0340	\$225.60		N	STAT

Professional Costs – Amount of Claim \$20,000.01 to \$100,000

Issue Statement of Claim	FC0341	\$630.00		N	STAT
Default Judgment – Liquidated	FC0342	\$282.00		N	STAT

Professional Costs – Enforcement after Judgement – Amount of Claim \$0.01 to \$100,000

Writ of Execution	FC0343	\$253.00		N	STAT
Examination Order	FC0344	\$374.00		N	STAT
Attend Examination	FC0345	\$273.00		N	STAT
Attend and Examination – Non-appearance	FC0346	\$199.00		N	STAT
Warrant of Apprehension	FC0347	\$199.00		N	STAT
Application to Set Aside Default Judgment	FC0348	\$165.00		N	STAT

Appearances on Behalf of Council

Objections to or Refusal of Instalment Order	FC0349	\$250.00	Per hour	N	STAT
Defended Hearings of Claim	FC0350	\$250.00	Per hour	N	STAT
Winding-Up Costs Lump Sum	FC0351	\$2,426.00		N	STAT
Winding-Up Costs in addition to Winding-Up Costs Lump Sum	FC0352	\$250.00	Per hour	N	STAT

Dishonoured Payments

Dishonour fees are recovered at cost, and are subject to change without notice in line with changes made by individual financial institutions	FC0353	Dishonour fees are recovered at cost, and are subject to change without notice in line with changes made by individual financial institutions		N	DCR
Dishonour Administration Fee	FC0354	\$29.00		N	DCR

This fee will be applied in addition to the dishonour fee that is charged to Council by individual financial institutions

LIBRARY

Library Borrowings

Library Services

Replacement of lost items	FC0360	Replacement cost plus \$4		N	DCR
Replacement of lost Library Card	FC0361	\$2.00		N	DCR
Inter Library Loans – State and other Public Libraries	FC0363	\$7.50	Per item	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Library Services [continued]

Library Bag	FC0364	\$4.00	Per item	Y	DCR
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LIVESTOCK EXCHANGE

Mudgee Saleyards

Annual Agents Licence

Annual Agents Licence Fee	FC0365	\$3,990.00		Y	SUB
Agents License Supplementary Fee	FC0366	0.25% of gross turnover per week		Y	SUB

Regular Sales – Vendor Fees

Sheep Sales	FC0367	\$0.66	Per head	Y	SUB
Cattle Sales	FC0368	\$6.80	Per head	Y	SUB
Scale Fees	FC0369	\$2.40	Per head	Y	SUB

Regular Sales – Agent Fees

Sheep Sales	FC0370	\$0.31	Per head	Y	SUB
Cattle Sales	FC0371	\$0.66	Per head	Y	SUB
Scale Fees	FC0372	\$0.46	Per head	Y	SUB

Special Sales Booking Fees

Special Sale Annual Booking Fee	FC0373	\$199.00	1 day per month	Y	SUB
Special Sale Booking Fee	FC0374	\$118.00		Y	SUB

Special Sales Turnover Fees

Special Sale Turnover Fees	FC0375	\$8.70	Per animal	Y	SUB
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Sustenance

Sheep, Goats & Pigs	FC0376	\$6.10	Per head per day	Y	DCR
All Other Animals	FC0377	\$12.30	Per head per day	Y	DCR

Other Saleyards Fees

After Hours Yard Callout	FC0378	\$307.00	Per call out	Y	SUB
Carrier Use of Yard for Transaction of Sheep	FC0379	\$84.00	Per month	Y	SUB
Casual Pen Hire – all animals minimum charge of \$10	FC0380	\$4.00	Per head	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Other Saleyards Fees [continued]

Casual Weigh – all animals minimum charge of \$20	FC0381	\$5.10	Per head	Y	SUB
Private Weighing – all animals minimum charge of \$20	FC0382	\$4.00	Per head	Y	SUB
Saleyards Canteen Facility Hire	FC0383	\$0.00	Per week	Y	SUB
Sand or Manure Mix	FC0384	\$25.00	Per tonne	Y	SUB

Truck wash

Truck wash Key	FC0385	\$35.00	Per key	Y	DCR
Truck wash Use	FC0386	\$0.65	Per minute	Y	DCR

PARKS – ACTIVE & PASSIVE

Cancellation Terms for Council Venue Hires: If a booking is cancelled **30+ days** from hire then **100%** of fees will be returned, if cancelled **14-29 days** from hire then **50%** of hire fees will be returned & if cancelled **less than 14 days** from hire **0%** hire fees will be returned.

Parks & Gardens

Council does not permit exclusive use of space or facilities at MWRC Parks & Gardens

MWRC Parks & Gardens

Event booking- MWRC Parks & Gardens Fee for more than 50 in attendance excluding local schools, approved markets, RSL functions and not for profit events	FC0388	\$170.00		Y	SUB
Bond- MWRC Parks & Gardens event booking	FC0389	\$550.00		N	BOND
Access to power Excludes markets and RSL functions	FC0390	\$35.00	Per day	Y	SUB
Fitness trainer annual registration fee Including but not limited to commercial fitness groups and personal trainers. Copy of insurance need to be provided, list of booking dates (refer to dates parks are closed) and fee paid before a permit is issued.	FC0391	\$248.00	Per annum (pro-rata)	Y	SUB
Bond- Fitness trainer access to amenities Bond for the provision of a key to the amenities, Key needs to be returned week end 30 June.	FC0392	\$50.00		N	BOND
Key replacement Replacement of lost key or purchase of additional keys for Mid-Western Regional Council residents, or key for out of local government area residents.	FC0393	\$33.00		Y	FCR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Mid-Western Sports Groups

Junior Sport

Junior Players 18 years and under	FC0394	\$15.80	Per player	Y	SUB
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Senior Sport – No Gate Takings

Senior Players Over 18 years	FC0395	\$40.00	Per player	Y	SUB
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Senior Sport – Gate Takings

First Team	FC0396	\$2,480.00	Per team	Y	SUB
Second Team	FC0397	\$1,870.00	Per team	Y	SUB
Third and Subsequent Teams	FC0398	\$665.00	Per team	Y	SUB

Cleaning

Amenities cleaning Charged if Club, Local School or other User Group fails to leave amenities in a clean and tidy condition	FC0399	\$302.00		Y	DCR
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Sports Council Membership

Yearly membership fee	FC0400	\$26.00	Per registered club	Y	EXT
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Glen Willow Sports Complex

All bookings for Glen Willow, including bookings by Local Schools, require the relevant booking form found on Councils website. Field 3, 4, 5, 6

- MWRC school v one other school – free of charge
- Carnivals or events (including trials and training) involving multiple schools from outside the region will incur the relevant fees for hire. Fields 1 and 2 normal fees apply.

Facility Hire

Glen Willow Field 2	FC0402	\$254.00	Per field for full day hire	Y	SUB
Glen Willow Fields 3,4,5,6,7,8	FC0403	\$127.00	Per field for full day hire	Y	SUB

Glen Willow Grandstand

Clubs that elect to play their home games on the Glen Willow Main Field must play all home games on the Main Field. Such clubs will pay per game day fees as set out below, rather than the normal MWRC Team Fees (Junior/Senior).

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
Hire of seating, kiosk, BBQ, 2 or 4 change rooms, public toilets, referees room, first aid room, ticket box, broadcasters room, and coach rooms Maximum of 4 games per day after 10am plus cleaning fees	FC0405	\$965.00	Per game day	Y	SUB
Hire of seating, kiosk, BBQ, 2 or 4 change rooms, public toilets, referees room, first aid room, ticket box, broadcasters room, and coach room Maximum of 4 games per day after 10am plus cleaning fees	FC0406	\$1,725.00	Per weekend	Y	SUB
Hire of Corporate Room 1, kitchen and second floor toilets	FC0407	\$414.00	Per game day, plus cleaning fees	Y	SUB
Hire of Corporate Room 2, kitchen and second floor toilets	FC0408	\$210.00	Per game day, plus cleaning fees	Y	SUB
Hire of Media Room, kitchen and second floor toilets	FC0409	\$71.00	Per game day, plus cleaning fees	Y	SUB
Cleaning fee for Corporate and Media Rooms	FC0410	\$281.00	Per game day, per room	Y	DCR

Utilities

Electricity consumption on lighting towers used by Sporting Groups	FC0411	50% of cost as per consumption recorded by illuminators. Full cost of lights will be charged after 11pm. Applies to all fields with illuminators installed. **One off event charge \$30 Seasonal sporting groups will be charged at the end of their season / booking period		Y	SUB
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Security Bonds

All Sports Group/Club Users at Glen Willow Complex	FC0412	\$1,000.00		N	BOND
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To be applied if user group previously fined for leaving facility in an unsatisfactory condition. Fee payable prior to commencement of season.

Glen Willow, not-for-profit sporting groups

Facility Hire

Field 1 to 6 (inclusive) Monday to Friday only	FC0413	\$1,500.00	Per day	Y	SUB
Field 2 to 6 (inclusive) Monday to Friday only	FC0414	\$535.00	Per day	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Facility Hire [continued]

Field 3 to 6 (inclusive) Monday to Friday only	FC0415	\$253.00	Per day	Y	SUB
Glen Willow Stadium hire Complete hire of entire stadium facility, including field 1, corporate rooms and media room. Excludes cleaning fee and bond	FC0776	\$1,660.00	Per day	Y	SUB
Glen Willow sporting complex hire Monday to Friday only, includes stadium outer fields, netball and associated buildings. Excludes cleaning fees (per building) and bond.	FC0777	\$2,600.00	Per day	Y	SUB

Glen Willow Soccer/Touch Clubhouse and Netball Clubhouse

Private or Business Hire

Clubhouse hire – half day	FC0416	\$127.00		Y	SUB
Clubhouse hire – daily	FC0417	\$248.00		Y	SUB

Community Hire

Clubhouse hire – half day	FC0418	\$57.00		Y	SUB
Clubhouse hire – daily	FC0419	\$94.00		Y	SUB

Security Bonds

Hire of Clubhouse	FC0420	\$550.00		N	BOND
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Facility Hire

Clubhouse cleaning fee Fee is payable prior to event hire	FC0421	\$302.00		Y	DCR
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All Other MWRC Sports Complexes excluding Glen Willow

All bookings, including bookings made by Local Schools, for sporting fields require the relevant booking form found on Councils website.

- MWRC school events – free of charge
- MWRC school v one other school – free of charge
- Carnivals or events (including trials and training) involving multiple schools from outside the region will incur the relevant fees for hire

Facility Hire

Major Events Maximum 7 days hire	FC0423	\$850.00	Per day	Y	SUB
Event – Gate Takings	FC0424	\$320.00	Per day	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Facility Hire [continued]

Event – No Gate Takings	FC0425	\$170.00	Per day	Y	SUB
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Utilities

Electricity consumption on lighting towers used by Sporting Groups	FC0427	50% of cost as per consumption recorded by illuminators. Full cost of lights will be charged after 11pm. Applies to all fields with illuminators installed. **One off event charge \$30 Seasonal sporting groups will be charged at the end of their season / booking period		Y	SUB
Bond- Line Marker hire	FC0428	\$50.00		N	BOND
Line Marker hire From Rylstone store	FC0429	\$20.00	Per week	Y	SUB

Security Bonds

Major Events	FC0430	\$1,500.00		N	BOND
Sports Group/Club Users at MWRC Sports Complexes	FC0431	\$1,000.00		N	BOND

Payable prior to commencement of season, if user group has previously left facilities in unsatisfactory condition.

Showground

Security Bonds

A cleaning fee will be deducted from bond if premises are not cleaned within 24 hours. All cleaning and restoration costs incurred by Council will be deducted from bonds at cost, and any shortfall in available funds will be recovered by Council from the Hirer.

Bond for Hire of Horse stables	FC0889	\$100.00		N	BOND
Security Bond for Showground Hire	FC0432	\$550.00		N	BOND

Horse Accommodation

Daily stable hire	FC0442	\$28.00	One stable per day	Y	SUB
Weekly stable hire	FC0443	\$54.00	One stable per week	Y	SUB
Daily day yard hire	FC0444	\$12.00	One yard per der day	Y	SUB

Annual Building Occupancy

Antique Machinery Club – event management office	FC0445	\$335.00	Per annum – plus electricity	Y	SUB
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
Cudgegong Cruisers	FC0446	\$335.00	Per annum – plus electricity	Y	SUB
Mid Western Working Horse Building	FC0447	\$335.00	Per annum – plus electricity	Y	SUB
Mudgee Dressage Club Building	FC0448	\$335.00	Per annum – plus electricity	Y	SUB
Mudgee Show Society Office	FC0449	\$335.00	Per annum – plus electricity	Y	SUB
Pony Club Building	FC0450	\$335.00	Per annum – plus electricity	Y	SUB
Poultry Club	FC0451	\$335.00	Per annum – plus electricity	Y	SUB
Woodworkers Group	FC0452	\$335.00	Per annum – plus electricity	Y	SUB

Annual Building Occupancy [continued]

Approved Regular Hirers

Mid Western Working Horse	FC0453	\$1,725.00	Per annum	Y	SUB
Annual and monthly events only as approved by Council at the commencement of the year. Bookings still required					
Mudgee Dressage Club	FC0454	\$1,610.00	Per annum	Y	SUB
One annual daily event and 12 monthly meets only as approved by Council at the commencement of the year. Bookings are still required					
Pony Club	FC0455	\$1,610.00	Per annum	Y	SUB
One annual daily event and 12 monthly meets only as approved by Council at the commencement of the year. Bookings are still required					
Caravan Club of Australia	FC0456	\$280.00	Per day or \$525 per week, plus camping fees	Y	SUB
Pavilion hire, including kitchen and dining.					
Gem and Lapidary Club	FC0457	\$910.00	Per event	Y	SUB
Main Pavilion hire for a maximum of 4 days					
Mudgee Show Society	FC0458	\$2,180.00	Per event, maximum of 7 days	Y	SUB
Pony Club – special events held at Rylstone	FC0459	\$135.00	Per event	Y	SUB
Rylstone Swap Meet	FC0460	\$135.00		Y	SUB
Rylstone Showground Committee- show hire fees	FC0461	No charge		Y	SUB
Riding for the Disabled-hire fees	FC0794	No charge		Y	SUB

Hire Fees

Animal Nursery	FC0462	\$108.00	Per day	Y	SUB
Animal Stall	FC0463	\$108.00	Per day	Y	SUB
Bar Shelter	FC0464	\$108.00	Per day	Y	SUB
Caravan Sites – Powered Available at Mudgee only	FC0465	\$25.00	Per night	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Hire Fees [continued]

Caravan Sites – Unpowered Available at Mudgee only	FC0466	\$15.50	Per night	Y	SUB
Cattle Pavilion	FC0467	\$108.00	Per day	Y	SUB
Equestrian Arena – hourly	FC0468	\$17.00	Per hour	Y	SUB
Equestrian Arena – daily	FC0469	\$156.00	Per day	Y	SUB
Grassed Areas – small section for small groups	FC0470	\$86.00	Per day	Y	SUB
Applies per day to each separate area designated as Douro Street, Nicholson Street, Madeira Road and Sammy's Flat					
Main Arena – Ring hire	FC0471	\$162.00	Per day	Y	SUB
Main Pavilion – Bar area only	FC0472	\$119.00	Per day	Y	SUB
Main Pavilion – Excluding kitchen and bar	FC0473	\$520.00	Per day	Y	SUB
Main Pavilion – Including kitchen and bar	FC0474	\$630.00	Per day	Y	SUB
Main Pavilion – Kitchen area only (Mudgee showground)	FC0475	\$340.00	Per day	Y	SUB
Rylstone Canteen	FC0476	\$108.00	Per day	Y	SUB
Main Pavilion – Gas room heating	FC0477	\$22.00	Per hour	Y	SUB
Main Pavilion – Chair hire	FC0478	\$1.50	Per chair	Y	SUB
Main Pavilion – Table hire	FC0479	\$5.00	Per table	Y	SUB
Major Event	FC0480	\$1,900.00	Per day	Y	SUB
Entire Showground excluding stables and annual building occupancy sites. Inclusive of camping. Plus power and restoration charges.					
Minor Event	FC0481	\$1,110.00	Per day	Y	SUB
Negotiated partial hire excluding stables and annual building occupancy sites. Inclusive of camping. Plus power and restoration charges.					
Pony Club Training Area – Daily	FC0482	\$55.00	Per day	Y	SUB
Pony Club Training Area – Hourly	FC0483	\$9.00	Per hour	Y	SUB
Poultry Pavilion	FC0484	\$105.00	Per day	Y	SUB
Sheep Pavilion	FC0485	\$355.00	Per day	Y	SUB
Circus	FC0486	\$540.00	Per day plus power charges	Y	SUB
Rodeos – Equestrian Arena	FC0487	\$1,900.00	Per event	Y	SUB
Local Schools – Ground hire only	FC0488	No charge		Y	SUB
Grassed Sheepdog Trials area	FC0489	\$345.00	Per event	Y	SUB
Shelter Shed – Rylstone	FC0490	\$70.00	Per day	Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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PLANNING & DEVELOPMENT

Development Applications

Development Applications

Class 1 dwelling valued up to \$100,000	FC0491 Rams DwellH ouse	\$455.00		N	STAT
Integrated Development – Fees when an application for development requires approval of a public / statutory authority under the integrated approvals of the EPA Act	FC0492 Rams Integrat ed	\$320.00	Per approval authority plus \$140 administration fee	N	STAT
Concurrence of a public / statutory authority to a Development Application as required under the EPA Act or an environmental planning instrument	FC0493 Rams PlnDAp pEPA	\$320.00	Per concurrence authority plus \$140 administration fee	N	STAT

Development Applications Based on Estimated Cost of Development

All development valued up to \$5,000	FC0494 Rams DevApp Fee (with allocn to DevApp Levy)	\$110.00		N	STAT
All development valued between \$5,001 and \$50,000 excluding Class 1 dwelling with value ≤ \$100,000	FC0495 Rams DevApp Fee (with allocn to DevApp Levy)	\$170 plus \$3.00 for each \$1,000 (or part of \$1,000) of the estimated cost		N	STAT
All development valued \$50,001 to \$250,000	FC0496 Rams DevApp Fee (with allocn to DevApp Levy)	\$352 plus \$3.64 for each \$1,000 or part thereof over \$50,000		N	STAT
All development valued \$250,001 to \$500,000	FC0497 Rams DevApp Fee (with allocn to DevApp Levy)	\$1,160 plus \$2.34 for each \$1,000 or part thereof over \$250,000		N	STAT

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Development Applications Based on Estimated Cost of Development [continued]

All development valued \$500,001 to \$1,000,000	FC0498 Rams DevApp Fee (with allocn to DevApp Levy)	\$1,745 plus \$1.64 for each \$1,000 or part thereof over \$500,000		N	STAT
All development valued \$1,000,001 to \$10,000,000	FC0499 Rams DevApp Fee (with allocn to DevApp Levy)	\$2,615 plus \$1.44 for each \$1,000 or part thereof over \$1,000,000		N	STAT
All development valued over \$10,000,000	FC0500 Rams DevApp Fee (with allocn to DevApp Levy)	\$15,875 plus \$1.19 for each \$1,000 or part thereof over \$10,000,000		N	STAT
No building, carrying out of work, subdivision or demolition	FC0501 Rams NoBld WrkFe	\$285.00		N	STAT
Application for Designated Development	FC0502 Rams DesDev Max	\$920 plus Development. Application fee will be calculated on the estimated cost of development using the above table		N	STAT

Development Applications for Advertisements

Advertisements	FC0503 Rams AdvSig n	\$285 plus \$93 for each additional advertisement		N	STAT
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Development Consent Modifications

Modifications involving minor error, misdescription or miscalculation

Modification of consent under s4.55 (1) Environmental Planning & Assessment Act – minor error by applicant, miscalculation, incorrect description	FC0505 Rams MinMod	\$71.00		N	STAT
Modification of consent under s4.55 (1) Environmental Planning & Assessment Act – typographical error on notice of determination	FC0506	No charge		N	STAT

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Modification of Consent under 4.55 (1A) or under 4.56 (1) of Environmental Planning & Assessment Act 1979

Modification of Consent under s4.55 (1A) or under s4.56(1)(Consent originally approved by court) of the Environmental Planning and Assessment Act, if the modification is of minimal environmental impact	FC0507 Rams MajMod	\$645 or 50% of original fee or whichever is the lesser		N	STAT
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If the modification is not of minimal environmental impact

Original fee was for the erection of dwelling house with estimated cost ≤ \$100,000	FC0508 Rams PlnMod Org	\$190.00		N	STAT
If original fee less than \$100	FC0509 Rams PlnMod Fee	50% of original fee		N	STAT
If original fee \$100 or more and does not involve the erection of a building, carrying out of work, demolition of work or building	FC0510 Rams PlnMod NBld	50% of original fee		N	STAT
Estimated cost of development up to \$5,000	FC0511 Rams PlnMod Nmin	\$55.00		N	STAT
Estimated cost of development \$5,001 – \$250,000	FC0512 Rams PlnMod Nmin	\$85 plus \$1.50 for each \$1,000 or part thereof of the estimated cost, plus S101 Advertising if required		N	STAT
Estimated cost of development \$250,001 – \$500,000	FC0513 Rams PlnMod Nmin	\$500 plus \$0.85 for each \$1,000 or part thereof over \$250,000, plus S101 Advertising if required		N	STAT
Estimated cost of development \$500,001 – \$1,000,000	FC0514 Rams PlnMod Nmin	\$712 plus \$0.50 for each \$1,000 or part thereof over \$500,000, plus S101 Advertising if required		N	STAT
Estimated cost of development \$1,000,001 – \$10,000,000	FC0515 Rams PlnMod Nmin	\$987 plus \$0.40 for each \$1,000 or part thereof over \$1,000,000, plus S101 Advertising if required		N	STAT
Estimated cost of development more than \$10,000,001	FC0516 Rams PlnMod Nmin	\$4,737 plus \$0.27 for each \$1,000 or part thereof over \$10,000,000, plus S101 Advertising if required		N	STAT

Review of Determination under Division 8.2 of the Environmental Planning and Assessment Act

Advertising of Division 8.2 [Previously known as 82A(1)]	FC0517 Rams PlnAdv 8.2	\$620.00		N	STAT
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
Original fee was for the erection of dwelling house with estimated cost ≤ \$100,000	FC0518 Rams DARev SmDwl	\$190.00		N	STAT
If original fee \$100 or more and does not involve the erection of a building, carrying out of work, demolition of work or building	FC0519 Rams DARev NoBld	50% of original fee		N	STAT
Estimated cost of development up to \$5,000	FC0520 Rams PlnDev Cost	\$55.00		N	STAT
Estimated cost of development \$5,001 – \$250,000	FC0521 Rams PlnDev Cost	\$85 plus \$1.50 for each \$1,000 or part thereof of the estimated cost		N	STAT
Estimated cost of development \$250,001 – \$500,000	FC0522 Rams PlnDev Cost	\$500 plus \$0.85 for each \$1,000 or part thereof over \$250,000		N	STAT
Estimated cost of development \$500,001 – \$1,000,000	FC0523 Rams PlnDev Cost	\$712 plus \$0.50 for each \$1,000 or part thereof over \$500,000		N	STAT
Estimated cost of development \$1,000,001 – \$10,000,000	FC0524 Rams PlnDev Cost	\$987 plus \$0.40 for each \$1,000 or part thereof over \$1,000,000		N	STAT
Estimated cost of development more than \$10,000,001	FC0525 Rams PlnDev Cost	\$4,737 plus \$0.27 for each \$1,000 or part thereof over \$10,000,000		N	STAT
Review of rejection of development application – If estimated cost less than \$100,000	FC0526 Rams PlnRev Rej	\$55.00		N	STAT
Review of rejection of development application – If estimated cost is more than \$100,000 and less than \$1,000,000	FC0527 Rams PlnRev Rej	\$150.00		N	STAT
Review of rejection of development application – If estimated cost is more than \$1,000,000	FC0528 Rams PlnRev Rej	\$250.00		N	STAT
Review of a Modified consent decisions d8.2 [Previously known as s96(AB)]	FC0529 Rams PlnRev 8.2	50% of original fee		N	STAT

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Subdivision Applications

Subdivision Development application under Environmental Planning & Assessment Act

Subdivision involving opening of a public road	FC0530 Rams SubRoad	\$665.00	Plus \$65 per additional lot	N	STAT
Subdivision not involving opening of a public road	FC0531 Rams SubNo Road	\$330.00	Plus \$53 per additional lot	N	STAT
Strata Subdivision	FC0532 Rams SubStra ta	\$330.00	Plus \$65 per additional lot	N	STAT

Subdivision Certificates

Subdivision Certificate – exempt development	FC0533 Rams SubSub Cert	\$182.00		N	DCR
Subdivision Certificate – no road	FC0534 Rams SubCN oRoad	\$364.00		N	DCR
Subdivision Certificate – road	FC0535 Rams SubCR oad	\$910.00		N	DCR
Subdivision Construction Certificate	FC0536 Rams SubCon Cert	\$248.00	Plus \$50 per lot	N	DCR
Registration of privately issued Subdivision Certificate	FC0537	\$36.00	Per certificate	N	STAT
Subdivision Inspection Package	FC0538 Rams SubCln pPck	\$135.00	Per lot	N	DCR

Other Subdivision Applications & Inspections

Urban Subdivision Street Trees Compliance Certificate	FC0933 FC0539 Rams PlnSAI CC	\$300.00 \$134.00	Per Tree	N	FCR DCR
Repeat construction inspection	FC0540 Rams PlnSAI Rptl	\$136.00	Per hour	N	DCR
Minimum charge of 1 hour					

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
Other Subdivision Applications & Inspections [continued]					
Application to bond engineering works	FC0541 Rams AppBnd DefB AppBnd DefG AppBnd IncG AppBnd IncW	\$90.00		N	DCR
Application for part release of bonded engineering works	FC0542 Rams AppPart ReB AppPart ReG AppRea DefG AppRel DefB	\$90.00		N	DCR
Long Service Levy	FC0543 Rams LongSe rLv	Refer to Section 34 of the Building and Construction Industry Long Service Payments Act 1986. The current levy rate is 0.35% of the value of building and construction work where the cost of building is \$25,000 or more (inclusive of GST)		N	STAT

Inspection Fees for Development not Involving Subdivision

Road Works, Drainage, Gravity Sewer and Water Reticulation	FC0544 Rams EngIn p EngRoa d EngPip e	\$228 plus \$1/m road works, \$1/m piped drainage, gravity sewer and water reticulation		N	FCR
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Works Bonds

Incomplete Works Bond	FC0545 BAGS IncWrks BkG IncWrks Bnd	Calculated at 135% of the estimated cost of works yet to be completed		N	BOND
Defects Liability Bond	FC0546 BAGS DefLiab BkG DefLiab Bnd	Either 5% of the value of constructed / completed works or \$2,000 whichever is the greater		N	BOND

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Public Notification (Advertising)

Statutory Advertising

Designated Development	FC0547 Rams DesDev Adv	\$2,220.00		N	STAT
Nominated integrated development, threatened species development or Class 1 aquaculture development	FC0548 Rams PlnStA ADev	\$1,105.00		N	STAT
Community Participation Plan Requirement	FC0549 Rams PlnStA PIRq	\$1,105.00		N	STAT
Prohibited Development	FC0550 Rams PlnStA PhbD	\$1,105.00		N	STAT
Advertising Review of Determination Division 8.2 [previously known as 82A]	FC0551 Rams PlnStA ARvw	\$620.00		N	STAT

Advertising as per Council Policy

Newspaper advertisement	FC0552 Rams AdjOwn New	\$448.00		Y	DCR
Neighbour notification	FC0553 Rams AdjOwn	\$83.00		N	DCR

Advertising – Section 4.55 [previously known as s96] Modification

Newspaper advertisement	FC0554 Rams AdjOwn New	\$448.00		N	DCR
Neighbour notification	FC0555 Rams AdjOwn	\$83.00		N	DCR

Developer Contributions

Section 64 Developer Contributions

Section 64 Sewer	FC0556 Rams DCSwr*	\$4,119.00		N	SUB
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Fee is for 1.00 Equivalent Tenement/Unit. Total Fee will be calculated in accordance with the DSP

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Section 64 Developer Contributions [continued]

Section 64 Water	FC0557 Rams DCWtr*	\$9,023.00		N	SUB
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Fee is for 1.00 Equivalent Tenement/Unit. Total Fee will be calculated in accordance with the DSP

Section 7.11 – Residential Development (Mudgee Catchment) per Mid-Western Regional Contribution Plan

Secondary dwelling or self-contained seniors dwelling	FC0798 Rams DCM*	\$5,369.00	Per secondary dwelling or self-contained seniors dwelling	N	SUB
Studio or one bedroom dwelling	FC0799 Rams DCM*	\$5,369.00	Per studio or one bedroom dwelling	N	SUB
Separate lot	FC0800 Rams DCM*	\$8,947.00	Per separate lot	N	SUB
Two or more bedroom dwelling	FC0801 Rams DCM*	\$8,947.00	Per two or more bedroom dwelling	N	SUB

Section 7.11 – Residential Development (Outside Mudgee Catchment) per Mid-Western Regional Contribution Plan

Secondary dwelling or self-contained seniors dwelling	FC0802 Rams DCOM*	\$3,110.00	Per secondary dwelling or self-contained seniors dwelling	N	SUB
Studio or one bedroom dwelling	FC0803 Rams DCOM*	\$3,110.00	Per studio or one bedroom dwelling	N	SUB
Separate lot	FC0804 Rams DCOM*	\$5,181.00	Per separate lot	N	SUB
Two or more bedroom dwelling	FC0805 Rams DCOM*	\$5,181.00	Per two or more bedroom dwelling	N	SUB

Section 7.11 – Extractive Industries per Mid-Western Regional Contribution Plan

Transport Management	FC0806 Rams DCExtl ndst	\$0.68	Per tonne	N	SUB
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Per tonne of resource removed from the site per quarter by road transport

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Section 7.12 – Other Forms of Development per Mid-Western Regional Contribution Plan

Development valued up to \$100,000	FC0807 Rams DCOthe rDev	Nil		N	DCR
Development valued from \$100,000 – \$200,000	FC0808 Rams DCOthe rDev	0.5% of development costs		N	DCR
Development valued over \$200,000	FC0809 Rams DCOthe rDev	1.0% of development costs		N	DCR

Planning Enquiries & Documents

Enquiries

Planning enquiry	FC0566 Rams PlnEnq uiry	\$101.00	For up to one hour, plus \$100 for each additional hour or part thereof	N	DCR
Dwelling Entitlement Research/Investigation Fee	FC0567 Rams PlnEnq Dwl	\$318.00		N	FCR

Maps & Documents

Local Environment Plan Document	FC0568 Rams PlnMap Doc	\$36.00		N	DCR
Local Environment Plan Map – size A3 – set	FC0569 Rams PlnMap A3St	\$443.00		N	DCR
Local Environment Plan Map – size A3 – single	FC0570 Rams PlnMap A3Sg	\$9.60		N	DCR
Development Control Plan	FC0571 Rams PlnMap DvPI	\$36.00		N	DCR
Aus-spec	FC0572 Rams PlnMap Spec	\$44.00		Y	DCR

Per discrete spec, licensed for single use. Quotations available for bulk purchase or full specification suite.

Certified copy of a plan or document	FC0573 Rams PlnMap Copy	\$53.00		N	STAT
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Section 10.7 Certificates [previously known as 149 certificate]

Section 10.7 (2) Certificate	FC0574 Certs 1492	\$53.00		N	STAT
Section 10.7 (2) Certificate with Section 10.7 (5) Advice	FC0575 Certs 1495Fee	\$133.00		N	STAT

Land Use Planning

Development Control Plan Amendment

Plan amendment not requested by Council	FC0580 Plus PlnDCP ANRq	\$2,550.00		N	DCR
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Local Environment Plan Rezoning Application

Consistent with Comprehensive Land Use Strategy	FC0581 Rams LEPMin or	\$3,950.00		N	DCR
Inconsistent with Comprehensive Land Use Strategy	FC0582 Rams LEPMaj or	\$9,875.00		N	DCR

Roads & Grids

Application under Section 138

Approval to undertake work within the Road/ Road Reserve	FC0583 Rams S138Fee	\$246.00	Per application	N	DCR
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PROPERTY SERVICES

Council Road Reserves

Roads Closures – Permanent

Application Fee (non-refundable) Road Closure – Council Road Reserve	FC0584	\$1,620.00	Per road reserve	N	DCR
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Processes include preliminary internal investigations, status search/report and report back to applicant with investigation result and may also include administration and submission of a report to Council to determine if a road closure application will be accepted or refused for progression to the next Stage of the process.

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Roads Closures – Permanent [continued]

Application Progress Fee (non-refundable) Road Closure – Council Road Reserve	FC0585	\$1,080.00	Per Road Reserve	N	DCR
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Process includes Council administration of notification requirements under S38B of the roads act, review of submissions, and compilation of final report to Council seeking approval or rejection of the application.

Formal Road Closure Processing Fee (non-refundable)	FC0586	\$3,510.00		N	DCR
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Process includes Council administration, internal/external department referrals, and contractor sourcing, engagement and management. Where actual costs exceed this fee, Council will invoice for the balance. The fee does not include the costs for survey/s, valuation/s, legal fees or value of the land which is subject to negotiation in accordance with Council's Land Acquisition Disposal Policy, valuation and any other relevant considerations.

Processing Fee (non-refundable) Road Closure – Survey	FC0587	\$8,305.00	Per plan	N	DCR
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Applicants will be requested to supply the survey plan. If Council is required to source the survey plan, this fee is payable. Where actual costs exceed this fee, Council will invoice for the balance. The fee does not include the value of the land which is subject to negotiation in accordance with Council's Land Acquisition and Disposal Policy, valuation and any other relevant considerations.

Processing Fee (non-refundable) Road Closure – Valuation for formed road	FC0588	\$5,190.00	Per plan	N	DCR
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Where actual costs exceed this fee, Council will invoice for the balance. The fee does not include the value of the land which is subject to negotiation in accordance with Council's Land Acquisition and Disposal Policy, valuation and any other relevant considerations.

Processing Fee (non-refundable) Road Closure – Legal/Transfer costs	FC0589	\$3,675.00		N	DCR
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Where actual costs exceed this fee, Council will invoice for the balance. The fee does not include the value of the land which is subject to negotiation in accordance with Council's Land Acquisition and Disposal Policy, valuation and any other relevant considerations.

Road Openings initiated by individuals requiring compulsory acquisition by the Council

Application Fee (non-refundable) Road Opening (compulsory acquisition) – Council Road Reserve	FC0770	\$1,620.00	Per Road Reserve	N	DCR
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Processes include preliminary internal investigations and report back to applicant with investigation results and whether a road opening (compulsory acquisition) application will be accepted.

Application Progress Fee (non-refundable) Road Opening (compulsory acquisition) – Council Road Reserve	FC0771	\$3,510.00	Per Road Reserve	N	DCR
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If the application is accepted, Application Progress processes incur costs which include those revolving around Council administration costs, consultation with land owners and compilation of Council report.

Processing Fee (non-refundable) Road Opening – Formal Road Opening (compulsory acquisition) Process	FC0772	\$1,080.00		N	DCR
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Where actual cost exceeds this fee, Council will invoice for the balance.

Processing Fee (non-refundable) Road Opening (compulsory acquisition) – Acquisition Plan Survey	FC0773	\$8,305.00	Per plan	N	DCR
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Applicants will be requested to supply the survey plan. If Council is required to source the survey plan, this fee is payable. Where actual costs exceed this fee, Council will invoice for the balance.

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Road Openings initiated by individuals requiring compulsory acquisition by the Council [continued]

Processing Fee (non-refundable) Road Opening (compulsory acquisition) – Valuation in accordance with Land Acquisition (Just Terms Compensation) Act 1991	FC0774	\$5,190.00		N	DCR
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Where actual costs exceed this fee, Council will invoice for the balance.

Processing Fee (non-refundable) Road Opening (compulsory acquisition) – Legal/Solicitor costs	FC0775	\$3,675.00		N	DCR
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Where actual costs exceed this fee, Council will invoice for the balance.

Roads & Grids

Road Closures – Temporary

Advertising for Approval – Road Closing	FC0596	\$94.00		N	DCR
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Works Bond

Bond for approval of a private pipeline to be located in a public road reserve	FC0597	Price on application based on value of works		N	BOND
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Charged in accordance with the Water Pipes Across and Along Roads Policy

Crown Reserves

Transfer of a Crown Road Reserve to Council Control

Application Fee – Transfer of a Crown Road Reserve to Council Control	FC0598	\$199.00		N	DCR
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This fee does not include any fees payable to other government authorities in relation to the road closure application

Leases & Licences on Council Owned and Council Managed Crown Land

Leases & Licences on Council Owned and Council Managed Crown Land

Application for New or Renewal of Leases and Licences on Council Owned or Council Managed Crown Land	FC0599	\$314.00		Y	DCR
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Plus legal fees at cost associated with the preparation of an agreement

General Administration

General property or Road enquiry

Investigation fee for general property or road enquiries	FC0909	\$120.00		N	
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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PRIVATE WORKS

Private Works

Private Works

Private Works Fee	FC0600	Estimates for Private Works are available upon request		Y	ROR
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Tourism Directional Signage

Manufacture and installation of tourism directional signage	FC0601	Quotes will be provided upon request		Y	DCR
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SERVICES – OTHER

Ironed Out

Ironing

Clothing	FC0602	\$2.80	Per Item	Y	REF
Up to 4 items – Shirts, Blouses, Trousers, Jeans, Jumpers, Skirts, Sleepwear and Tee-Shirts					
Clothing – Basket	FC0603	\$2.00	Per Item	Y	REF
More than 4 items – excluding Linen					
Suits	FC0604	\$11.20	Per item	Y	REF
Dresses	FC0605	Price on application – dependant on assessed difficulty		Y	REF
Linen – Sheets – Single	FC0606	\$5.00	Per item	Y	REF
Linen – Sheets – Double	FC0607	\$5.50	Per item	Y	REF
Linen – Sheets – Queen	FC0608	\$7.00	Per item	Y	REF
Linen – Sheets – King	FC0609	\$7.00	Per item	Y	REF
Linen – Pillow Slips	FC0610	\$0.50	Per item	Y	REF
Linen – Serviettes	FC0611	\$0.30	Per item	Y	REF
Doona Covers – Single	FC0612	\$6.00	Per item	Y	REF
Doona Covers – Double	FC0613	\$6.50	Per item	Y	REF
Doona Covers – Queen	FC0614	\$7.00	Per item	Y	REF
Doona Covers – King	FC0615	\$8.00	Per item	Y	REF
Table Cloths – Small	FC0616	\$3.00	Per item	Y	REF
Table Cloths – Medium	FC0617	\$4.00	Per item	Y	REF
Table Cloths – Large	FC0618	\$5.00	Per item	Y	REF

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Costume Hire

Costume Hire – Deposit Refundable Deposit	FC0620	\$20.00		N	BOND
Costume Hire – Up to 3 consecutive days	FC0621	Price range \$15-50 per outfit – Price on application		Y	DCR

Pre Loved Clothing Sales

Various	FC0622	Prices as marked on item		Y	SUB
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Ironed Out / Mudgee Recycling

Labour Intensive Administrative Services

Cut Rags - Cotton	FC0931	\$2.00	Per Kg	Y	
Cut Rags - Mixed	FC0625	\$1.00	Per kg	Y	SUB
Labour Intensive Administrative Services	FC0626	Bulk manual labour service – Price on application		Y	SUB

National Disability Insurance Scheme

NDIS - Finding and Keeping a Job	FC0863	Price as per NDIS price guide		N	REF
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These supports provide workplace assistance that enables a participant to successfully obtain and/or retain employment in the open or supported labour market.

SEWERAGE SERVICES

Sewerage Annual & User Charges

Sewerage Service Availability Charge

Residential	FC0627	\$944.00		N	ROR
Business	FC0628	\$527.00		N	ROR

Sewerage Service User Charge

Business – User charge	FC0629	\$3.02	Per kilolitre	N	ROR
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Based on kilolitres of water used that would reasonably be deemed to enter sewerage system

Liquid Trade Waste - Annual Charges

LTW discharge strength charges	FC0864	Based on strength of pollution and the average amount of the volumetric discharge factor of 90% of water used.	Per test	N	FCR
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Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
Category 1 Discharger	FC0630	\$104.00		N	FCR
Category 2 Discharger	FC0631	\$207.00		N	FCR
Category 3 Discharger - Large	FC0632	\$680.00		N	FCR
Category 3 Discharger - Industrial	FC0633	\$205-\$680		N	FCR
Re-inspection Fee	FC0634	\$100.00		N	FCR
Category 1 Discharger with appropriate equipment	FC0635	No charge		N	FCR
Category 1 Discharger without appropriate equipment	FC0791	\$1.91	Per kilolitre	N	FCR
Category 2 Discharger with appropriate equipment	FC0636	\$1.91	Per kilolitre	N	FCR
Category 2 Discharger without appropriate equipment	FC0792	\$17.50	Per kilolitre	N	FCR
Food Waste Disposal Charge	FC0793	\$31.00	Per bed	N	FCR
Application Fee LTW	FC0637	\$187.00	Per application	N	FCR

Liquid Trade Waste - Excess Mass Charges

Aluminium	FC0814	\$1.08	per kg	N	FCR
Ammonia (as N)	FC0815	\$3.20	Per kg	N	FCR
Arsenic	FC0816	\$107.22		N	FCR
Barium	FC0817	\$53.61	Per kg	N	FCR
Biochemical Oxygen Demand (BOD)	FC0818	\$1.08		N	FCR
Boron	FC0819	\$1.08	Per kg	N	FCR
Bromine	FC0820	\$21.65		N	FCR
Cadmium	FC0821	\$497.97	Per kg	N	FCR
Chloride	FC0822	No Charge		N	FCR
Chlorinated hydrocarbons	FC0823	\$53.61	Per kg	N	FCR
Chlorinated phenolics	FC0824	\$2,154.79	Per kg	N	FCR
chlorine	FC0825	\$2.17	Per kg	N	FCR
Chromium	FC0826	\$36.09	Per kg	N	FCR
Cobalt	FC0827	\$21.65	Per kg	N	FCR
Copper	FC0828	\$21.65	Per kg	N	FCR
Cyanide	FC0829	\$107.22	Per kg	N	FCR
Fluoride	FC0830	\$5.36	Per kg	N	FCR
Formaldehyde	FC0831	\$2.17	Per kg	N	FCR
Herbicide/defoliant	FC0833	\$1,077.40	Per kg	N	FCR
Iron	FC0834	\$2.17	Per kg	N	FCR
Lead	FC0835	\$53.61	Per kg	N	FCR
Lithium	FC0836	\$10.83	Per kg	N	FCR
Manganese	FC0837	\$10.83	Per kg	N	FCR
Mercaptans	FC0838	\$107.22	Per kg	N	FCR
Mercury	FC0839	\$3,587.88	Per kg	N	FCR
Methylene Blue Active Substance (MBAS)	FC0840	\$1.08	Per kg	N	FCR
Molybdenum	FC0841	\$1.08	Per kg	N	FCR
Nickel	FC0842	\$36.09	Per kg	N	FCR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Liquid Trade Waste - Excess Mass Charges [continued]

Nitrogen (Total Kjeldahl - Ammonia) as N	FC0843	\$0.28	Per kg	N	FCR
Non-Compliance pH Charge	FC0893	Charge determined upon extent of non compliance in accordance with Liquid Trade Waste Policy.		N	FCR
Oil and Grease (total O&G)	FC0832	\$1.96	Per kg	N	FCR
Organoarsenic Compounds	FC0844	\$1,077.40	Per kg	N	FCR
Pesticides General (excludes organochlorines and organophosphates)	FC0845	\$1,077.40	Per kg	N	FCR
Petroleum hydrocarbons (Non-flammable)	FC0846	\$3.61	Per kg	N	FCR
Phenolic Compounds (non-chlorinated)	FC0847	\$10.83	Per kg	N	FCR
Phosphorous (total P)	FC0848	\$2.17	Per kg	N	FCR
Polynuclear Aromatic Hydrocarbons	FC0849	\$21.65		N	FCR
Selenium	FC0850	\$76.29	Per kg	N	FCR
Silver	FC0851	\$2.01	Per kg	N	FCR
Sulphate (SO4)	FC0852	\$0.22	Per kg	N	FCR
Sulphide	FC0853	\$2.17	Per kg	N	FCR
Sulphite	FC0854	\$2.37	Per kg	N	FCR
Suspended Solids (SS)	FC0855	\$1.39	Per kg	N	FCR
Thiosulphate	FC0856	\$0.38	Per kg	N	FCR
Tin	FC0857	\$10.83	Per kg	N	FCR
Total Dissolved Solids (TDS)	FC0858	\$0.09	Per kg	N	FCR
Uranium	FC0859	\$10.83	Per kg	N	FCR
Zinc	FC0860	\$21.65	Per kg	N	FCR

Sewer Trade Waste

Septic Waste

Discharge of Septic Tank Waste and Portable Toilet Waste at Mudgee Sewage Treatment Works	FC0638	\$26.00	Per kilolitre	N	FCR
After Hours fee – Discharge of Septic Tank Waste and Portable Toilet Waste at Mudgee Sewage Treatment Works	FC0639	\$150.00	Per truck load	N	ROR

In addition the discharge fee per kL will be charged

Sewerage Services Connections & Disconnections

Sewer Connections & Disconnections

E1 Pressure Sewer Units	FC0865	\$9,513.00		N	FCR
Sewer Connection Fee	FC0640	\$2,060.00		N	FCR
Existing main sideline & junction only.					

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Sewer Connections & Disconnections [continued]

Sewer Extensions	FC0641	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR
Sewer Disconnection Fee	FC0642	\$1,065.00		N	FCR
Locating of Existing Sewer Junction	FC0643	\$306.00		N	FCR

SWIMMING POOLS

Cancellation Terms for Council Venue Hires: If a booking is cancelled **30+ days** from hire then **100%** of fees will be returned, if cancelled **14-29 days** from hire then **50%** of hire fees will be returned & if cancelled **less than 14 days** from hire **0%** hire fees will be returned.

Mudgee, Gulgong & Kandos Swimming Pools

Entry Fees

Adult	FC0644	\$5.00	Per adult	Y	SUB
Child (2-16 years)	FC0645	\$3.00	Per child	Y	SUB
Children under 2	FC0646	No charge	Per child with paying adult	Y	SUB
Pensioner/Senior	FC0647	\$2.00	Per pensioner	Y	SUB
Spectators	FC0648	\$1.00	Per spectator	Y	SUB
Swimming Lesson Participation Fee	FC0649	\$1.00	Per participant	Y	SUB

Season Tickets

Half Season Tickets are available from 1 January at 60% of the annual Season Ticket fees set out below.

Adult	FC0650	\$117.00	Per adult	Y	SUB
Pensioner/Senior	FC0651	\$83.00	Per pensioner	Y	SUB
Child (2-16 years)	FC0652	\$83.00	Per child	Y	SUB
Family	FC0653	\$243.00	2 x adults and 3 x children plus \$15 for each additional child	Y	SUB
Family – Pensioners/Seniors	FC0654	\$171.00	2 x adults and 3 x children plus \$15 for each additional child	Y	SUB
Replacement Card	FC0779	\$5.30	Fee for replacing lost season pass	Y	DCR

Swimming Lessons

Accredited Lifesaving Program participant	FC0656	\$1.00		N	SUB
Council swim lesson Includes lesson and entry	FC0657	\$23.00	Per participant	N	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Facility Hire

Local school-based activities	FC0658	No charge. Includes local school and pre-school facility hire and participant entry.		Y	SUB
Lane Hire	FC0661	\$17.00	Per hour plus normal entry fees for each participant	Y	SUB

Lane hire to be paid upfront prior to booking date.
 Full exclusive use of the entire facility (closed to the public) only available to relevant registered community sporting clubs/associations and school carnival events.

TOURISM & ECONOMIC DEVELOPMENT

Filming

Film Location Fees

Film Location Fees	FC0663	Individual estimates will be provided for direct cost recovery as per the Filming Related Legislation Amendment Act 2008		Y	DCR
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Events

MWRC Event Stallholder

Stallholder Fee	FC0664	\$127.00		Y	SUB
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Sales

Sponsorship of Event Activities	FC0925	Prices as advertised for each event.	Price as advertised for each event.	Y	
Merchandise Sales – Miscellaneous Items	FC0665	Prices as marked on item		Y	ROR
Ticket Sales	FC0666	Prices as advertised for each event		Y	REF

Sponsorship

Sponsorship Fee	FC0924	Prices as marked on item.	Price as marked on item	Y	
Sponsorship of Council Assets	FC0923	Prices as advertised for each asset.	Price as advertised for each asset	Y	

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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WASTE MANAGEMENT

Waste Annual Charges

Waste Annual Charges

Business Waste Management Charge For collection of the following 240L bins: Weekly - landfill/general waste (red or dark green lid) - Recycling (yellow and blue lid) On alternate weeks	FC0667	\$244.00		N	ROR
Domestic Waste Management Charge For collection of the following 240L bins: Weekly - organics (light green lid) - landfill/general waste (red or dark green lid) - Recycling (yellow and blue lid) On alternate weeks	FC0668	\$315.00		N	FCR
Schools Waste Management Charge For collection of the following 240L bins: Weekly - organics (light green lid) - landfill/general waste (red or dark green lid) - Recycling (yellow and blue lid) On alternate weeks	FC0810	No charge		N	SUB
General Waste Management Charge	FC0669	\$238.00		N	ROR
Commercial or Additional Domestic FOGO Collection service = 1 x 240 litre MGB per week on normal collection day. Other days by agreement only	FC0670	\$110.00	Per annum per service	N	FCR

Recycling

Business Recycling

Bulk Collection of Recycling Materials, Cardboard or Co-mingled – Level 1 This level of service entitles you to: Two collections of up to 1 cubic metre (or two collections of up to 500kg of baled paper and cardboard) per week of cardboard or commingled recycling as selected by you.	FC0671	\$430.00	Per quarter	N	FCR
Bulk Collection of Recycling Materials, Cardboard or Co-mingled – Level 2 This level of service entitles you to: One collection of up to 1 cubic metre (or 500kg of baled paper and cardboard) per week of cardboard or commingled recycling, as selected by you.	FC0672	\$217.00	Per quarter	N	FCR
Bulk Collection of Recycling Materials, Cardboard or Co-mingled – Level 3 This level of service entitles you to: Fortnightly collections of up to 1 cubic metre of cardboard (or 500kg of baled paper and cardboard) or commingled recycling as selected by you.	FC0673	\$110.00	Per quarter	N	FCR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Business Recycling [continued]

Bulk Collection of Recycling Materials, Cardboard or Co-mingled – Level 4	FC0674	\$55.00	Per quarter	N	FCR
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This level of service entitles you to: One Collection of up to 1 cubic metre (or 500kg of baled paper and cardboard) per calendar month of cardboard or commingled recycling as selected by you.

Kerbside Collection	FC0675	\$224.00		N	FCR
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Available in kerbside collection areas only - Collection of 1 x 240 litre recycling bin on normal collection day. (where BWMC cannot be applied to rates)

Special Recycling Collection	FC0676	\$44.00	Per cubic metre	N	FCR
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Charge for one off collection of up to 1m3 of cardboard or commingled recycling as selected by customer. By arrangement only and payment required in advance.

Bin Purchases Commercial

240 Litre Bins – Green, Red, Blue or Yellow	FC0677	\$99.00	Per bin	N	ROR
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Replacement Bin Lids (including 2 x pins) – Green, Red, Blue or Yellow	FC0678	\$30.00	Per lid	N	DCR
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Bin Wheel – Suit Sulo Bin 240L per wheel	FC0679	\$16.00	Per Wheel	N	DCR
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Bin Axle – Suit Sulo Bin 240L	FC0680	\$18.00	Per axle	N	DCR
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Recycled Products Available for Sale

Second Hand Items

Various	FC0681	Items sold at the Recycle Shops located at Mudgee, Gulgong and Kandos Waste Transfer Stations and Ironed Out		Y	REF
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Business Waste Collection – Mudgee & Gulgong

Waste Removal Service

For customers with Waste Disposal debtor accounts, invoices will be issued monthly, and a minimum charge of \$15 applies unless there are no transactions during that month

Bin - 0.6 Cubic Metres	FC0868	\$52.00	Per Service	N	FCR
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Bin - 1.1 Cubic Metres	FC0862	\$57.00	Per service	N	FCR
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Bin – 3 Cubic Metres	FC0682	\$71.00	Per service	N	FCR
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3 cubic metre bins available for long term use, greater than 12 months and at least 1 empty per month. Service available subject to suitable access for truck and in existing collection areas.
 Delivery of bin POA

Additional waste removal service – Level 1	FC0704	\$372.00	Per quarter	N	FCR
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Two collections/ week - 240 litre wheeled garbage bin. This service is available in existing collection areas.

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Waste Removal Service [continued]

Additional waste removal service – Level 2 Weekly collection of 1 x 240 litre waste bin. Bin must be placed in an area accessible by collection truck. This service is available in existing collection areas.	FC0705	\$187.00	Per quarter	N	FCR
Additional waste removal service – Level 3 Collection of 1 x wheeled garbage bin per fortnight. Bin must be placed in an area accessible by collection trucks. This service is available in existing collection areas.	FC0706	\$95.00	Per quarter	N	FCR
Additional waste removal service – Level 4 collection of 1 additional 240 litre wheel garbage bin per month. Bin must be placed in an area accessible by the truck. Service available in existing collection area.	FC0707	\$55.00	Per quarter	N	FCR
Waste Collection 'One Off' pick up One off collection of 240 litre waste bin. Service available in existing collection area. Payment in advance required.	FC0708	\$54.00	Per 240 litre MBG	N	FCR
Waste Collection 'One Off' pick up Payment in advance only	FC0709	\$88.00	Per cubic metre	N	FCR

Waste Disposal – Mudgee, Gulgong & Kandos

Asbestos

All asbestos must be wrapped in accordance with asbestos disposal guidelines and Council requirements. Specific requirements exist for unloading. Contact Council for information.

Residential – Ute or 6 x 4 Box Trailer. Max 10m2 or 100kg By appointment at Mudgee Waste Depot only	FC0686	No charge		Y	SUB
Commercial – sorted asbestos products By appointment at Mudgee Waste Depot only. This is for products manufactured containing asbestos. See council website for disposal requirements	FC0687	\$210.00	Per tonne	Y	DCR
Asbestos contaminated building waste / Asbestos contaminated Soils / Mixed waste containing Asbestos All products contaminated with asbestos fibres. Mudgee Waste Depot only	FC0688	\$363.00	Per tonne	Y	DCR

Animal Waste Disposal

Dead Animals – Large (Horse, Cattle, sheep, pigs) By appointment at Mudgee Waste Depot only	FC0684	\$47.00	Each	Y	FCR
Dead Animals – Small/Medium (Dogs, Cats) By appointment at Mudgee Waste Depot and Kandos Waste Depot only	FC0685	\$17.40	Each	Y	FCR

Commercial Waste Disposal – Mudgee Waste Depot

Mattress Disposal Fee	FC0926	\$20.00	Per Item	Y	
Waste Disposal - Weighbridge unavailable	FC0861	\$53.00	per cubic metre	Y	DCR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Commercial Waste Disposal – Mudgee Waste Depot [continued]

Mixed Waste C&I – not mining related	FC0690	\$148.00	Per tonne	Y	FCR
Sorted Bricks, Concrete, Tile and Timber	FC0691	\$75.00	Per tonne	Y	FCR
Mixed Construction and demolition Waste	FC0692	\$175.00	Per tonne	Y	FCR
Mining related waste – Loads containing belts/vents/shafts/ non Hydraulic hoses and similar	FC0693	\$318.00	Per tonne	Y	FCR
Vineyard Dripper line no wire and rolled	FC0694	\$175.00	Per tonne	Y	FCR
Vineyard Dripper Line with wire must be rolled	FC0695	\$318.00	Per tonne	Y	FCR
Bio Solid	FC0697	\$147.00	Per tonne	Y	FCR
Hydrocarbon Contaminated Soil (Complying with EPA Guidelines)	FC0698	\$284.00	Per tonne	Y	FCR
Commercial E Waste	FC0699	\$106.00	Per tonne	Y	FCR
Hydraulic Hoses	FC0700	\$318.00	Per tonne	Y	FCR

Hydraulic hoses must be drained, must have fittings removed and must be cut into 1m lengths.

Clean fill VENM or ENM only	FC0701	No charge		Y	FCR
Other fill suitable for cover material	FC0778	No charge		Y	FCR
Document Destruction Burial	FC0702	\$165.00	Per tonne	Y	FCR
Document Destruction Recycling	FC0703	\$20.00	Per tonne	Y	FCR
Commercial Green Waste	FC0717	\$66.00	Per tonne	Y	FCR
Hospital Waste/ Clinical Waste	FC0718	\$284.00	Per tonne	Y	FCR

By appointment at Mudgee Waste Depot only

Commercial Waste Disposal – Gulgong Waste Transfer Station and Kandos Waste Depot

Mattress Disposal Fee	FC0927	\$20.00	Per Item	Y	
Mixed Waste – Single Axle Box Trailer	FC0710	\$47.00		Y	FCR
Mixed Waste – Double Axle Box Trailer	FC0711	\$76.00		Y	FCR
Commercial Green Waste – Single Axle Box Trailer	FC0712	\$39.00		Y	FCR
Commercial Green Waste – Double Axle Box Trailer	FC0713	\$51.00		Y	FCR
Green Waste – Single rear axle truck with 16" or smaller wheels	FC0714	\$77.00	Per load	Y	FCR
Large Green waste loads	FC0715	\$53.00	Per cubic metre	Y	FCR

Residential Green Waste

Green Waste	FC0813	No charge		Y	SUB
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Recyclable Items

Cooking Oil Disposal Domestic Only	FC0696	No charge		Y	FCR
Sorted Recyclables	FC0719	No charge		Y	SUB
Scrap Metal	FC0720	No charge		Y	SUB

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Event Bins

Event Bin Delivery – Rylstone/Kandos	FC0724	\$595.00	Delivery, collection and servicing of 15 bins	Y	FCR
Event Bin Delivery – Mudgee/Gulgong	FC0725	\$335.00	Delivery, collection and servicing of 15 bins	Y	FCR
Additional event bin servicing	FC0726	\$162.00	Per 15 bins	Y	FCR

Tyres

Council accepts tyres at the Mudgee Waste Depot, Gulgong Waste Transfer Station and Kandos Waste Depot from Residential customers only. No commercial business tyre disposal permitted.

Car & motorcycle Tyres with Rim	FC0928	\$10.00	Per Item	Y	
Tractor & Heavy Plant Tyres with Rim	FC0929	\$64.00	Per Item	Y	
Truck Tyres with Rim	FC0930	\$32.00	Per Item	Y	
Car & Motorcycle Tyres	FC0728	\$6.10	Each	Y	FCR
Truck Tyres	FC0729	\$29.00	Each	Y	FCR
Tractor & Heavy Plant Tyres	FC0730	\$61.00	Each	Y	FCR

Waste Disposal - Waste Transfer Station

Access to locked rural waste transfer station for adjoining LGA residents	FC0869	\$315.00	Per annum, per household	Y	ROR
Key replacement	FC0890	\$85.00		Y	FCR

WATER SUPPLY

Water Availability & Usage

Water Availability – Residential and Non Residential

Water Meter – 20mm	FC0731	\$173.00	Per annum	N	ROR
Water Meter – 25mm	FC0732	\$270.00	Per annum	N	ROR
Water Meter – 32mm	FC0733	\$443.00	Per annum	N	ROR
Water Meter – 40mm	FC0734	\$692.00	Per annum	N	ROR
Water Meter – 50mm	FC0735	\$1,081.00	Per annum	N	ROR
Water Meter – 80mm	FC0736	\$2,768.00	Per annum	N	ROR
Water Meter – 100mm	FC0737	\$4,325.00	Per annum	N	ROR
Water Meter – 150mm	FC0738	\$9,731.00	Per annum	N	ROR

Potable Water Usage – Residential and Non Residential

Water Usage – Standpipes Commercial Use	FC0739	\$6.23	Per kilolitre	N	FCR
Water Usage – Residential	FC0740	\$3.42	Per kilolitre	N	ROR
Water Usage – Business	FC0741	\$3.42	Per kilolitre	N	ROR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Non-Potable Water Usage – Residential and Non Residential

Water Usage – Standpipes	FC0742	\$1.87	Per kilolitre	N	FCR
Water Usage – Raw Water & Parks Irrigation	FC0743	\$1.41	Per kilolitre	N	FCR

Interest & Penalties on Overdue Water Accounts

Interest on Overdue Water Accounts	FC0744	In accordance with section 566(3) of the Act, it has been determined that the maximum rate of interest payable on overdue rates and charges for the 2022-23 rating year will be: 6% per annum		N	STAT
Penalty for Restriction Action Notice	FC0745	\$143.00	Per notice	N	FCR

Other Water Availability & Usage Fees

Meter Check and Confirmation of Operation	FC0870	\$130.00		N	
Meter Reading – Transfers	FC0746	\$90.00		N	FCR
	Certs WtrMtr Read				
Meter Reading – Testing	FC0747	\$288.00		N	FCR
New Smart Meter (NOTE: old meters were costing Council \$800/test)					
Mains Pressure Testing	FC0748	\$191.00		N	FCR
Where available					
Large Meter Cover Box	FC0932	\$110.00		N	
Small Meter Cover Box	FC0750	\$60.00		N	FCR
Existing services only. Pick up Mudgee Depot Office.					
Standpipe Access Key	FC0751	\$36.00	Per key	N	DCR

Water Service Connections & Disconnections

Excludes water meter maintenance

Water Service Connections – 20mm

New connection	FC0752	\$2,305.00		N	FCR
Service Renewal/Relocation	FC0753	\$2,105.00		N	FCR
Meter Assembly	FC0754	\$605.00		N	FCR

Water Service Connections – 25mm

New Connection	FC0755	\$2,825.00		N	FCR
Service Renewal/Relocation	FC0756	\$2,450.00		N	FCR
Meter Assembly	FC0757	\$792.00		N	FCR

Name	Ref No	Year 22/23 Fee (incl. GST)	Fee Unit	GST	Pricing Policy
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Water Service Connections – 32mm

New Connection	FC0758	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR
Service Renewal/Relocation	FC0759	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR
Meter Assembly	FC0760	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR

Water Service Connections – 40mm

New Connection	FC0761	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR
Service Renewal/Relocation	FC0762	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR
Meter Assembly	FC0763	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR

Water Service Connections – 50mm

New Connection	FC0764	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR
Service Renewal/Relocation	FC0765	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR
Meter Assembly	FC0766	Estimation will be provided upon request in accordance with Council's Private Works Policy		N	FCR

Water Service Disconnections

Disconnections – All Meter Sizes	FC0768	\$505.00		N	FCR
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Explanation Table

Classifications

Pricing Policy

BOND	Security Bond
DCR	Direct Cost Recovery
EXT	External Cost
FCR	Full Cost Recovery
REF	Reference
ROR	Rate of Return
STAT	Statutory
SUB	Subsidised/Partial Cost Recovery

Delivery Program Tables

APPENDIX
TWO

Looking After Our Community

THEME
ONE



Goal 1.1: A safe and healthy community

Strategy 1.1.1 Maintain the provision of high quality, accessible community services that meet the needs of our community

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide comprehensive community support programs and services that embrace social justice, access and equity	30/06/2026	Provide Meals on Wheels service	Number of meals delivered	30/06/2023	Community Services
		Provide Community Transport service	Number of trips provided	30/06/2023	Community Services
		Provide Family Day Care service	Number of places offered through network	30/06/2023	Community Services
Provide customer focused library and information services	30/06/2026	Deliver high quality, modern library services at Mudgee, Kandos, Rylstone and Gulgong	Library visitation	30/06/2023	Library Services
		Provide Mobile Library service	Number of mobile borrowings	30/06/2023	Library Services
		Deliver children and youth library programs including pre-school Bookworms and school holiday reading program	Programs delivered	30/06/2023	Library Services
		Maintain an up to date library collection in accordance with Collection Policy	Number of borrowings	30/06/2023	Library Services

Strategy 1.1.2 Work with key partners and the community to lobby for effective health services in our region

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Explore funding opportunities for improved health services and work in partnership with Western Local Area Health Network to promote health projects	30/06/2026	Lobby government for funding to provide essential services and supporting infrastructure for Mudgee Hospital	Demonstrated activity and meetings	30/06/2023	Executive
		Liaise with Western NSW Local Health Network and work with local Medical Services Organisations through inter-agency meetings	Regular meetings maintained	30/06/2023	Community Services
		Support programs which assist in attracting medical practitioners to the region	Programs supported	30/06/2023	Community Services

Strategy 1.1.3 Support networks, programs and facilities which promote health and wellbeing and encourage healthy lifestyles

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide financial assistance in accordance with Council's Community Grants Program Policy	30/06/2026	Provide financial assistance for local and regional bodies in accordance with Community Grants Program Policy	Report to Council quarterly in line with policy objectives	30/06/2023	Finance
Promote and support programs aimed at increasing community health and wellbeing	30/06/2026	Provide funding for Healthy Communities initiatives	Funding provided and initiatives delivered	30/06/2023	Community Services

Strategy 1.1.4 Work with key partners and the community to reduce crime, anti social behaviour and improve community health and safety

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Support and implement programs which aim to reduce anti-social behaviour	30/06/2026	Maintain effective working relationship with NSW Police	Reduction in incidences of vandalism	30/06/2023	Executive
		Participate in the Liquor Accord as required	Number of meetings attended	30/06/2023	Economic Development
		Manage Alcohol Free Zones in town centres	AFZ's maintained in line with policies	30/06/2023	Health & Building
		Increase lighting and other safety initiatives in parks and gardens as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Recreation Services
Maintain clean and attractive streets and public spaces where people feel safe	30/06/2026	Regular street cleaning and litter collection in town centres	Street cleaning and litter collection undertaken at agreed service levels	30/06/2023	Waste
Work effectively with State Agency partners to maintain and enhance public safety	30/06/2026	Participate in review of Emergency Plan as required	Plan reviewed	30/06/2023	Operations

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Effective public health regulation and continuing education	30/06/2026	Work in partnership with NSW Food Authority to address matters such as food premises inspections, safe food handling and food borne illness investigations	Number of food inspections and complaints	30/06/2023	Health & Building
		Continued support and promotion of Scores on Doors initiative	Number of participating businesses	30/06/2023	Health & Building
		Onsite sewerage management registration and inspections	Number of approvals issued	30/06/2023	Health & Building
		Underground Petroleum Storage System (UPSS) registration and inspections	Number of inspections	30/06/2023	Health & Building
		Public swimming pool registration and inspections	Number of inspections	30/06/2023	Health & Building
Effective animal control regulation	30/06/2026	Utilise website to actively re-home animals	Number of animals re-homed	30/06/2023	Governance
		Utilise website to communicate any lost or found animals	Number of animals reunited with owner	30/06/2023	Governance
		Encourage registration of dogs through Council media channels	Number of unregistered animals impounded	30/06/2023	Governance
		Maintain off leash dog areas across the region	Number of off leash dog areas provided	30/06/2023	Governance
Effective parking control regulation	30/06/2026	Undertake regular parking controls and enforcement activities as required	Patrols completed	30/06/2023	Governance

Goal 1.2: Vibrant towns and villages

Strategy 1.2.1 Respect and enhance the historic character of our region and heritage value of our towns and villages

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Review Development Control Plan	30/06/2026	Conduct annual review of Development Control Plan	Review completed	30/06/2023	Statutory Planning
Heritage advisory services and heritage conservation	30/06/2026	Provide access to heritage funding through Local Assistance Program	Heritage grant funds distributed	30/06/2023	Strategic Planning
Support and assist preservation of important historical sites in the region	30/06/2026	Maintain Council owned historical sites within the region, including Red Hill Reserve	Sites maintained at agreed service levels	30/06/2023	Recreation Services

Strategy 1.2.2 Work with key stakeholders to minimise the impacts of state significant development in the region

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Monitor employment and population growth	30/06/2026	Provide updated population estimates based on building statistics and employment growth	Population projections reviewed	30/06/2023	Strategic Planning
Meet regularly with mining companies	30/06/2026	Hold quarterly meetings with mine managers	Quarterly meetings held	30/06/2023	Executive
Work with key stakeholders to address issues and mitigate impacts associated with state significant developments	30/06/2026	Raise any issues as part of State Significant Development process	Submissions made	30/06/2023	Statutory Planning

Strategy 1.2.3 Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Ongoing monitoring of land release and development	30/06/2026	Review and release land for development as required	Available land supply	30/06/2023	Strategic Planning
Promote affordable housing options across the region	30/06/2026	Provide funding to lease emergency housing for women and children leaving family violence	Housing provided	30/06/2023	Community Services

Strategy 1.2.4 Maintain and promote the aesthetic appeal of the towns and villages within the region

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Maintain and beautify civic open space and street access areas within towns and villages in the region	30/06/2026	Work in partnership with local groups to identify opportunities for public sculpture installations across the region	Number of new art pieces installed	30/06/2023	Community Services
		Continue ongoing program of street beautification and tree planting	Delivery of works program on schedule and on budget	30/06/2023	Recreation Services
Application of appropriate building and development controls to protect and enhance the natural and built environment in the region	30/06/2026	Deliver building regulation and certification functions in accordance with relevant legislation and adopted planning instruments	Number of applications processed	30/06/2023	Health & Building
		Deliver planning functions in accordance with relevant legislation and adopted planning instruments	Number of applications processed	30/06/2023	Statutory Planning

Goal 1.3: Effective and efficient delivery of infrastructure

Strategy 1.3.1 Provide infrastructure and services to cater for the current and future needs of our community

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Review asset management plans and underpin with financial strategy	30/06/2026	Review, update and develop asset management plans for each major category of infrastructure in accordance with AMP review schedule	All AMPs developed and reviewed as scheduled	30/06/2023	Operations
Manage and maintain sportsgrounds, parks, reserves and playgrounds across the region	30/06/2026	Review and update Parks Management Plans	Plans published	30/06/2023	Recreation Services
		Maintain and operate public open space in accordance with agreed service levels	Public open space maintained at agreed service levels	30/06/2023	Recreation Services
		Passive parks and facilities upgrades as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Recreation Services
		Public toilet construction and refurbishment as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Building Services
		Playground installations and upgrades as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Recreation Services
		Active parks and facilities upgrades as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Recreation Services
Manage and maintain cemeteries throughout the region	30/06/2026	Maintain and operate town and rural cemeteries in accordance with adopted service levels and policy requirements	Achievement of agreed service levels and response times	30/06/2023	Recreation Services
		Upgrades and extensions of cemeteries as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Recreation Services
Manage, plan and maintain buildings and other assets across the region	30/06/2026	Building upgrades and refurbishments as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Building Services
Maintain and operate swimming pool centres across the region	30/06/2026	Maintain and operate swimming pool facilities at Mudgee, Gulgong and Kandos in accordance with adopted service levels	Patronage of swimming pools	30/06/2023	Recreation Services
		Undertake capital upgrades and renewals to swimming pool facilities as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Recreation Services

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Implement land use actions in the Local Strategic Planning Statement (LSPS)	30/06/2026	Deliver annual strategic planning works program in accordance with the LSPS	Program completed	30/06/2023	Strategic Planning

Goal 1.4: Meet the diverse needs of the community and create a sense of belonging

Strategy 1.4.1 Support programs which strengthen the relationships between the range of community groups

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide youth representation through the Youth Council	30/06/2026	Provide secretarial support for Youth Council	100% meeting attendance	30/06/2023	Community Services
		Provide funding for delivery of youth oriented initiatives	Number of activities delivered	30/06/2023	Community Services
Provide meaningful employment to members of the disabled community	30/06/2026	Support employment for people with disabilities at Council	Policies reflect EEO principles	30/06/2023	People & Performance
		Continued operations of Mudgee Recycling and Ironed Out	Number of workers employed through APE	30/06/2023	Waste
Work with lead agencies to ensure adequate provision of a range of services	30/06/2026	Attend inter-agency meetings and work with lead agencies and funding bodies to deliver positive community outcomes across the region	Meetings attended	30/06/2023	Community Services
Promote volunteering through the community	30/06/2026	Run community services programs that encourage volunteering	Maintain number of volunteer hours across the LGA	30/06/2023	Community Services

Strategy 1.4.2 Support arts and cultural development across the region

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Arts and cultural events promotion	30/06/2026	Provide financial and in-kind support to events in accordance with Events Assistance Policy	Number of events supported in line with policy	30/06/2023	Economic Development
		Promote the use of Council facilities for significant events	2 major events held per year	30/06/2023	Economic Development
Provision of meeting and exhibition space	30/06/2026	Promote the use of community buildings and make available at reasonable cost	Increase in building bookings	30/06/2023	Recreation Services
		Promote exhibition spaces and workshop facilities provided at Mudgee Arts Precinct	Utilisation of exhibition space and workshop facilities	30/06/2023	Community Services

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Coordinate and facilitate cultural and arts projects throughout the region	30/06/2026	Liaise with local arts and cultural groups and Arts Out West to develop cultural and artistic projects at Mudgee Arts Precinct and across the region	Continued liaison with local groups	30/06/2023	Community Services
		Support arts events and programs in the region	Support provided	30/06/2023	Community Services

Strategy 1.4.3 Provide equitable access to a range of places and spaces for all in the community

DELIVERY PROGRAM 2022/23 - 2025/26

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECT/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Public facilities to be accessible	30/06/2026	Continue to monitor existing buildings	Public buildings comply with Accessibility DCP	30/06/2023	Building Services
		Deliver actions developed in the Disability Inclusion Action Plan	DIAP actions implemented	30/06/2023	Community Services
Coordinate the provision of local community centres and halls for community use	30/06/2026	A variety of community facilities available for use	Increase in patronage of community facilities	30/06/2023	Customer Service

Protecting Our Natural Environment

THEME
TWO

Goal 2.1: Protect and enhance our natural environment

Strategy 2.1.1 Ensure land use planning and management enhances and protects biodiversity and natural heritage

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Manage environmental and cultural factors impacted by physical works on Council lands	30/06/2026	Prepare Review of Environmental Factors for Council works	REFs completed	30/06/2023	Environment
		Work with local Aboriginal groups or suitably qualified consultants to effectively plan works involving sites of cultural significance	Consultation undertaken	30/06/2023	Environment

Strategy 2.1.2 Minimise the impact of mining and other major developments

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with key stakeholders to address issues and mitigate impacts associated with State Significant Developments	30/06/2026	Raise any issues as part of State Significant Development process	Submissions made	30/06/2023	Statutory Planning
		Represent Council on Community Consultative Committees	Attendance at CCC meetings	30/06/2023	Executive

Strategy 2.1.3 Raise community awareness of environmental and biodiversity issues

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Deliver projects which work towards protecting biodiversity and regeneration of native environment	30/06/2026	Pursue grant funding for environmental projects	Number of funding applications made	30/06/2023	Environment
		Promote environmental awareness in the community through education and events	Number of participants and events	30/06/2023	Environment
Work with schools to promote environmental awareness amongst students	30/06/2026	Support Green Day	Participation in Green Day	30/06/2023	Environment

Strategy 2.1.4 Control invasive plant and animal species

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Effective weeds management	30/06/2026	Effective monitoring and management of priority weeds across the region	Maintain number of properties inspected	30/06/2023	Weeds
		Ongoing community education on priority weeds	Conduct 2 activities per year	30/06/2023	Weeds
		Undertake weed control on roadsides and Council land	Number of km sprayed	30/06/2023	Weeds
Collaborate with agencies to manage feral animals	30/06/2026	Support relevant agencies with community education and awareness programs	Promoted in Council Communications	30/06/2023	Governance

Goal 2.2: Provide total water cycle management

Strategy 2.2.1 Identify and implement innovative water conservation and sustainable water usage management practices

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Encourage reduced water consumption through Best Practice Pricing	30/06/2026	Maintain Best Practice water supply, sewerage and trade waste tariffs	Meet Best Practice pricing requirements	30/06/2023	Finance
Implement water conservation and reuse programs	30/06/2026	Ongoing community education on water conservation	Reduction in water consumption	30/06/2023	Water & Sewer
Work to secure water for agriculture and urban use	30/06/2026	Work with State Government to secure domestic water supply	Secure water supply	30/06/2023	Executive
Play an active role in the Cudgegong Valley and Macquarie Valley User Group	30/06/2026	Represent community at Customer Service Committee meetings for the Cudgegong Valley and Macquarie Valley User Groups	Meetings attended	30/06/2023	Executive

Strategy 2.2.2 Maintain and manage water quantity and quality

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Achieve NSW Government Best Practice Management of Water Supply and Sewerage	30/06/2026	Implement an Integrated Water Cycle Management Strategy	Strategy implemented	30/06/2023	Water & Sewer
		Ongoing implementation and review of the Drinking Water Management System	Management system implemented	30/06/2023	Water & Sewer

Identify and plan future maintenance, renewals and upgrades for Council's water supply infrastructure	30/06/2026	Water supply infrastructure renewals and new works undertaken as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Water & Sewer
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Strategy 2.2.3 Protect and improve catchments across the region by supporting relevant agencies

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Support relevant agencies and community organisations with implementation of regional plans	30/06/2026	Represent Council interests as appropriate	Number of joint initiatives	30/06/2023	Environment
Continue riparian rehabilitation Program along waterways	30/06/2026	Implement and maintain riparian protection projects and educational activities	Number of projects and activities	30/06/2023	Environment
		Maintenance and promotion of Putta Bucca Wetlands	Works completed on schedule and on budget	30/06/2023	Environment

Strategy 2.2.4 Maintain and manage waste water quality to meet Environmental Protection Agency (EPA) standards

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Identify and plan future maintenance, renewals and upgrades for Council's sewerage treatment infrastructure	30/06/2026	Sewer infrastructure renewals and new works undertaken as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Water & Sewer
Improve and develop treatment options to ensure quality of waste water meets EPA standards	30/06/2026	Continue to improve outgoing water quality at all sewerage treatment plants across the region	Meeting EPA requirements at all treatment plants	30/06/2023	Water & Sewer
Achieve NSW Government Best Practice Management of Water Supply and Sewerage	30/06/2026	Ongoing management of liquid trade waste in accordance with Council's Liquid Trade Waste Policy	Policy implemented	30/06/2023	Water & Sewer

Strategy 2.2.5 Provide a water and sewer network that balances asset conditions with available resources and community needs

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Identify and plan future maintenance, renewals and upgrades for Council's stormwater assets	30/06/2026	Effectively maintain existing drainage network including built infrastructure and overland drainage reserves	Drainage network maintained at agreed service levels	30/06/2023	Development Engineering
		Update Mudgee Flood Study and Flood Management Plan	Plan updated	30/06/2023	Development Engineering
		Identify and undertake culvert replacement and causeway improvement program	Works completed at identified sites	30/06/2023	Roads
		Drainage renewal and new works undertaken as per Capital Works Program	Works completed on schedule and on budget	30/06/2023	Development Engineering

Goal 2.3: Live in a clean and environmentally sustainable way

Strategy 2.3.1 Educate, promote and support the community in implementing waste minimisation strategies

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Promote a philosophy of Reduce, Reuse, Recycle	30/06/2026	Provide education on waste minimisation	Percentage of waste diverted from landfill	30/06/2023	Waste
Provide a domestic recycling and waste services for all residents through kerbside collection and rural waste transfer stations	30/06/2026	Provide kerbside services and local recycling facilities	Services provided at agreed service levels	30/06/2023	Waste

Strategy 2.3.2 Work regionally to implement strategies that will enhance environmental outcomes in regards to waste management and minimisation

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Participate in regional procurement contracts for waste services that provided added value	30/06/2026	Provide regional scrap steel, green waste processing, used motor oil, household chemical collection and e-waste services	Contracts in place for these services	30/06/2023	Waste

Participate in regional investigations for collaborative solutions to problem wastes types	30/06/2026	Participate in NetWaste steering committee for strategic direction of the group	Reduced landfill tonnes through regional solutions	30/06/2023	Waste
Apply for available grants	30/06/2026	Apply for grants to upgrade or introduce services to the community that reduce landfill tonnes and CO ² emissions	Number of grant applications	30/06/2023	Waste

Strategy 2.3.3 Support programs that create environmental awareness and promote sustainable living

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Build community awareness through environmental education	30/06/2026	Provide education to the community on environmental issues	Number of communications activities completed	30/06/2023	Environment
		Promote and implement projects that encourage sustainable living	Number of projects and initiatives supported	30/06/2023	Environment

Strategy 2.3.4 Consider technologies in Council's facilities, infrastructure and service delivery to reduce our ecological footprint

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Implement alternative energy and sustainable technologies in physical works and service delivery	30/06/2026	Work with Endeavour Energy to obtain funds for LED Street Lighting Retrofit in Kandos and Rylstone	Demonstrate activity	30/06/2023	Electrical
		Consider opportunities for alternative energy and sustainable technologies (such as solar panel installation) as part of the Capital Works Program	Opportunities identified	30/06/2023	Building Services



Building a Strong Local Economy

THEME
THREE

Goal 3.1: A prosperous and diversified economy

Strategy 3.1.1 Support the attraction and retention of a diverse range of businesses and industries

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Promote the region to target businesses that complement key local industries	30/06/2026	Conduct 2-3 marketing activities, conferences or events where the region can be promoted	Number of activities conducted	30/06/2023	Economic Development
Work with business and industry groups to facilitate business development workshops for existing businesses in the region	30/06/2026	Support the business chambers and industry groups by attendance at meetings as required	Number of meetings attended	30/06/2023	Economic Development
Establish a process of capturing and monitoring relevant economic data to identify opportunities, trends and needs of local businesses	30/06/2026	Produce annual update to Economic and Business Profile booklet	Booklet updated	30/06/2023	Economic Development
Work with the community to identify economic development opportunities	30/06/2026	Engage with new business investors coming to the region and work with them to promote benefits	Demonstrate contacts and activity	30/06/2023	Economic Development
		Conduct annual think tank forum to encourage business leaders to participate in local economic development	Forum held	30/06/2023	Economic Development
		Identify opportunities to invest in infrastructure which attracts new business investors to the region	Demonstrate contacts and activity	30/06/2023	Economic Development
		Work with key stakeholders to prepare for changes in industry composition in the future	Demonstrate contacts and activity	30/06/2023	Economic Development
Work with Mudgee Region Tourism (MRT) to identify target markets and promote the region	30/06/2026	Work with MRTI to identify visitor trends and marketing initiatives	Number of meetings held	30/06/2023	Economic Development
Develop existing events in the region and attract new event proponents to hold major events and festivals in the region	30/06/2026	Submit bids for new events and conferences, and support event proponents holding or seeking to hold events in the region	Demonstrate contacts and activity	30/06/2023	Economic Development
		Deliver Flavours of Mudgee in September	Number of stallholders and event patronage	30/06/2023	Economic Development

Strategy 3.1.2 Encourage the development of a skilled and flexible workforce to satisfy local industry and business requirements

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with business and industry groups to identify the main skills shortage areas	30/06/2026	Encourage business leaders to provide feedback on skills issues	Feedback requested	30/06/2023	Economic Development
Encourage workers to move to the region for employment opportunities where skills shortages exist	30/06/2026	Host Mudgee Region Jobs website for dedicated jobs in the region	Number of jobs listed	30/06/2023	Economic Development

Goal 3.2: An attractive business and economic environment

Strategy 3.2.1 Promote the region as a great place to live, work, invest and visit

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide brand leadership, market the region's competitive advantages and investment opportunities	30/06/2026	Conduct 2-3 marketing activities, conferences or events where the region can be promoted	Number of activities conducted	30/06/2023	Economic Development

Strategy 3.2.2 Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the region

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Promote the development of infrastructure at the Mudgee Airport as an opportunity for business expansion in the aviation industry	30/06/2026	Implement airport development strategy and promotional opportunities in the future	Strategy updated	30/06/2023	Economic Development
Lobby State and Federal Government on infrastructure needs of local businesses including transport and communications linkages	30/06/2026	Lobby government agencies and departments on the provision of infrastructure to meet community needs	Issues documented and directed to relevant government agency	30/06/2023	Executive

Strategy 3.2.3 Support the expansion of essential infrastructure and services to match business and industry developments in the region

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Lobby State and Federal Government for expanded health and education services	30/06/2026	Lobby government agencies and departments on the provision of services to meet community needs	Issues documented and directed to relevant government agency	30/06/2023	Executive

Goal 3.3: A range of rewarding and fulfilling career opportunities to attract and retain residents**Strategy 3.3.1 Support projects that create new jobs in the region and help to build a diverse and multi-skilled workforce**

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with lead agencies for employment to identify trends and discuss issues impacting employment	30/06/2026	Work with major employers to identify trends and develop strategies to create employment opportunities across the region	Demonstrate contacts and activity	30/06/2023	Economic Development

Strategy 3.3.2 Build strong linkages with institutions providing education, training and employment pathways in the region

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with key stakeholders for education in the region to identify opportunities for economic growth	30/06/2026	Work with education providers on the provision of services to meet community needs	Issues documented	30/06/2023	Economic Development
		Establish a Country Universities Campus to support higher education in the region	Campus established	30/06/2023	Economic Development

Connecting Our Region

THEME
FOUR



Goal 4.1: High quality road network that is safe and efficient

Strategy 4.1.1 Provide traffic management solutions that promote safer local roads and minimise traffic congestion

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with the Transport for NSW to improve road safety	30/06/2026	Liaise with Transport for NSW on road safety matters	Regular meetings held	30/06/2023	Roads
Regulate effective and appropriate user activities on the road network	30/06/2026	Provide local assessments to the National Heavy Vehicle Regulator as required	Assessments completed	30/06/2023	Roads
		Review speed limits and traffic management	Regular meetings held	30/06/2023	Roads
Participate in relevant regional transport committees and working parties	30/06/2026	Facilitate the Local Traffic Committee	Regular meetings held	30/06/2023	Development Engineering

Strategy 4.1.2 Provide a roads network that balances asset conditions with available resources and community needs

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Review the Roads Asset Management Plan	30/06/2026	Update data for Asset Management Plans in line with Fair Value reporting requirements	AMP reviewed on schedule	30/06/2023	Roads
Implement the works program in accordance with the Roads Asset Management Plan	30/06/2026	Manage State Roads in accordance with Transport for NSW contracts	Works identified and completed	30/06/2023	Roads
		Ongoing maintenance and upgrades of Regional Roads network	Works completed on schedule and on budget	30/06/2023	Roads
		Maintain local road network in accordance with established levels of service	Works completed in accordance with agreed service levels	30/06/2023	Roads
		Upgrade, renewal and extension of local roads in accordance with Capital Works Program	Works completed on schedule and on budget	30/06/2023	Roads
		Upgrade and renewal of local bridges in accordance with Capital Works Program	Works completed on schedule and on budget	30/06/2023	Roads
		Implementation of the Ulan Road Strategy	Work completed in accordance with Program	30/06/2023	Roads

Pursue additional funding for upgrading of roads infrastructure	30/06/2026	Lobby for additional funding for roads	Additional funding received	30/06/2023	Executive
		Ensure major developers contribute to local road upgrades for the impact of additional development	Road upgrade contributions received	30/06/2023	Executive

Goal 4.2: Efficient connection of the region to major towns and cities

Strategy 4.2.1 Develop a regional transport network in partnership with government agencies that grows with the needs of residents and businesses

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Support the continuation of commercial passenger services at Mudgee Airport	30/06/2026	Work with operator to maintain regular passenger services to and from Sydney	Services retained	30/06/2023	Executive
		Operation and maintenance of Mudgee Airport in accordance with regulatory requirements	Airport inspection standards met	30/06/2023	Economic Development
Lobby for improved highway linkages along the Great Western Highway and Bells Line	30/06/2026	Lobby for improved access to Western NSW from Sydney	Issues documented	30/06/2023	Executive

Strategy 4.2.2 Create a communication network that services the needs of residents and businesses

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Pursue improved broadband and mobile coverage with Government and major service providers	30/06/2026	Lobby for improved internet speeds and mobile coverage throughout the region	Improved coverage	30/06/2023	Executive

Goal 4.3: An active travel network within the region

Strategy 4.3.1 Develop and enhance walking and cycling networks across the region

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Implement the Pedestrian Access Mobility Plan	30/06/2026	Upgrade and renewal of footpaths and cycleways in accordance with Capital Works Program	Works completed on schedule and on budget	30/06/2023	Roads
		Maintain existing footpath and cycleway network in accordance with established levels of service	Network maintained in accordance with agreed service levels	30/06/2023	Roads

Strategy 4.3.2 Support viable public transport options across the region

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Work with Transport for NSW to develop viable public transport options	30/06/2026	Engage with Transport for NSW to understand opportunities and demand for public transport in the region	Demonstrate contacts and activity	30/06/2023	Economic Development

Good Government

THEME
FIVE

Goal 5.1: Strong civic leadership

Strategy 5.1.1 Provide clear strategic direction through the Community Plan, Delivery Program and Operational Plan

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Ensure actions of the Operational Plan and Delivery Program are completed on time, on budget and meets performance criteria	30/06/2026	Successful delivery of Operational Plan	Works completed on schedule and on budget	30/06/2023	Executive
		Six monthly progress reporting against Delivery Program and comprehensive Quarterly Budget Reviews against Operational Plan	Progress reports provided within 2 months of period end	30/06/2023	Executive

Strategy 5.1.2 Provide accountable and transparent decision making for the community

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Ongoing review and enhancement of governance framework	30/06/2026	Continue to hold "Open Day" prior to Council Meetings	Open Day forum held prior to commencement of Council meeting	30/06/2023	Governance
		Webcast of Council Meetings	Number of online views of Council Meetings	30/06/2023	Governance
		Promotion of upcoming Council meetings	Promoted in Council Communications	30/06/2023	Governance
Provide a compliance and enforcement framework which supports consistency and transparency in decision making	30/06/2026	Ensure effective compliance monitoring, investigation and enforcement activities in accordance with relevant legislation and policies	Framework delivered and reviewed annually	30/06/2023	Governance
Provide professional development opportunities to support elected members in fulfilling their obligations as Councillors	30/06/2026	Provide access to professional development programs for elected members	Number of Councillor training sessions	30/06/2023	Governance
Hold awareness sessions for potential candidates in the six months leading up to each Council election and ensure information packages are available	30/06/2026	Develop program for candidate awareness sessions (next election due in 2024, or in case of by-election)	Program delivered	30/06/2023	Governance

Strategy 5.1.3 Provide strong representation for the community at Regional, State and Federal levels

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
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ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Continue to lobby State and Federal Government on all matters that are of relevance the region	30/06/2026	Work with the Mayor to access Local Members and Ministers on relevant issues	Regular meetings with Local MPs	30/06/2023	Executive
		Strengthen relationships with local State and Federal members	Regular meetings with Local MPs	30/06/2023	Executive
		Engage with Regional Directors of State Government agencies	Regular meetings held	30/06/2023	Executive

Goal 5.2: Good communications and engagement

Strategy 5.2.1 Improve communications between Council and the community and create awareness of Council's roles and responsibilities

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Publish monthly editions of Community News	30/06/2026	Community News distributed monthly to every household in the region	Monthly publications	30/06/2023	Economic Development
Provide an up to date and functional website	30/06/2026	Ensure website content is kept up to date and relevant	Usage and engagement numbers	30/06/2023	Economic Development
Regularly report to the community in a variety of interesting ways	30/06/2026	Utilisation of all media avenues including social media, radio and television to communicate Council initiatives	Number of communications issued	30/06/2023	Economic Development
Operate and maintain a community works request system that provides timely and accurate information and responses	30/06/2026	Maintain Works Request System and produce regular reporting on response times	Works requests assessed within 14 days	30/06/2023	Customer Service
		Promote use of works request system for community to submit works requests	Promotion in Council Communications	30/06/2023	Customer Service
Educate the community on Council's roles and responsibilities	30/06/2026	Provide access to Council's corporate documents through the website and Administration Centres	Positive survey feedback	30/06/2023	Customer Service

Strategy 5.2.2 Encourage community access and participation in Council decision making

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Seek feedback on policy development and local issues	30/06/2026	Ensure policies, strategies and proposals impacting the community are placed on exhibition for public comment	Items on public exhibition	30/06/2023	Executive
		Utilise a range of formal and informal engagement tools to seek community feedback on a broad range of issues	Community response rates	30/06/2023	Economic Development

Provide opportunities and make it easy for the community to participate in and influence decision making	30/06/2026	Encourage attendance at Council Meetings in person and via webcast	Number of Open Day attendees and webcast views	30/06/2023	Governance
		Investigate and consult with the community on high priority projects to inform Council's strategic plans	Demonstrate consultation	30/06/2023	Economic Development

Goal 5.3: An effective and efficient organisation

Strategy 5.3.1 Pursue excellence in service delivery

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Benchmark Council's service delivery against relevant organisations		Participate in NSW LGPA, LGNSW, JO and other industry body surveys and benchmarking exercises	Participation in industry benchmarking activities	30/06/2023	Executive
		Desktop analysis of annual financial results against other NSW councils	Analysis undertaken	30/06/2023	Finance
		Report on OLG group comparative data	Report prepared	30/06/2023	Finance
Monitor community expectations regarding service delivery	30/06/2026	Engage with the community on desired levels of service across Council functions	Engagement activities conducted	30/06/2023	Executive
		Develop an internal service review framework	Framework developed	30/06/2023	People & Performance
Provide a responsive customer service function	30/06/2026	Reply to all correspondence within 14 days	100% response rate within 14 days	30/06/2023	Customer Service
		Deliver an efficient, accurate and professional counter and call centre service	Feedback on customer service levels	30/06/2023	Customer Service
		Review Service Level Agreements between Customer Service and relevant departments to ensure consistent and professional services are delivered	Service Level Agreements reviewed annually	30/06/2023	Customer Service
		Ensure knowledge management system is maintained with current information and staff are adequately trained	Number of searches by staff	30/06/2023	Customer Service

Strategy 5.3.2 Provide a positive and supporting working environment for employees

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY

Attract, retain and develop a skilled workforce	30/06/2026	Develop a Learning and Development Program targeted towards achievement of Delivery Program and areas of risk identified in Workforce Strategy	Training program delivered	30/06/2023	People & Performance
		Ensure all employees have clearly articulated accountabilities against which they will be assessed annually	All employees have a Position Description that sets out accountabilities	30/06/2023	People & Performance
Provide a safe, healthy and non-discriminatory working environment	30/06/2026	Establish a culture of workplace safety which includes daily pre-start meetings for outdoor staff and monthly Safety Toolbox Talks	Daily pre-start meetings and monthly Safety Toolbox Talks completed	30/06/2023	People & Performance
		Align workplace behaviour with core values of Respect, Integrity and Recognition	Core values included and reinforced in all areas of employment	30/06/2023	People & Performance
		Implement and embed a WHS Management System that reflects ISO45001 requirements	WHSMS Audit Corrective Action Plan implemented	30/06/2023	People & Performance
		Implement and review the Equal Employment Opportunity Management Plan	EEO Management Action Plan completed	30/06/2023	People & Performance

Strategy 5.3.3 Prudently manage risks associated with all Council activities

DELIVERY PROGRAM (2022/23 - 2025/26)		OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)			
ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Monitor and review Council's policies and strategies	30/06/2026	Provide up to date policy register	Register updated	30/06/2023	Governance
		Identify and resolve existing policy gaps	Areas of risk identified and policies formulated	30/06/2023	Governance
		Education program to ensure staff understand policy requirements	Increased awareness of Council policy requirements	30/06/2023	Governance
Monitor and review Council's risks	30/06/2026	Review and update risk registers annually	Risk registers reviewed	30/06/2023	People & Performance
		Provide an effective Legislative Compliance Framework	Framework delivered and reviewed annually	30/06/2023	Governance
		Develop a Fraud Control Framework	Framework delivered and reviewed annually	30/06/2023	Finance

Provide long term financial sustainability through sound financial management	30/06/2026	Update Long Term Financial Plan	LTFP updated after each QBR	30/06/2023	Finance
		Monthly reporting against budget and schedule for major works programs/strategic projects	End of month reports prepared	30/06/2023	Finance
		Comprehensive Quarterly Budget Review reporting	QBRs completed within two months of period end	30/06/2023	Finance
		Review Council's rating structure to identify opportunities to raise additional revenue and options to offset revenue loss	Review completed	30/06/2023	Revenue & Property
		Identify opportunities to increase revenue from property related investments	Demonstrate opportunities and activity	30/06/2023	Revenue & Property
		Integration of long term impacts on financial sustainability indicators incorporated into Council decision making process	Council reports consistently consider impact on LTFP	30/06/2023	Finance
Comply with relevant accounting standards, taxation legislation and other financial reporting obligations	30/06/2026	Examine opportunities to raise additional revenue	Demonstrate opportunities and activity	30/06/2023	Finance
		To achieve a high standard of financial management	Unqualified annual audit report	30/06/2023	Finance
		All rating, taxation, statutory, and grant reporting obligations satisfied in an accurate and timely manner	Returns submitted accurately and on time	30/06/2023	Finance

Strategy 5.3.4 Pursue efficiencies and ongoing business improvement

DELIVERY PROGRAM (2022/23 - 2025/26)

OPERATIONAL PLAN (2022/23 PLAN - THE FIRST YEAR OF THE DELIVERY PROGRAM)

ACTION	TIMEFRAME	PROJECTS/SERVICE	MEASURE	TIMEFRAME	RESPONSIBILITY
Provide effective and efficient internal support functions	30/06/2026	Conduct quarterly Council Staff Updates across all work sites	Quarterly meetings held	30/06/2023	Executive
		Develop a Business Improvement Framework	Framework delivered and reviewed annually	30/06/2023	People & Performance
		Provide effective Workshop services for Council fleet	Fleet serviced in accordance with manufacturers requirements	30/06/2023	Procurement and Fleet
		Effective capture and management of corporate records	Compliance with State Records Act	30/06/2023	Customer Service

		Develop a Procurement and Contract Management Framework to meet best practice requirements and ensure continuous improvement	Framework delivered and reviewed annually	30/06/2023	Procurement
		Provide Procurement and Contract Management tools for staff and contractors to ensure decisions are fair and transparent, compliance is maintained and value for money is achieved	Tools provided	30/06/2023	Procurement
Enhance the information systems that support delivery of Council activities	30/06/2026	Ongoing investment in Council's network to increase speed, availability and reliability	Resources allocated	30/06/2023	Information Communication & Technology
		Continued investment in information systems to delivery productivity enhancements	Increased productivity	30/06/2023	Information Communication & Technology
		Implementation of mobility solutions for integrated asset management	Mobility solutions implemented	30/06/2023	Operations
Ensure strategic and asset management plans are underpinned by sound financial strategies	30/06/2026	Ongoing improvements to asset data and asset system capabilities	Improvement in reliability rating of asset data	30/06/2023	Finance
		Integrate long term asset management considerations into Council decision making process	Council reports consistently consider impact on Asset Management	30/06/2023	Finance
		Improved integration of Asset Management Plans and Long Term Financial Plan	Clear linkages between LTFP and AMPs	30/06/2023	Finance
		Review depreciation methodology and process	Review completed	30/06/2023	Finance
		Consider the full life cycle costs associated with the investment in new assets, with a focus on capital investment and existing assets	Sound business cases for investment	30/06/2023	Finance

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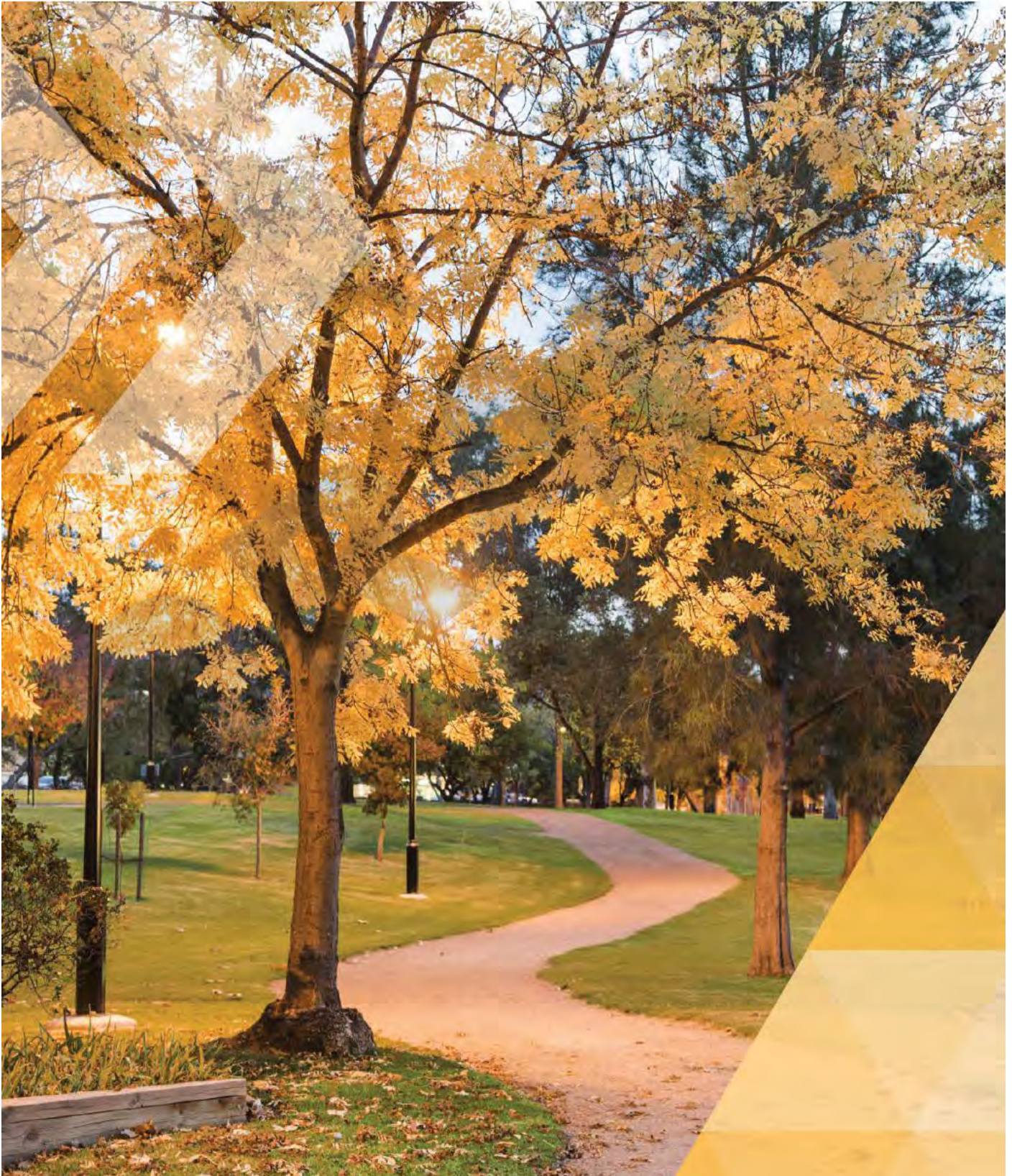
MID-WESTERN REGIONAL COUNCIL
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ASSET MANAGEMENT STRATEGY 2022–26

MID-WESTERN REGIONAL COUNCIL



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MID-WESTERN REGIONAL COUNCIL

Address	86 Market Street, Mudgee NSW 2850
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Mayor	Cr Des Kennedy
General Manager	Brad Cam
Date	June 2022

Introduction

The Asset Management Strategy (AMS) is designed to provide strategies to manage Council's physical assets including setting parameters for asset selection, maintenance, inspection and renewal which plays a key role in determining the operational performance and sustainability of Council.

This Asset Management Strategy makes up a part of the Council Resourcing Strategy as required by the Local Government Integrated Planning and Reporting framework.

The Resourcing Strategy includes:



Asset Management planning incorporates an Asset Management Policy, Asset Management Strategy and Asset Management Plans.

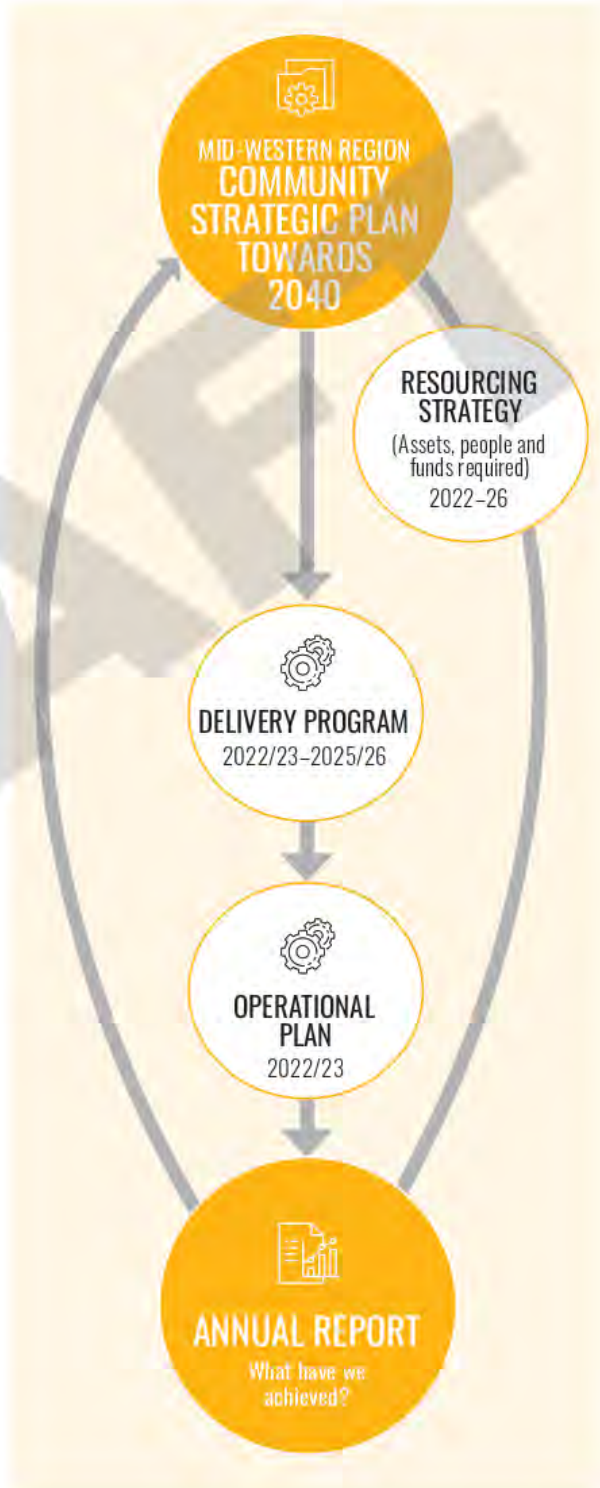
OUR ASSET MANAGEMENT POLICY

The Asset Management Policy sets a vision for Council's asset management activities.

To manage and operate the appropriate mix of sustainable community infrastructure at the lowest life cycle cost that supports communities in the Mid-Western Region.

Council's endorsed Asset Management Policy is attached as Appendix 1.

Update Intro



ASSET MANAGEMENT

Asset management deals with the optimal management of physical asset systems and their life cycles. The objective is to minimise the whole of life cost of assets and to identify other critical factors such as risk or business continuity to be considered objectively in the decision making process. It represents a cross-disciplinary collaboration to achieve best net sustained value-for-money in the selection, design/acquisition, operations, maintenance and renewal/disposal of physical infrastructure and equipment, for the purpose of achieving the objectives of the Community Plan.

A strong and sustainable local government system requires a robust planning process to ensure that Council assets are managed in the most appropriate way on behalf of the community.



SERVICE DELIVERY

The Community Plan details the service outcomes and objectives, as derived from the community consultation process, of Council. The service areas that the community identified as important are grouped around the following themes:

LOOKING AFTER OUR COMMUNITY

Vibrant towns and villages with a rich history, a safe and healthy community, and a strong sense of community pride – a great place for families.



PROTECTING OUR NATURAL ENVIRONMENT

Conserving and promoting the natural beauty of our region.



BUILDING A STRONG LOCAL ECONOMY

A prosperous and diversified economy delivering lifestyle benefits to the community through employment, income and sustainable economic growth.



CONNECTING OUR REGION

Linking towns and villages and connecting our region to the rest of NSW.



GOOD GOVERNMENT

A strong Council that is representative of the community and effective in meeting the needs of our people.



Our Infrastructure Stock

Council utilises infrastructure assets to provide services to the community. Roads and footpaths provide transport services. Stormwater systems protect properties and roads from flooding and control water runoff quality. Park and landscape assets provide recreation services and enhance and protect the built and natural environment. Water and Sewerage services provide services essential for a town, and buildings provide cultural, recreational and community services. The Council provides a high level of service to its community due to the standard of construction and relatively young age of infrastructure assets.

Council's existing infrastructure stock was built over the past 100 years. During this past period of infrastructure expansion, little or no analysis was done to determine a strategy to sustain this infrastructure stock by matching future maintenance and renewal expenditures with future income projections. The pattern of infrastructure construction in the past points to a future peak in infrastructure renewal over and above maintenance activities.

The Asset Management Strategy is a procedure to determine what the asset stock needs to be to achieve strategic objectives. The Asset Management Strategy is therefore an ongoing process as strategic objectives develop and change.

The steps in this process are to:

- review the strategic trends
- assess potential impacts on the asset stock
- assess gaps in asset knowledge to enable the asset management plans and asset improvement plans to be developed

Linking of service levels and the cost of service delivery is an essential component of strategic asset management. It is essential that Council knows the true costs of service delivery and the service levels that are desired by the community and what level they are willing to pay for.

The opportunity for advanced asset management is to focus on facilitating community access to services rather than just building and maintaining assets. This can assist in reducing asset ownership below what, with hindsight, may be seen as either desirable or economically sustainable. Re-assessing what services – and, especially what level of service – the community requires, and seeking alternatives to Council service provision, can significantly reduce the future renewal funding problems Council is facing. Solutions include private provision, co-operating with neighbouring Councils and the private sector in the provision of joint services, and administrative assistance to community bodies, such as sporting or social groups, where services can be provided more cost effectively.



Our Assets

TYPES OF ASSETS

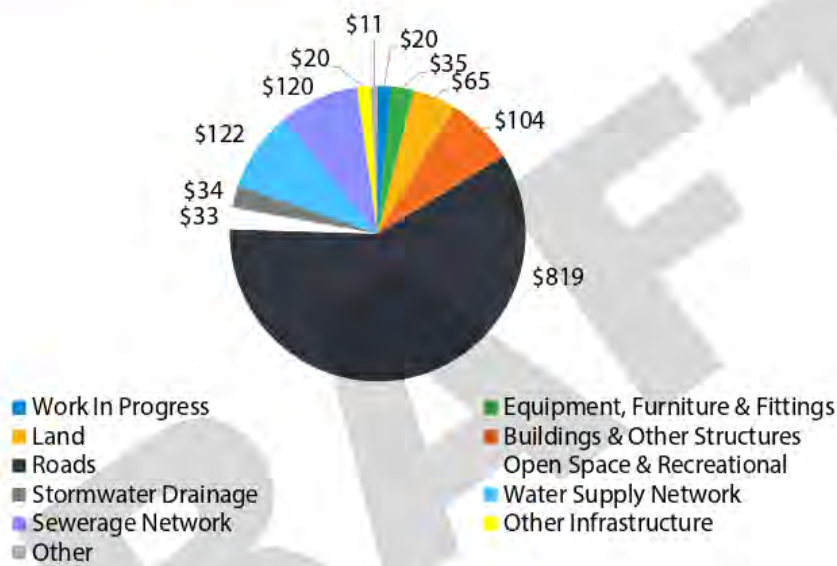
Council's asset types are summarised below and are categorised by the Community Plan themes which illustrates how these assets help meet the objectives as set out in the Community Plan:

 <p>LOOKING AFTER OUR COMMUNITY</p>		<ul style="list-style-type: none"> Streetscaping Community Buildings Swimming Pools and Water Park Cemetery assets Library Books Parks and Reserves 	<ul style="list-style-type: none"> Showgrounds Sportsgrounds Community Service and Program assets Animal Control Facilities Public Amenities Art Gallery
 <p>PROTECTING OUR NATURAL ENVIRONMENT</p>		<ul style="list-style-type: none"> Water Supply infrastructure Waste Water infrastructure Solid Waste Management assets Stormwater infrastructure Noxious weeds assets 	<ul style="list-style-type: none"> Environment education facilities Sustainable energy assets Wetlands and other community land
 <p>BUILDING A STRONG LOCAL ECONOMY</p>		<ul style="list-style-type: none"> Tourism signage and buildings Saleyard assets 	<ul style="list-style-type: none"> Investment property and development
 <p>CONNECTING OUR REGION</p>		<ul style="list-style-type: none"> Council roads and bridges Airports 	<ul style="list-style-type: none"> Footpaths and cycleways Communications assets
 <p>GOOD GOVERNMENT</p>		<ul style="list-style-type: none"> Corporate buildings 	<ul style="list-style-type: none"> Plant and machinery

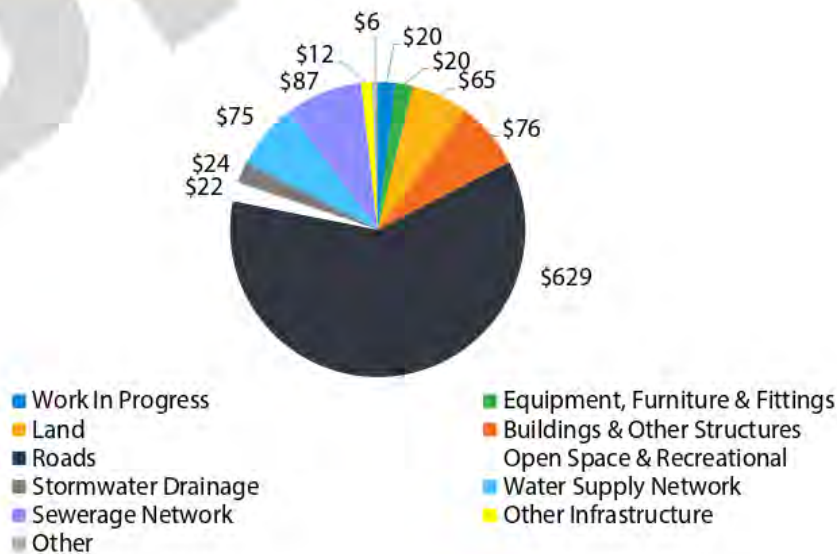
Asset Conditions

As at 30 June 2021, estimated replacement value and written down value of Council assets were over A\$1.38 billion and A\$1.04 billion, as represented in the pie charts.

GROSS REPLACEMENT COST (A\$M)



WRITTEN DOWN VALUE (A\$M)



The state of major infrastructure as reported in the Mid-Western Regional Council Financial Statements and Schedules at 30 June 2021 is included below:

Asset Class	Asset Category	Estimated cost to bring		2020/21 Required	2020/21 Actual	Carrying Value	Gross Replacement Cost (GRC)	Assets in Condition as a Percentage of Gross Replacement Cost				
		Estimated Assets to Satisfactory Standard	cost to bring level of service set by Council					1	2	3	4	5
Buildings	Buildings	415	415	1,463	1,386	75,035	103,381	11%	2%	86%	1%	0%
	Sub total	415	415	1,463	1,386	75,035	103,381	11%	2%	86%	1%	0%
Other structures	Other structures	29	29	–	–	558	897	63%	27%	2%	5%	3%
	Sub total	29	29	–	–	558	897	63%	27%	2%	5%	3%
Roads	Roads	21,189	21,189	3,784	4,091	541,900	658,244	16%	42%	29%	8%	5%
	Bridges	747	747	189	116	59,952	113,760	15%	31%	50%	44%	0%
	Footpaths and cycleways	205	205	64	68	8,164	13,642	42%	26%	22%	10%	0%
	Other road assets	2,223	2,223	17	18	18,660	33,462	17%	24%	19%	38%	2%
	Sub total	24,364	24,364	4,054	4,293	628,676	819,108	16%	40%	31%	9%	4%
Water supply network	Other	6,546	6,546	1,643	1,644	75,004	122,004	23%	39%	23%	9%	5%
	Sub total	6,546	6,546	1,643	1,644	75,004	122,004	23%	39%	23%	9%	5%
Sewerage network	Sewerage network	4,415	4,415	1,126	1,036	87,422	119,601	28%	32%	9%	27%	4%
	Sub total	4,415	4,415	1,126	1,036	87,422	119,601	28%	32%	9%	27%	4%
Stormwater drainage	Stormwater drainage	54	54	545	600	24,247	33,698	20%	2%	78%	0%	0%
	Sub total	54	54	545	600	24,247	33,698	20%	2%	78%	0%	0%
Open space/recreational assets	Swimming pools	29	29	504	481	5,888	11,063	29%	23%	47%	1%	0%
	Other Recreational/Open Space	488	488	2,345	1,956	15,623	21,445	44%	29%	18%	8%	0%
	Sub total	517	517	2,849	2,437	21,511	32,508	39%	27%	28%	6%	0%
Other infrastructure assets	Other	269	269	736	706	12,485	20,491	26%	31%	39%	3%	1%
	Sub total	269	269	736	706	12,485	20,491	26%	31%	39%	3%	1%
TOTAL ALL ASSETS		36,609	36,609	12,416	12,102	924,938	1,251,688	19%	34%	34%	10%	4%

* Required maintenance is the amount identified in Council's asset management plans

KEY

1 EXCELLENT	No work required (normal maintenance)	3 AVERAGE	Maintenance work required	5 VERY POOR	Urgent renewal/upgrading required
2 GOOD	Only minor maintenance work required	4 POOR	Renewal required		

Targets of Council Asset Management

There is a recognised backlog in asset renewal activities of over \$36 million (see estimated cost to bring up to a satisfactory condition above), and no gap in required maintenance expenditure (see difference in required and actual annual maintenance above). Because of this, Council is working on closing the gap in asset renewal expenditure with 10 year projection of capital expenditure included in the draft Long Term Financial Plan as follows.

10 year Financial Plan for Year ending 30 June 2031	Current		Proposed Budget							
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Capital Expenses by asset class - New/Upgrade										
Plant and Equipment	0	30,000	0	0	0	0	0	0	0	0
Office Equipment	0	0	0	0	0	0	0	0	0	0
Operational land	0	0	0	0	0	0	0	0	0	0
Buildings - non-specialised	2,200,142	9,405,590	0	0	630,000	630,000	630,000	630,000	630,000	630,000
Other Structures	5,359,799	9,501,038	747,743	1,001,696	120,147	123,151	126,230	129,386	132,621	3,135,937
Roads & Footpath	14,317,073	6,342,201	400,000	400,000	1,370,000	1,370,000	1,370,000	1,370,000	1,370,000	1,370,000
Bridges	7,712,797	6,214,091	12,051,818	7,261,818	0	0	0	0	0	0
Stormwater Drainage	0	0	0	0	30,000	30,000	30,000	30,000	30,000	30,000
Water Supply Network	996,000	2,670,055	99,481	3,150,000	8,380,000	1,031,000	8,102,000	103,000	103,000	104,000
Sewerage Network	24,500	24,929	0	25,872	26,000	27,000	6,027,000	28,000	29,000	29,000
Swimming Pools	45,000	45,788	0	0	0	0	0	0	0	0
Other Open Space/ Recreational Assets	4,874,843	6,933,328	976,247	63,491	240,000	240,000	240,000	240,000	240,000	240,000
Other Infrastructure	358,695	203,458	206,323	211,575	215,480	220,892	226,439	233,125	237,953	244,927
Total Capital Expenses - New/Upgrade	35,888,849	41,370,478	14,481,612	12,114,452	11,011,627	3,672,043	16,751,669	2,763,511	2,772,574	5,783,864
Capital Expenses by asset class - Renewal										
Plant and Equipment	7,105,452	3,709,334	4,255,933	4,504,350	4,616,959	4,732,383	4,850,693	4,971,960	5,096,259	5,223,665
Office Equipment	0	0	0	0	0	0	0	0	0	0
Buildings - non-specialised	1,898,355	879,691	688,010	699,493	1,216,981	1,234,906	1,253,278	1,272,110	1,291,413	1,311,199
Other Structures	1,747,725	1,579,030	3,480,430	300,728	433,823	308,019	536,245	265,501	517,789	350,108
Roads & Footpath	6,871,953	7,345,246	8,099,862	8,215,299	12,050,682	12,261,201	12,476,980	12,698,153	12,924,857	13,157,229
Bridges	2,150,000	61,720	63,109	64,000	65,600	67,240	68,921	70,644	72,410	74,220
Stormwater Drainage	674,730	326,849	332,567	339,215	347,696	356,389	365,299	374,432	383,793	393,387
Water Supply Network	2,147,000	3,321,000	4,101,000	5,852,000	1,454,000	1,146,000	1,452,000	4,688,000	4,565,000	1,732,000
Sewerage Network	2,068,165	9,892,000	13,266,926	1,114,000	1,197,000	1,501,000	1,206,000	1,711,000	1,717,000	1,721,000
Swimming Pools	105,000	105,000	150,000	150,000	153,750	157,594	161,534	165,572	169,711	173,954
Other Open Space/ Recreational Assets	1,687,239	225,737	244,687	241,671	747,713	753,906	760,254	766,761	773,430	780,266
Other Infrastructure	138,279	140,698	143,161	146,022	149,673	153,415	157,250	161,181	165,211	169,341
Library Books	92,803	94,441	96,094	98,014	100,464	102,976	105,550	108,189	110,894	113,666
Total Capital Expenses - Renewal	26,686,701	27,680,746	34,921,779	21,724,792	22,534,341	22,775,029	23,394,004	27,253,503	27,787,767	25,200,035
Total Capital Expenses - All	62,575,551	69,051,224	49,403,391	33,839,244	33,545,968	26,447,072	40,145,673	30,017,014	30,560,341	30,983,899

The budget for New/Upgrade for current and next years are quite high compared to the remaining financial years, due to large amount of State and Federal fund projects. The imbalance between the rates of renewal and asset consumption has developed because renewal has a “delay function”, most council’s assets have been built by developers of with funding from State and Federal over the past 50 years or more. Renewal is lumpy; unlike depreciation, which averages the renewal costs, actual payments for renewal are periodic, and for any given asset group renewal can be far less, or much more, than depreciation.

Based on our current geopolitical and economic environment, it’s hard to predict the incoming funding so council develops 10 year financial planning to assess where it stands in preparing for the renewal challenges. Renewal is not associated with increased funding. Instead, it has to compete with many other demands on Council, and recently these demands – for social and environmental reasons as well as for increased services – have themselves been increasing. Revenue increases have not kept pace with these extra demands; a limited revenue base and community sensitivity to tax (property rates) increases have been the main reasons. Renewal is exacerbated where maintenance is underfunded.

Council’s objective is to continue reviewing depreciation methodology and effective lives. This will maintain that the infrastructure backlog figure as reported in special schedule – Infrastructure accurately reflects current costs to bring to satisfactory standard and will also necessarily require community engagement in order to determine the meaning of satisfactory.

ONGOING IMPROVEMENTS

The NSW Government aimed to improve the strength and effectiveness of local government in providing services and infrastructure that communities need. Mid-Western Regional Council has engaged in independent Internal Audit Assessment of the adequacy and effectiveness of processes, practices and controls in relation to Asset management. The review report addressed key features from “Fit for the Future” reforms as well as a number of significant recommendations:

- Sustainability
- Infrastructure and Service Management
- Structured workflow
- Invest into developing and improving Council Asset Management System
- Updating Asset Management Plans

On receiving these results, Council prepared a renewed Business Improvement Program (BIP) which directly tackles the challenges. Some of the Internal Audit recommendations are monitored through Pulse software, progress timeline, obstacles and actions. Others are reflected in Council’s renewed Business Improvement Program, which will be reported in Council’s 2021-2031 Long Term Financial Plan.

In order to meet these forecast benchmarks as well as meeting the internal audit recommendations, Council is required to complete the following Asset Management improvement strategies.



Asset Management Improvement Strategies

OBJECTIVE: EXAMINE OPPORTUNITIES TO REDUCE OPERATING EXPENSE

Strategy 1: Review current depreciation methodology and process

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Refine asset management data and systems	Ongoing	Reliable asset management data and systems to assist decision making
ii) Examine alternative depreciation options and what is required to demonstrate preferred option is fair and reasonable	Ongoing	Preferred methodology for treatment of depreciation
iii) Confirm depreciation process and educate staff	Ongoing	Consistent treatment of depreciation costs
iv) Reassess roads Fair Value ahead of 5 year schedule	Ongoing	Accurate assessment of depreciation costs
v) Implement in line with fair value assessment over 5 year period	Ongoing	Accurate assessment of depreciation costs

OBJECTIVE: IMPROVE ASSET MANAGEMENT SYSTEM, ASSET DATA AND SERVICE PROCESSES

Strategy 1: Continuation of reviewing depreciation methodology and process

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Refine asset management data and systems	Ongoing	Reliable asset management data and systems to assist decision making
ii) Examine alternative depreciation options and what is required to demonstrate preferred option is fair and reasonable	Ongoing	Preferred methodology for treatment of depreciation
iii) Confirm depreciation process and educate staff	Ongoing	Consistent treatment of depreciation costs
iv) Reassess roads Fair Value ahead of 5 year schedule	Ongoing	Accurate assessment of depreciation costs
v) Implement in line with fair value assessment over 5 year period	Ongoing	Accurate assessment of depreciation costs

Strategy 2: Invest into upgrading and updating technology for Asset and Corporate Management System

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Invest into purchasing software modules to meet ongoing demands to maintain industry standards and provide level of services	Ongoing	Deliver services and infrastructure which meets community expectations
ii) Developing and improving mobile technology to increase efficiency, council assets maintenance, reporting and recording mandatory defects under the Local Government Act and Regulations	Ongoing	Deliver services, plan maintenance and local government reporting which meets community expectations
iii) Invest and develop BIA (Business Intelligence and Analytics): Strategy, Steps, Processes and Tools with in the corporate software	TBC	Deliver smart actionable business insights and support data-driven decision making

Strategy 2: Asset management methodology and process used to determine asset condition, asset value and asset life

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Increase confidence levels and reliability of asset management data	Ongoing	Accurate asset management data
ii) Introducing mobile technology to record asset conditions and reporting defects	Ongoing	Deliver Operational Capital Projects and Maintenance Program which meets community expectations
iii) Link asset management decisions to community satisfaction levels and expectations	Ongoing	Deliver services and infrastructure which meets community expectations

OBJECTIVE: ENSURE RATIONAL ASSET DECISIONS ARE MADE**Strategy 1: Provide reliable asset management data**

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Increase confidence levels and reliability of asset management data	Ongoing	Reliable asset management data
ii) Ensure training is provided to relevant staff	Ongoing	Consistent asset management practices

Strategy 2: Ensure appropriate asset management systems are in place

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Review current asset management systems and identify areas for improvement	Ongoing	Effective asset management
ii) Ensure training is provided to relevant staff	Ongoing	Consistent asset management practices
iii) Invest and develop BIA (Business Intelligence and Analytics): Strategy, Steps, Processes and Tools with in Asset Management and Corporate Management software	TBC	Effective asset management

Strategy 3: Conduct annual condition checks on key assets

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Refine framework for assessing asset conditions, with a focus on making assessments as objective as possible	Ongoing	Preferred methodology for conducting annual condition checks
ii) Ensure training is provided to relevant staff	Ongoing	Consistent annual condition check practices
iii) Continue program of annual condition checks with mobile technology	Ongoing	Accurate asset condition data

Strategy 4: Identify obsolete assets and opportunities for asset rationalisation

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Prepare list of all Council assets that may be considered surplus to requirements, starting with land and buildings	Ongoing	Identify future scope to dispose of unused or duplicate land and building assets
ii) Identify land and buildings which are not used at all and/or have no future use	Ongoing	Identify unused assets

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
iii) Develop a strategy for disposing of assets over a 5 year time period, including community consultation strategy	Ongoing	Asset rationalisation strategy
iv) Invest and develop BIA (Business Intelligence and Analytics) to calculate costing and analyse asset lifecycle for smart decisions	TBC	Asset rationalisation strategy

Strategy 5: Educate community on current service level standards with a focus on the regionalisation of assets rather than duplication of assets around the region

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Discuss as part of community engagement process for next round of IP&R	Ongoing	Provide opportunities for community engagement and feedback
ii) Setting the Service level Standard	Ongoing	It's discussed in the Asset Management Plan and will be detailed in the Asset Maintenance Plan

Strategy 6: Consider the full life cycle costs associated with the investment in new

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Develop process/guideline for new asset investment	Ongoing	Sound business case for investment

OBJECTIVE: ADDRESS INFRASTRUCTURE BACKLOG

Strategy 1: Review existing infrastructure backlog to fully understand what is required and establish clear parameters for reporting an accurate backlog in the future

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Align activities to OLG planned changes to Special Schedule 7	Ongoing	Accurate infrastructure backlog data

Strategy 2: Develop a program to have the backlog reduced over a defined timeframe

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Develop strategy to address backlog in next 10 years, prioritising areas to be addressed	Ongoing	Strategy to address backlog

Strategy 3: Increase spend on asset maintenance to close gap between required and actual spending

KEY MILESTONES	TARGET DATE	EXPECTED OUTCOME
i) Increase confidence and reliability of data to identify actual and required expenditure	Ongoing	Accurate asset maintenance data
ii) Review general ledger and the capture of asset data to improve identification of operational versus maintenance costs	Ongoing	Accurate asset maintenance data
iii) Improve understanding of remaining useful life of assets and spending required to achieve this life	Ongoing	Accurate asset maintenance data
iv) Identify options for funding to start closing infrastructure gap based on satisfaction levels of community	Ongoing	Strategy to close asset maintenance gap
v) Increased cash funding on asset renewals (from additional revenues, operating expense savings and identified options in point iv)	Ongoing	Closure of asset maintenance gap

Asset Management and Asset Maintenance Plans

Asset Management Plans (AMPs) and Asset Maintenance Plans are long-term plans updated every 4 to 5 years outlining the asset activities for each service, frequency of maintenance, assets condition assessments and predicting the upcoming renewal projects. The International Infrastructure Management Manual (IIMM) defines an Asset Management Plan as "...a written representation of the intended asset management programs for one or more infrastructure networks based on the controlling organisation's understanding of customer requirements, existing and projected networks, and asset conditions and performance."

An AMP has been developed for each major asset group. AMPs incorporate, as a minimum, the following factors:

- Council will establish and monitor prescribed levels of service for each asset related service. The levels of service will be determined by Council in accordance with the Community Plan and corresponding Delivery Plan and Operating Plan
- Existing levels of service and associated cash flow projections for maintenance, renewal and upgrade will be documented
- The asset management plan will include the service provider, service levels, performance targets, asset custodian, life cycle cash flows and risk profiles for each service
- The capital works program will be developed from each asset management plan and will identify all works needed to achieve target service levels

- Council will have a funding model for all asset related services extending out at least 10 years into the future and a matching Funding Strategy which addresses the need for funds the peaks and troughs in this need and how the funds will be sourced

Asset Management Plans currently in place or programmed for development are:

- Transport (roads, bridges, culverts, footpaths, causeways, car parks, guardrails) Asset Management Plan
- Water Supply Network Asset Management Plan
- Sewerage Network Asset Management Plan
- Buildings Asset Management Plan, incorporating Other Structures
- Stormwater Drainage Asset Management Plan
- Waste Asset Management Plan
- Open Spaces Asset Management Plan

Asset Maintenance Plans need to be considered for some assets group due to the complexity of maintaining these assets class. The Maintenance Plan will include maintenance methodology, frequency and work flow. This plan will provide clarity and transparency to how these assets are maintained, steps and procedures council has implemented and developing to retain good condition of the assets, meeting community Service Level and Industry standards.

- Sewerage and Water Asset Maintenance Plan
- Transport Asset Maintenance Plan
- Open Spaces Asset Maintenance Plan

WATER SUPPLY, WASTE WATER SUPPLY AND WASTE AMPS

There are specific asset management planning requirements for water supply, sewerage and waste management. They require compliance with the *Best-Practice Management of Water Supply and Sewerage Guidelines 2007* and the *NSW Reference Rates Manual for Valuation of Water Supply, Sewerage and Stormwater Assets*. These requirements include the need to prepare an Asset Register, a 20 to 30-year Operation Plan, Maintenance Plan and a Capital Works Plan which identifies the required renewals, works for improved levels of service and works for serving new growth. Councils must continue to meet these asset management planning requirements for their water supply and sewerage infrastructure. Waste assets also meet this 30 year requirement.



Our Asset Management System

In order to capture the necessary data to create accurate and meaningful Asset Management Plans, Council requires an up to date asset management system which collects the following information:

- Asset registers
- Asset ownership/custodianship
- Asset condition assessments
- Asset attributes (physical and lifecycle)
- Asset maintenance and management systems
- Strategic planning capabilities
- Predictive modelling
- Deterioration modelling
- Lifecycle costing

Council currently uses an integrated asset management system that captures and provides some of the above

data which require processing and analysing manually in order to complete fair value financial modelling as required on a 5-year cyclical rotation for each major asset category. This asset management system captures actual data for capital works which is then used to model Asset Management Plans and long term financial asset planning. The ability to capture operating costs against each asset will be developed over the next couple of years based on resources and prioritization of corporate projects. The current data analysing processes are manual, cumbersome and time consuming. Based on the current demand for running data analysis more frequently for various purposes, incorporating BIA (Business Intelligence and Analytics) along with other necessary modules within the asset management system will improve efficiency and allow users to navigate through the data in a structured process to create financial modelling, lifecycle cost, and run various analysis using correct data sets.



Measuring Asset Expenditure

An understanding of expenditure trends is fundamental to managing assets. Assets that are allowed to deteriorate beyond their optimum renewal period will start requiring high levels of reactive maintenance in order to control risk and correctly separating recurrent or reactive maintenance costs from asset renewals enables better asset planning and the reduction of lifecycle costs.

It is also important to differentiate between capital expenditure on the existing asset stock and capital expenditure on expanding the asset stock.

Expenditure on public works assets may be split into four categories, maintenance, capital renewal, capital upgrade and capital expansion.



MAINTENANCE

Expenditure on an asset, which maintains the asset in use but does not increase its service potential or life.



CAPITAL RENEWAL

Expenditure on renewing an existing asset or a portion of an infrastructure network, which increases the service potential or extends the life.



CAPITAL UPGRADE

Expenditure on upgrading the standard of an existing asset or infrastructure network to provide a higher level of service to users, e.g. widening the pavement and sealed area of an existing road, replacing drainage pipes with pipes of a greater capacity, building a grandstand at a sporting facility, replacing an existing bridge with one having a greater carrying capacity, replacing a chain link fence with a wrought iron fence.



CAPITAL EXPANSION

Expenditure on extending an infrastructure network, at the same standard currently enjoyed by existing residents, to a new group of users, e.g. extending a drainage or road network, the provision of an oval or park in a new suburb.

Critical Assets and Risk Management Strategies

Management of risk and liability through a risk assessment process is fundamental in assisting Council to allocate resources and meet community expectancies.

CRITICAL ASSETS

Critical assets are recognised and addressed in individual Asset Management plan. For example in Transport Asset Management Plan will contain all the transport critical assets such as roads, bridges, culverts, footpaths, causeways, guardrails, kerbs and gutters with condition rating of 4 (renewal required) and 5 (urgent renewal/update required) which are currently monitored, maintained and part of current and future renewal program.

RISK MANAGEMENT STRATEGIES

Council aims to improve its risk management processes in regard to Asset Management and will incorporate information from the Asset Management System with the following risk management strategies to develop an ongoing risk management plan within the next 24 months.

The main elements of risk management as defined in AS/NZS 4360 are:

- Establish Risk Management Context
- Determine Risk Evaluation Criteria
- Identify Risks
- Analyse Risks
- Evaluate Risks
- Treat Risks (or Manage Risks)
- Monitor and Review

ESTABLISH THE CONTEXT

The risk management context is established in three areas, strategic, organisational and risk management. The Strategic Context involves identifying:

- the relationships between the council and the environment
- strengths, weaknesses, opportunities and threats (SWOTs), including the financial, operational, competitive, political (public perception/image) social and legal aspects of the council's functions
- the stakeholders

The purpose of the strategic context is to identify and determine the crucial elements that might support or impair the council's ability to manage the risks associated with its operation.

ORGANISATIONAL CONTEXT

The purpose of this stage is to develop an understanding of the council and its capabilities, as well as its goals and objectives and the strategies that are in place to achieve them.

RISK MANAGEMENT CONTEXT

The purpose of this stage is to develop the criteria against which risk is to be assessed. This may depend on operational, technical, financial, legal, social, humanitarian, or other criteria. Risk evaluation criteria can include:

- financial loss of up to a certain amount
- injury to a person requiring hospitalisation
- number of incidents not to exceed a certain amount

RISK IDENTIFICATION

Risk identification seeks to identify the risks and elements at risk that may need to be managed. A well structured systematic process is crucial, because a potential risk not identified at this stage is excluded from further analysis. All risks should be identified, whether or not they are under the control of the council.



The risks are identified in three stages:

- **What can happen?** The aim is to generate a comprehensive list of events which might affect each element of the council's service delivery
- **How and why it can happen.** It is necessary to consider possible causes and scenarios. There are many ways an event can be initiated. It is important that no significant causes are omitted
- **Are risks credible?** An assessment of credibility of all risk is undertaken to ensure that credible risks receive proper and due consideration

Risks should be defined as a statement of risk. For example: There is a risk of injury to people from tripping on a paved footpath.



Risk is analysed by combining estimates of likelihood and consequences in the context of existing control measures. The objective of a risk analysis is to separate the minor acceptable risks from the major risks and to provide data to assist in assessment and treatment of risk. The level of risk is determined by considering two aspects against existing controls:

- how likely it is that things may happen (likelihood, frequency of probability)
- the possible consequences (impact or magnitude of the effect) if they do occur

The risk analysis process is to:

- identify the existing management controls, technical systems and procedures to control risk
- evaluate the likelihood of events occurring and their consequences in the context of these existing controls
- combine the evaluation of likelihood and consequences to produce a level of risk



Risk evaluation involves comparing the level of risk found during the analysis process with previously established risk criteria and deciding whether the risks can be accepted. Options should be evaluated on the basis of the extent of risk reduction and the extent of benefits or opportunities created, taking into account the criteria developed in Risk Context. In general, the adverse impact of risks should be made as low as reasonably practicable irrespective of any absolute criteria. A combination of options may give the optimum risk reduction outcome. If the risks fall into the acceptable or low categories, they may be accepted with minimal further treatment. Acceptable or low risks should be monitored and periodically reviewed to ensure they remain acceptable. If the risks do not fall into the acceptable or low category, they should be managed using one of the options below. The output of risk evaluation is a prioritised list of risks for further action.

No.	Key Word	Potential consequence				Likelihood				
		Health & Safety	Environmental	Financial	Public Image	A	B	C	D	E
						RARE	UNLIKELY	POSSIBLE	LIKELY	ALMOST CERTAIN
						Requires unusual chain of events	Not expected to occur	May occur	Will occur occasionally	Expected to occur
5	CATASTROPHIC	Fatality or work related fatal disease	Detrimental impact to environment or community. High level prosecution	Greater than \$500,000	International media coverage	Moderate 13	High 19	Critical 22	Critical 24	Critical 25
4	SEVERE	Serious permanent injury or illness	Long term negative impact. Low level prosecution	No more than \$500,000	National media coverage	Moderate	Moderate 12	High 18	Critical 21	Critical 23
3	SERIOUS	Lost time injury or illness	Serious but reversible impact media enquiry	No more than \$100,000	State media coverage	Low	Moderate 9	Moderate 11	High 17	Critical 20
2	SIGNIFICANT	Medically treated injury or illness	On-site incident promptly contained requiring external clean up aid	No more than \$25,000	Local media coverage	Low	Low 5	Moderate 8	High 15	High 16
1	MINOR	First Aid treated injury or illness	On-site incident immediately contained and cleaned up	No more than \$5,000	Public complaint	Low	Low 2	Low 3	Moderate 7	High 14

STATUS	ACTION REQUIRED	NOTIFY	MONITOR
CRITICAL	Do not commence activity. Immediate senior management action required	General Manager (Notified by Group Mgr)	NA
HIGH	Immediate action required to reduce risk. Authorisation required before commencing activity.	Group Manager (Notified by Operational Mgr)	Weekly
MODERATE	Risk reduction required to as low as reasonable practicable before commencing task	Operational Manager	Monthly
LOW	Follow routine procedures and monitor risk.	Team Leader	Annually

MANAGE THE RISKS

Risks need to be managed appropriately to the significance of the risk and importance of the affected item/asset to the region. As a general guide:

- low levels of risk can be accepted and additional action may not be needed; these risks should be monitored
- major or significant levels of risk should be managed with actions to reduce or eliminate the risk
- high levels of risk require close management and the preparation of a formal plan to manage the risks

Options for managing risk are shown below. The optimum solution may involve a combination of options.

- Avoid the risk by deciding not to proceed with the activity that would incur the risk, or choose an alternative course of action that achieves the same outcome
- Reduce the level of risk by reducing the likelihood of occurrence or the consequences, or both
 - the likelihood may be reduced through management controls, organisational or other arrangements which reduce the frequency of, or opportunity for errors, such as alternative procedures, quality assurance, testing, training, supervision, review, documented policy and procedures, research and development
 - the consequences may be reduced by ensuring that management or other controls, or physical barriers, are in place to minimise any adverse consequences, such as contingency planning, contract conditions or other arrangements.
- Transfer the risk by shifting the responsibility to another party (such as an insurer), who ultimately bears the consequences if the event occurs. Risks should be allocated to the party, which can exercise the most effective control over those risks.
- Accept and retain the risks within the organisation where they cannot be avoided, reduced or transferred, or where the cost to avoid or transfer the risk is not justified, usually because the risk is acceptable or low. Risks can be retained by default, i.e. Where there is a failure to identify and/or appropriately transfer or otherwise manage risks.
- The cost of managing risks needs to be commensurate with the benefits obtained, the significance of the event and the risks involved

RISK MANAGEMENT PLANS

Plans should document how the chosen options are to be implemented. The plan should identify responsibilities, schedules, the expected outcomes of treatment, budgeting, performance measures and the review process to be set in place.

The successful implementation of the risk management plan requires an effective management system which specifies the methods chosen, assigns responsibilities and individual accountabilities for actions and monitors them against specified criteria.

MONITORING AND REVIEW

Monitoring and review is an essential and integral step in the process of managing risk. It is necessary to monitor risks, the effectiveness of any plans, strategies and management systems that have been established to control implementation of risk management actions. Risks need to be monitored periodically to ensure changing circumstances do not alter the risk priorities.

RISK MANAGEMENT PROCESS IMPROVEMENT

The process improvement covers 3 steps and identifies further issues to be addressed.

- Improve risk management process and link to assets
- Link work history for scheduled and reactive work to assets
- Monitor costs on important scheduled and reactive jobs

Definitions

Asset Class	Grouping of like asset categories, e.g. all pavement, seal, kerb and gutter are all part of the asset class of roads.
Asset Condition Assessment	The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.
Business intelligence and analytics	Integrate, share and centrally manage data across the entire business. Eliminate information silos and allow data to be queried from enterprise applications, without the complexity of traditional business intelligence solutions.
Current Replacement Cost	The cost of replacing the service potential of an existing asset, by reference to some measure of capacity, with an appropriate modern equivalent asset.
Depreciation	A measure of the average annual consumption of service potential over the life of the asset. Depreciation is not a measure of required expenditure in any given year.
Fair Value	The amount for which an asset could be exchanged or liability settled, between knowledgeable, willing parties, in an arm's length transaction, normally determined by reference to market or comparable prices. Generally, there is no market for Council's infrastructure assets and Fair Value is current replacement cost less accumulated depreciation.
Infrastructure Assets	These are typically large, interconnected networks of or portfolios of composite assets such as roads, drainage and recreational facilities. They are generally comprised of components and sub-components that are usually renewed or replaced individually to continue to provide the required level of service from the network. These assets are generally long lived, are fixed in place and often have no market value.
Level of Service	The defined service quality for a particular Primary Service (e.g. roads, child care services) against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost (e.g. the number of accidents on local roads).
Maintenance and Renewal Gap	Difference between estimated budgets and projected expenditures for maintenance and renewal of assets, totalled over a defined time (e.g. 5, 10 and 15 years).
Materiality	The concept of materiality referred to in accounting standards has been amplified in these guidelines. An asset is material if its omission would result in misleading the reader of the financial report. The convention of an asset being material if greater than 10 – 15 % of asset value is only partly useful for road assets because of historic variability in practice in measuring value. The overriding principle is that financial reports present a true and fair picture of the financial position of the council.
Operating Expenditure	Expenditure on providing a service, which is continuously required including staff salaries and wages, plant hire, materials, power, fuel, accommodation and equipment rental, on-costs and overheads. Operating expenditure excludes maintenance and depreciation.
Remaining Life	The time remaining until an asset ceases to provide the required service level or economic usefulness. Remaining life is economic life minus age.
Risk Management	The allocation of probability and consequence to an undesirable event and subsequent actions taken to control or mitigate that probability and/or consequence.
Service Level Target	Target set for level of service to be achieved in the next reporting period (e.g. to retain, increase or reduce the number of accidents on local roads).
Useful Life	The period from the acquisition of an asset to the time when the asset, while physically able to provide a service, ceases to be the lowest cost alternative to satisfy a particular level of service. The economic life is at the maximum when equal to the physical life, however obsolescence will often ensure that the economic life is less than the physical life.

References

- Mid-Western Regional Council Internal Audit Report Asset Management Review, Crowe, March/April 2020
- Strategic Asset Management Strategy (MWRC), Jeff Roorda and Associates, August 2005
- Planning and Reporting Manual, Division of Local Government, March 2013
- International Infrastructure Management Manual, IPWEA, 2011
- Best-Practice Management of Water Supply and Sewerage Guidelines, NSW Department of Water & Energy, 2007
- 2020/21 Mid-Western Regional Council Financial Statements and Special Schedules, MWRC, 2021

DRAFT

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POLICY

Asset Management

*A prosperous
and progressive
community*

ADOPTED	VERSION NO	1.1
COUNCIL MEETING MIN NO.	REVIEW DATE	June 7 /2022
DATE:	FILE NUMBER	

Objective

The policy objectives are to set the broad framework for undertaking asset management in a structured, consistent and coordinated manner, and to set asset management processes throughout Mid-Western Regional Council by;

- Ensuring Councils services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment;
- Safeguarding Council assets by implementing appropriate asset management strategies and appropriate financial resources for those assets;
- Creating an environment where all Council employees have an integral role in overall management of Council assets by creating and sustaining a culture asset management awareness throughout the Council;
- Meeting legislative requirements for asset management;
- To manage and operate the appropriate mix of sustainable community infrastructure at the lowest life cycle cost.



Legislative requirements

Local Government Act 1993

Integrated Planning and Reporting Guidelines and Manual September 2021

POLICY: ASSET MANAGEMENT | 1.1. ERROR! REFERENCE SOURCE NOT FOUND.

Related policies and plans

- Asset Management Strategy

Policy

Background

Council is committed to a systematic asset management methodology to ensure appropriate asset management practices are applied across infrastructure managed by Council. This includes ensuring assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council's priority of service delivery at the lowest life cycle cost.

Council is responsible for a significant portfolio of community infrastructure, owns and maintains assets over half a billion dollars' worth at June 2022, to support its core business of delivering services to the community.

The current Asset Management Plans (AMP) rely on data that is in its infancy and both the data and related AMP's will develop further over the next few years to provide a framework that:

- Ensures Council's services and infrastructure are provided reliably, with the appropriate quality levels of service to residents, visitors and the environment.
- Safeguards Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial treatment of those assets.
- Creates an environment where all Council employees take an integral part in overall management of Council assets.
- Meets and surpasses legislative requirements for asset management.
- Ensures resources and operational capabilities are identified, and responsibility for asset management is allocated.
- Demonstrates transparent and responsible asset management processes that align with best practice.

Principles

A consistent framework must exist for implementing systematic asset management and appropriate asset management best practice across all departments of Council.

The asset management framework shall incorporate an overriding Asset Management Strategy (AMS), and Asset Management Plans (AMP's) for each class of Council assets.

The AMP's shall cover a minimum period of 10 years and have a focus on long term sustainability for the benefit of current and future generations.

The asset management framework must rely on an up to date Asset Management System which shall incorporate the following information:

- Asset registers;
- Asset condition assessments;
- Asset maintenance and management systems;
- Strategic planning capabilities;
- Predictive modelling;
- Deterioration modelling; and
- Lifecycle costing.

POLICY: ASSET MANAGEMENT | 1.1. ERROR! REFERENCE SOURCE NOT FOUND.

Relevant legislative requirements and political, social and economic environments are to be taken into consideration in asset management.

Asset management is to be integrated with existing planning and operational processes.

Asset renewal plans will be prioritised and implemented progressively based on the level of service, as determined by the Council after consultation with the community, required and the effectiveness of the current assets to provide that level of service.

Systematic and cyclic renewal reviews will be applied to all asset classes to ensure that the assets are managed, valued and depreciated in accordance with appropriate best practice, applicable Australian Standards and legislative requirements.

Council's financial asset information shall be audited annually as a part of the external financial audit, and Councils Asset Management Systems shall be reviewed and internally audited.

ROLES AND RESPONSIBILITIES

Councillors adopt the policy and ensure sufficient resources are applied to manage the assets.

The **General Manager** has overall responsibility for developing asset management systems, policies and procedures and reporting on the status and effectiveness of asset management within Council.

Directors and Managers are responsible for implementing asset management systems, policies and procedures.

Employees with management or supervisory responsibility are responsible for the management of assets within the area of responsibility as determined under asset management plans.

Employees will be tasked under implementation plans, and will be responsible for the timely completion of those activities contained within those plans, and shall be familiar with asset management and how it is applied within the Mid-Western Regional Council.



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POLICY

MAY 2022

Prepared in accordance with provisions of Section 20 of the Government Information (Public Access) Act 2009.

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MID-WESTERN REGIONAL COUNCIL - AGENCY INFORMATION GUIDE AND ACCESS TO INFORMATION POLICY

DOCUMENT CONTROL

REVISION NO	DATE	REVISION DETAILS	AUTHOR	REVIEWER	APPROVER
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7	MAY 2022		TIM JOHNSTON		

THIS DOCUMENT HAS BEEN PREPARED BY **TIM JOHNSTON, GOVERNANCE COORDINATOR** FOR MID-WESTERN REGIONAL COUNCIL.

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Preface

This information guide has been produced by Mid-Western Regional Council in accordance with s.20 of the Government Information (Public Access) Act 2009. The guide is to be reviewed annually.

The purpose of the document is to provide members of the community, Council staff, and the public with information concerning:

- The structure and functions of Mid-Western Regional Council;
- The way in which the functions of Mid-Western Regional Council affect members of the public;
- The means by which members of the public can participate in policy development and the exercise of Council's functions;
- The type of information that is available from Mid-Western Regional Council and how this information is made available.

The Information Guide is available on Council's website <http://www.midwestern.nsw.gov.au/>;

BRAD CAM
GENERAL MANAGER



1. Structure and functions of Council

1.1 Introduction

Mid-Western Regional Council is constituted under the Local Government Act 1993 and was proclaimed on 26 May 2004. The Council is an undivided area, with nine (9) Councillors elected each 4 year term. The next Council elections will be held in September 2020. The Mayor is elected every two years by the Councillors from among their numbers.

1.2 Role of the Governing Body

The role of the Councillors, as members of the body corporate are:

- to direct and control the affairs of the Council in accordance with the Local Government Act 1993 (the Act)
- to provide effective civic leadership to the local community
- to ensure as far as possible the financial sustainability of the Council
- to ensure as far as possible that the Council acts in accordance with the principles set out in Chapter 3 of the Act and the plans, programs, strategies and policies of the Council
- to develop and endorse the community strategic plan, delivery program and other strategic plans, programs, strategies and policies of Council
- to determine and adopt a rating and revenue policy and operational plans that support the optimal allocation of council resources to implement the strategic plans (including the community strategic plan) of Council and for the benefit of the local area
- to keep under review the performance of Council, including service delivery
- to make decisions necessary for the proper exercising of Council's regulatory functions
- to determine the process for appointment of the General Manager by Council and to monitor the General Manager's performance
- to determine the senior staff positions within the organisation structure of the Council
- to consult regularly with community organisations and key stakeholders and keep them informed of the Council's decisions and activities
- to be responsible for ensuring that the Council acts honestly, efficiently and appropriately, and
- the governing body is to consult with the General Manager in directing and controlling the Council

1.3 Role of a Councillor

The role of a Councillor is as follows:

- to be an active and contributing member of the governing body'
- to make considered and well informed decisions as a member of the governing body
- to participate in the development of the integrated planning and reporting framework
- to represent the collective interests of residents, ratepayers and the local community
- to facilitate communication between the local community and the governing body
- to uphold and represent accurately the policies and decisions of the governing body
- to make all reasonable efforts to acquire and maintain the skills necessary to perform the role of a Councillor, and
- a Councillor is accountable to the local community for the performance of the Council

1.4 Role of the Mayor

The role of the Mayor is as follows:

- to be the leader of the Council and a leader in the local community
- to advance community cohesion and promote civic awareness
- to be the principal member and spokesperson of the governing body, including representing the views of the Council as to its local priorities
- to exercise, in cases of necessity, the policy-making functions of the governing body of the Council between meetings of the Council
- to preside at meetings of the Council
- to ensure that meetings of the Council are conducted efficiently, effectively and in accordance with the Act
- to ensure the timely development and adoption of the strategic plans, programs and policies of the Council
- to promote the effective and consistent implementation of the strategic plans, programs and policies of the Council
- to promote partnerships between the Council and key stakeholders,
- to advise, consult with and provide strategic direction to the General Manager in relation to the implementation of the strategic plans and policies of the Council,
- in conjunction with the General Manager, to ensure adequate opportunities and mechanisms for engagement between the council and the local community
- to carry out the civic and ceremonial functions of the Mayoral office
- to represent the Council on regional organisations and at inter-Governmental forums at regional, State and Commonwealth level
- in consultation with the Councillors, to lead performance appraisals of the General Manager, and
- to exercise any other functions of the Council that the Council determines

1.5 Role of the General Manager

The General Manager of a Council has the following functions:

- to conduct the day-to-day management of the Council in accordance with the strategic plans, programs, strategies and policies of the Council
- to implement, without undue delay, lawful decisions of the Council
- to advise the Mayor and the governing body on the development and implementation of the strategic plans, programs, strategies and policies of the Council
- to advise the Mayor and the governing body on the appropriate form of community consultation on the strategic plans, programs, strategies and policies of the Council and other matters related to the Council
- to prepare, in consultation with the Mayor and the governing body, the Council's community strategic plan, community engagement strategy, resourcing strategy, delivery program, operational plan and annual report
- to ensure that the Mayor and other Councillors are given timely information and advice and the administrative and professional support necessary to effectively discharge their functions
- to exercise any of the functions of the Council that are delegated by the Council to the General Manager
- to appoint staff in accordance with the organisation structure determined under this chapter and the resources approved by the Council
- to direct and dismiss staff
- to implement the Council's workforce management strategy
- any other functions that are conferred or imposed on the General Manager by or under this or any other act

1.6 Senior staff

To assist the General Manager in the exercising of these functions, the General Manager in consultation with the Council has established three Directorates:

- Community
- Operations
- Development

Each Directorate is headed by a Director reporting to the General Manager. These positions and the General Manager are referred to as Council's senior staff.

The Council's Executive Team consists of the General Manager, the three Directors and the Executive Manager People and Performance and the Chief Finance Officer.

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1.7 Organisational structure



1.8 Council functions

Council has functions conferred or imposed on it by the Local Government Act, 1993 (the LGA). These functions are:

Service	Regulatory	Ancillary	Revenue	Administrative	Enforcement
<ul style="list-style-type: none"> Provision of community – health, recreation, education & information services Environmental protection Waste removal & disposal Land & property, industry & tourism development & assistance Civil - Infrastructure Planning Maintenance & Construction 	<ul style="list-style-type: none"> Approvals Orders Building Certificates 	<ul style="list-style-type: none"> Resumption of land Powers of entry and inspection 	<ul style="list-style-type: none"> Rates Charges Fees Borrowings Investments 	<ul style="list-style-type: none"> Employment of staff Community Strategic and Management plans Financial reporting Annual reports 	<ul style="list-style-type: none"> Proceedings for breaches of the Local Government Act & Regulations and other Acts & Regulations Prosecution of offences Recovery of rates and charges

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As well as the Local Government Act 1993 (LGA), Council has powers under other Acts and Regulations including:

A to C	<ul style="list-style-type: none"> • Boarding Houses Act 2012 • Biodiversity Conservation Act 2016 • Biosecurity Act 2015 • Building and Development Certifiers Act 2018 • Children (Protection and Parental responsibility) Act 1997 	<ul style="list-style-type: none"> • Commons Management Act 1989 • Community Land Development Act 1989 • Community Land Management Act 2021 • Companion Animals Act 1998 • Companion Animals Regulation 2018 	<ul style="list-style-type: none"> • Contaminated Land Management Act 1997 • Cemeteries and Crematoria Act 2013 • Conveyancing Act 1919 • Crown Land Management Act 2016 • Crown Land Management Regulation 2018
C to G	<ul style="list-style-type: none"> • Crown Lands (General Reserves) By-Laws 2006 • Dams Safety Act 2015 • Electricity Infrastructure Investment Act 2020 • Electricity Supply Act 1995 • Environmental Planning and Assessment Act 1979 	<ul style="list-style-type: none"> • Environmental Planning and Assessment Regulation 2021 • Fines Act 1996 • Fire and Rescue NSW Act 1989 • Fluoridation of Public Water Supplies Act 1957 • Food Act 2003 	<ul style="list-style-type: none"> • Game and Feral Animal Control Act 2002 • Geographical Names Act 1966 • Government Information (Public Access) Act 2009 • Government Information (Public Access) Regulation 2018 • Graffiti Control Act 2008
H to L	<ul style="list-style-type: none"> • Heritage Act 1977 • Holiday Parks (Long-term Casual Occupation) Act 2002 • Housing Act 2001 • Impounding Act 1993 • Inclosed Lands Protection Act 1901 • Independent Pricing and Regulatory Tribunal Act 1992 	<ul style="list-style-type: none"> • Land Acquisition (Just Terms Compensation) Act 1991 • Land and Environment Court Act 1979 • Library Act 1939 • Library Regulation 2018 • Liquor Act 2007 and Liquor Regulation 2018 	<ul style="list-style-type: none"> • Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 • Local Government and Other Authorities. (Superannuation) Act 1927
L to R	<ul style="list-style-type: none"> • Local Land Services Act 2013 • Major Events Act 2009 • Mining Act 1992 • Motor vehicle Sports (Public safety Act) 1985 • Ombudsman Act 1974 • Pesticides Act 1999 • Pipelines Act 1967 	<ul style="list-style-type: none"> • Privacy & Personal Information Protection Act 1998 • Protection of the Environment Operations Act 1997 • Protection of the Environment Operations (Waste) Regulation 2014 • Public Health Act 2010 • Public Health Regulation 2012 	<ul style="list-style-type: none"> • Public Interest Disclosures Act 1994 • Public Works and Procurement Act 1912 • Real Property Act 1900 • Recreation Vehicles Act 1983 • Restricted Premises Act 1943 • Roads Act 1993
R to W	<ul style="list-style-type: none"> • Road Transport (General) Regulation 2021 • Road Transport Act 2013 • Rural Fires Act 1997 • Rural Fires Regulation 2013 • Service NSW (One-stop Access to Government Services) Act 2013 • State Emergency & Rescue Management Act 1989 • State Emergency Service Act 1989 	<ul style="list-style-type: none"> • State Records Act 1998 • Strata Schemes Development Act 2015 • Strata Schemes Development Regulation 2016 • Strata Schemes Management Act 2015 • Surveying and Spatial Information Act 2002 • Swimming Pools Act 1992 • Swimming Pools Regulation 2018 	<ul style="list-style-type: none"> • Tattoo Parlours Act 2012 • Transport Administration Act 1988 • Trees (Disputes Between Neighbours) Act 2006 • Unclaimed Money Act 1995 • Valuation of Land Act 1916 • Water Management Act 2000 • Wilderness Act 1987 • Work Health Safety Act 2011 • Workers Compensation Regulation 2016

2. Impact of Council functions on the public

As a service organisation, the majority of the activities of Mid-Western Regional Council have an impact on the public. The following is an outline of how the broad functions of Council affect the public.

FUNCTION	DESCRIPTION
Service	Service functions affect the public as Council provides services and facilities to the public. These include provision of human services such as Meals on Wheels, Family Day Care services and libraries, halls and community centres, recreation facilities, infrastructure and the removal of waste and recyclable materials.
Regulatory	Regulatory functions place restrictions on developments and buildings to ensure that they meet certain requirements affecting the amenity of the community and do not endanger the lives and safety of any persons. Members of the public must be aware of, and comply with, such regulations.
Ancillary	Ancillary functions affect only some members of the public. These functions include, for example, the resumption of land or the power for Council to enter onto a person's land. In these circumstances, only the owner of the property would be affected.
Revenue	Revenue functions affect the public directly, in that revenue from rates and other charges paid by the public, is used to fund services and facilities provided to the community.
Administrative	Administrative functions do not necessarily affect the public directly, but have an indirect impact on the community through the efficiency and effectiveness of the service provided.
Enforcement	<p>Enforcement functions only affect those members of the public who are in breach of certain legislation. Council has enforcement powers in relation to the following functions:</p> <ul style="list-style-type: none"> ■ Development and building control ■ Pollution control ■ Water, sewer and septic systems ■ Biodiversity conservation ■ Biosecurity weeds ■ Environmental health ■ Public health and safety ■ Companion animals ■ Fire safety ■ Food safety
Community planning and development	<p>Community planning and development functions affect areas such as cultural development, social planning and community profile and involves:</p> <ul style="list-style-type: none"> ■ Advocating and planning for the needs of our community. This includes initiating partnerships; participating on regional, State or Commonwealth working parties; and preparation and implementation of the Community Plan. ■ Providing support to community and sporting organisations through provision of grants, training and information. <p>Facilitating opportunities for people to participate in the life of the community through the conduct of a range of community events such as NAIDOC Week, Youth Week, Children's Week, as well as promoting other events</p>

3. Public participation in Local Government

Mid-Western Regional Council supports the principles of open Government and encourages community involvement in policy development and general activities of Council.

Council live streams its monthly meetings, which can be viewed online here:

<http://webcast.midwestern.nsw.gov.au/>

There are two broad ways in which the public may participate in policy development and the general activities of the Council. These are through representation and personal participation.

3.1 Representation

Councils in New South Wales are elected every four years. The next elections are to be held in September 2024.

At each election, voters elect nine Councillors for a four year term. All residents of the area who are on the electoral roll are eligible to vote. Property owners who live outside of the area and rate paying lessees can also vote, but must register their intention to vote on the non-residential roll. Voting is compulsory.

Councillors elected in December 2021

 <p>MAYOR Des Kennedy</p>	 <p>DEPUTY MAYOR Sam Paine</p>	 <p>COUNCILLOR Paul Cavalier</p>
<p>c/- Mid-Western Regional Council PO Box 156 Mudgee NSW 2850 02 6378 2850 councillor.kennedy@midwestern.nsw.gov.au</p>	<p>c/- Mid-Western Regional Council PO Box 156 Mudgee NSW 2850 0407 225 285 councillor.paine@midwestern.nsw.gov.au</p>	<p>PO Box 1213 Mudgee NSW 2850 0403 995 533 councillor.cavalier@midwestern.nsw.gov.au</p>
 <p>COUNCILLOR Katie Dicker</p>	 <p>COUNCILLOR Alex Karavas</p>	 <p>COUNCILLOR Robbie Palmer</p>
<p>c/- Mid-Western Regional Council PO Box 156 Mudgee NSW 2850 0407 234 849 councillor.dicker@midwestern.nsw.gov.au</p>	<p>34 Spring Road Mudgee NSW 2850 0428 670 905 councillor.karavas@midwestern.nsw.gov.au</p>	<p>c/- Mid-Western Regional Council PO Box 156 Mudgee NSW 2850 0407 246 381 councillor.palmer@midwestern.nsw.gov.au</p>
 <p>COUNCILLOR Peter Shelley</p>	 <p>COUNCILLOR Phil Stoddart</p>	 <p>COUNCILLOR Percy Thompson</p>
<p>c/- Rylstone Newsagency 78 Louee Street Rylstone NSW 2849 0403 156 405 councillor.shelley@midwestern.nsw.gov.au</p>	<p>c/- Mid-Western Regional Council PO Box 156 Mudgee NSW 2850 0407 208 730 councillor.stoddart@midwestern.nsw.gov.au</p>	<p>'Morrington' 325 Mebul Road Mebul NSW 2852 0428 740 226 councillor.thompson@midwestern.nsw.gov.au</p>

3.2 Personal participation

Residents are able to raise issues with, and make representations to the elected Councillors. The Councillors, if they agree with the issue or representation, may pursue the matter on the resident's behalf. It is the role of Councillors to represent the collective interests of residents, ratepayers and the local community.

Council encourages residents to make submissions when development applications and local policy is placed on exhibition. These exhibitions are advertised in local newspapers and on display at Council's three administration centres, Rylstone, Mudgee and Gulgong. They can also be access online using the link below;

<https://www.midwestern.nsw.gov.au/Council/Documents-on-exhibition>

Members of the public are able to attend Council meetings held on the third Wednesday of each month – except for January, when there are no meetings. Meetings are conducted in the Council Chambers, Administration Building, 86 Market Street, Mudgee.

Prior to meetings Council conducts a Public Forum which is an opportunity for persons to address Council on subjects that are matters of business for that meeting of the Council.

Council also has the following Community Committees comprising and including members of the public:

- Mudgee Showground Management Committee
- Mudgee Sports Council Sub Committee
- Gulgong Memorial Hall Committee
- Gulgong Sports Council Sub Committee
- Rylstone & Kandos Sports Sub Committee
- Mid-Western Regional Council Access Committee
- Mid-Western Regional Youth Council
- Red Hill Committee
- Botobolar Community Committee
- Rail Committee

4. Access to Government information

Mid-Western Regional Council is committed to the principle of open and transparent Government. To facilitate public access to Council information, Council has adopted an Access to Information Policy. The object of this policy is to inform the public that they have lawful rights to access Council information and to describe the procedures for gaining access.

Under the provisions of the Government Information (Public Access) Act 2009 there is a right of access to certain information held by Council, unless there is an overriding public interest against its disclosure.

There are four main ways under the GIPA Act in which Council may provide access to information:

1. Mandatory Proactive Release
2. Proactive Release
3. [Informal Release](#)
4. [Formal Access Application](#)

4.1 Government information held by Council

Council holds a wide range of information, in both hard copy and electronic forms in respect of the wide range of functions. That information is contained in:

- Files – either physical or electronic
- Strategies and plans
- Policy documents
- General documents

4.2 Files – both physical and electronic

Prior to 1996, Council maintained a “hard copy” filing system, with material being held in physical, paper-based files. Archived hard copy files are maintained in storage, mainly consisting of development, building or construction information. These records will not be transferred to electronic form and will not be published to Council’s website, however information from these files may be made available either by informal release or via an access application, unless there is an overriding public interest against disclosure of the information, in accordance with the provisions of the Government Information (Public Access) Act (GIPAA).

4.3 Council’s strategies and plans

Council’s strategies and plans are available from Council’s website. The following link will guide you to these documents <http://www.midwestern.nsw.gov.au/council/council-documents/>

4.4 Council policy information

Council’s policies are maintained in a policy register – access to which is available on the website.

4.5 General information

The following list of general Government information held by Council has been divided into four sections as outlined by Schedule 1 of the Government Information (Public Access) Regulation:

<https://www.legislation.nsw.gov.au/#/view/regulation/2018/510/sch1>

A. Information about Council
B. Plans and Policies
C. Information about Development Applications
D. Approvals, orders and other documents

Schedule 1 of the Government Information (Public Access) Regulation requires that this Government information held by Council, is to be made publicly available for inspection, free of charge.

The public is entitled to inspect Government information either on Council’s website (unless there is an unreasonable additional cost to Council to publish this Government information on the website) or at the offices of the Council during ordinary office hours or at any other place as determined by the Council.

Any current or previous Government information of this type may be inspected by the public free of charge.

Copies can be supplied for reasonable copying charges.

The list of Government information held by Council is set out below:

SECTION	DESCRIPTION
A Information about Council	<ul style="list-style-type: none"> ■ Annual Financial Reports ■ Annual Report ■ Auditor’s Report ■ Annual Reports of Bodies Exercising Functions Delegated by Council ■ Agendas and Business Papers for any meeting of Council or any Committee of Council ■ Codes referred to in the Local Government Act 1993, including : <ul style="list-style-type: none"> — The model code prescribed under section 440 of the LGA — Councils adopted Code of Conduct — Code of Meeting Practice prescribed under s360 LGA ■ Community Strategic Plan, Resourcing Strategy, Delivery Program and Operational Plan ■ Departmental Representative Reports presented at a meeting of Council ■ EEO Management Plan ■ Land Register ■ Minutes of any meeting of Council or any Committee of Council ■ Policy concerning the Payment of Expenses Incurred by, and the Provision of Facilities to, Councillors

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SECTION	DESCRIPTION
A. Information about Council	<ul style="list-style-type: none"> ■ Register of current Declarations of Disclosures of Political donations ■ Register of Delegations ■ Register of Graffiti removal works ■ Register of Investments ■ Register of Voting on Planning Matters ■ Returns of the interests of Councillors, designated persons and delegates ■ Councillor declarations of conflicts of interests register
B. Plans and Policies	<ul style="list-style-type: none"> ■ Local Policies adopted by Council concerning approvals and orders ■ Plans of Management for Community Land ■ Environmental Planning Instruments, Development Control Plans and Contribution Plans
C. Information about	<ul style="list-style-type: none"> ■ Development Applications and any associated documents received in relation to a proposed development: <ul style="list-style-type: none"> — Acoustic Consultant Reports — Construction Certificates — Heritage Consultant Reports — Home Warranty Insurance documents — Land Contamination Consultant Reports — Occupation Certificates — Records of decisions on Development Applications including decisions on appeals — Records describing general nature of documents that Council decides to exclude from public view including internal specifications and configurations, and commercially sensitive information — Structural Certification Documents — Submissions received on Development Applications — Town Planner Reports — Tree Inspections Consultant Reports ■ This information will be available to inspect free of charge, however not all information can be copied due to copyright restrictions.
D. Approvals, orders and other documents	<ul style="list-style-type: none"> ■ Applications for approvals under Chapter 7 of the LGA ■ Applications for approvals under any other Act and any associated documents received ■ Compulsory Acquisition Notices ■ Leases and Licenses for use of Public Land classified as Community Land ■ Orders given under Part 2 of Chapter 7 of the LGA, and any reasons given under section 136 of the LGA ■ Orders given under the Authority of any other Act ■ Plans of land proposed to be compulsorily acquired by Council ■ Records of approvals granted or refused, any variation from Council Policies with reasons for the variation, and decisions made on appeals concerning approvals ■ Records of Building Certificates under the Environmental Planning and Assessment Act 1979

In addition to the above, the following information is also available:

- Council's current agency information guide,
- Council's disclosure log or access applications
- Council's policies
- Council's register of Government contracts

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Public registers

Council maintains other registers which are required by law to be available for public inspection.

Where the public register contains personal or health information, Council is required to ensure that access by a member of the public is for a purpose consistent with the purpose for which the register exists. The Local Government Code of Practice issued under the Privacy and Personal Information Protection Act (PPIPA) permits Council to provide access to such registers by way of inspection on Council premises and for the copying of an entry or page in the register without regard to the purpose of the person who seeks access.

Council reserves the right to seek to satisfy itself about the purpose of access and to require a statutory declaration from the person seeking access that personal information will only be used for a specified lawful purpose.

Council maintains some registers which are not available for public inspection. Particular entries in these registers, for example from Council's Rates Record and the Register of Impounded Items required by the Impounding Act, are available to any person. In the case of an application for a certificate of an entry in the Rates Record under Section 603 of the LGA, a charge is payable.

Access to other documents held by Council

Other Council documents are available for inspection under the GIPA Act unless disclosure is, on balance, contrary to the public interest. Any application must be received in writing and will be processed promptly and within the agreed timeframe.

The request should specify the documents sought, with a reference to any time or date limitations. Any application will be considered on its merits and considered in the light of the obligation to make documents available unless public interest considerations favour the withholding of the document(s).

Information and documents for which a charge is imposed

Part 10 of the Local Government Act 1993 commencing at clause 607A provides for the Council to charge and recover fees. Fees associated with the administration information requests are found on page 5 of the fees & charges schedule.

<https://www.midwestern.nsw.gov.au/Council/Rates-and-payments/Council-fees-and-charges>

Information and documents not usually available

Information about the name of a property owner is in the public domain through internet access to the register maintained by the NSW Land and Property Information Service.

Council holds information about property ownership for the purpose of carrying out its functions. Council policy is not to make available information about the name of a property owner except in emergency circumstances or where the enquirer can establish a clear need to know.

Council will not supply bulk property data to third parties for the purposes of direct marketing.

Documents listed below will not usually be available because they are excluded from the right to access by an express provision in the LGA, or Council has concluded that disclosure of such

documents, or documents containing information of the kind indicated would, in the usual case, be contrary to the public interest.

Documents not available because of provisions in LGA

The following information will not be available:

- Papers submitted to Council for consideration in a closed session
- Documents containing information about personnel matters concerning particular individuals, the personal hardship of any resident or rate payer, trade secrets or other sensitive commercial information, or where disclosure would found an action for breach of confidence
- Documents that contain information, the release of which would constitute an offence against an Act

Other documents not available

- Documents or parts of documents which would reveal the identifying particulars of persons who provide information to Council in connection with its law enforcement and regulatory responsibilities, or who otherwise contact Council about matters of interest or concern, including complaints about other persons conduct or activities, and matters that require investigation by Council
- Documents which reveal confidential communications between the Council and its legal advisers, or documents which have been prepared by Council officers or others for the dominant purpose of use in proposed or anticipated legal proceedings
- Documents, the release of which are likely to endanger the life or safety of any person, or the security of any building or structure, or which would prejudice the conduct of a lawful investigation by Council or another authority
- Documents concerning Council functions or operations where disclosure would have a prejudicial effect on Council's property or financial interests, or would otherwise have an adverse effect on its regulatory functions, or its capacity to operate in an efficient and effective manner
- Council working documents prepared or received in connection with its decision making functions, prior to the making of a decision by Council, a committee of Council, or an officer exercising delegated authority

It should be noted that access through verbal advice as to the content of documents listed above is also not available.

Large general requests for access to documents

Broad, general requests for a large number of documents, for example all documents of a certain kind, or documents held on a number of different Council files, or which otherwise require a substantial allocation of Council resources, may be refused after consideration of the public interest factors involved by Council's Public Officer/ Right to Information Officer.

The Officer may, in the light of an assessment of the work involved in identifying, locating, collating and assessing a large number of Council documents, conclude that access should be refused on the grounds that the substantial diversion of Council resources necessary to deal with the application would, on balance, be contrary to the public interest.

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The Public Officer/Right to Information Officer shall, in reaching such a decision take into account the following:

- an assessment of the work and time involved in responding to the application
- the extent to which the work involved in dealing with the request would result in Council resources being diverted from dealing with other access requests, or from other important functions
- the nature of the documents requested and any public interests to be advanced by disclosure generally, or disclosure to the particular applicant. Council acknowledges there is a public interest in disclosure of documents about Council operations and the exercise of its functions, and in a particular applicant gaining access to documents where there is a strong and justifiable right to know

However, the right to access documents free of charge to an individual also requires consideration of the effect the processing of such an application may have on the rights of others, and on the efficient and effective use of Council resources in the interests of all ratepayers.

Refusal of access

Where access to documents is refused under the GIPA Act, Council will advise the applicant in writing of the reasons for the decision. In the case of refusal on grounds that dealing with the request would involve the substantial diversion of Council resources, the Public Officer/Right to Information Officer will provide details to the applicant in writing, including an estimate of the time involved in responding to the application and consideration of the other factors mentioned in these guidelines, however before doing so will give the applicant a reasonable opportunity to amend the application.

Any applicant dissatisfied with Council's handling of a request for documents under GIPA Act may seek a review in accordance with Sections 82 - 88 of the GIPA Act, and may also seek a review of reviewable decisions through either the Information Commissioner or the NSW Civil and Administrative Tribunal (NCAT).

Copyright

Copyright issues may arise when requests are made for copies of documents held by the Council. The Commonwealth Copyright Act (1968) takes precedence over State legislation.

Therefore the right to copy documents under GIPA or EP&A does not override the Copyright Act.

If Council commissions a report from a consultant it will be under the terms of the contract whether it can be copied.

With regard to documents supplied with development applications, Council's development application form includes a statement whereby applicants give their permission to allow documents included with a development application to be access under the GIPA Act. This permission does not override the rights of any copyright holder.

Access to information by Councillors and Administrators

The process for access to information by Councillors and Administrators is outlined in Part 8 of Council's Code of Conduct.

GIPA Act

Access to the GIPA Act is available from the website of the NSW Legislation website at the following link:

<https://www.legislation.nsw.gov.au/#/view/act/2009/52>

4.6 Public access to Government information held by Council

As far as practicable, Government information held by Council will be accessible by members of the public during office hours.

Any amendment of records held by Council will be undertaken pursuant to the provisions of the Privacy and Personal Information Protection Act 1998.

Persons interested in obtaining access to Government information or who wish to seek an amendment to the Council's records concerning their personal affairs, should contact a Customer Service Officer or the Privacy Officer or the Right to Information Officer. If you experience difficulty in obtaining Government information you should contact Council's Public Officer.

4.7 Public Officer – Right to Information Officer

The Manager Customer Service & Governance has been appointed as the Public Officer & the Right to Information Officer.

Amongst other duties, the Public Officer may deal with requests from the public concerning the Council's affairs and to take delivery of documents on behalf of the Council.

The Right to Information Officer is responsible for determining formal applications for access to Government information (GIPA Act Access Applications) or for the amendment of records. If you have any difficulty in obtaining access to Government information.

Also, if you would like to amend a document of Council which you feel is incorrect, it is necessary for you to make written application to the Right to Information Officer in the first instance.

5. Further information

If you require any other advice or assistance about access to information you may contact the Information & Privacy Commission NSW website <https://www.ipc.nsw.gov.au/> or by telephone on 1800 472 679 or by email at ipcinfo@ipc.nsw.gov.au.

[The Data.NSW website is another useful resource that can be used by members of the public, as well as other government agencies, to access data on a wide range of NSW Government related matters.](#)

6. Information Access Request form



MID-WESTERN REGIONAL COUNCIL
PO Box 156, MUDGEES NSW 2850
86 Market Street, Mudgee | 109 Herbert Street, Gulgong | 77 Louisa Street, Rylstone
T 1300 765 002 or 02 6378 2850 | F 02 6378 2815
E council@midwestern.nsw.gov.au

INFORMATION ACCESS REQUEST FORM

How to complete this form

1. This form is used to request access to information in files (either paper or electronic) held by Mid-Western Regional Council.
2. Please read the attached guidelines prior to lodging this form.
3. Make sure that all fields are filled out correctly and all necessary documentation is attached. Detailed information requests assist Council in identifying or locating the information you are seeking.
4. Once completed, submit this form to Council.
5. You will be notified by Council within 15 working days if the information you have requested is available for release.

There is no fee for applying for access to information through this form. Please note however that charges may apply for copying of documents. Fees are set out in Council's Fees and Charges Schedule.

APPLICANT DETAILS

Title _____		Given Name/s _____		Surname _____	
Postal Address _____			State _____		Post Code _____
Home Number _____		Mobile Number _____		Business Number _____	
Email Address _____					

I agree to receive correspondence at the above address

DETAILS OF INFORMATION REQUESTED

Please describe the information you would like to access (in detail) to allow us to locate all available records.
Note: If you do not give enough details about the information you are seeking Council may be unable to process your application.

Reason/s for requesting documents/information (this may assist us with locating the information you require):

Address of property under enquiry, include Lot & DP (if applicable) Property Number: _____

Are you the owner of the property under enquiry? Yes No

Adopted Date: 27 Nov 2019 Review Date: 27 Nov 2020 Page 1 of 3 Doc number: GOV002 Version No: 1.1

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MID-WESTERN REGIONAL COUNCIL - AGENCY INFORMATION GUIDE AND ACCESS TO INFORMATION POLICY

IF YOU REQUIRE DEVELOPMENT RELATED DOCUMENTS PLEASE MARK BELOW

- | | | |
|--|--|---|
| <input type="checkbox"/> Development Consent | <input type="checkbox"/> Council/ Planners Report | <input type="checkbox"/> Construction Consent |
| <input type="checkbox"/> Home Owner Warranty Insurance | <input type="checkbox"/> Occupation Certificate | <input type="checkbox"/> Acoustics Consultant Report |
| <input type="checkbox"/> Heritage Consultant Report | <input type="checkbox"/> Submissions/Objections | <input type="checkbox"/> Inspection report |
| <input type="checkbox"/> Copy of reports e.g. traffic engineer | <input type="checkbox"/> Development Application/Building Application/Construction Certificate Plans | <input type="checkbox"/> Statement of Environmental Effects |

NOTE: If you require a letter stating proof of approvals and inspections issued on a property please apply for a Building Search using Council's 'Certificate Application' form.

If you wish to view floor plans of a residential building, you must either be the owner of the property or provide written consent from the owner. Please note, proof of identity and proof of ownership will be required in either case.

DA/BA/CC/CDC number (if known) and approximate date: _____

ACCESS TO INFORMATION

Would you like to view or would you like a copy? (Copyright considerations will apply, See Guidelines for further details)

- I would like to view document/s in person
- I would like a copy of document/s*
- I would like a copy of document/s sent by email**

**Fees apply to the copying of documents. Plans and specialist reports will be subject to copyright and will not be able to be reproduced without written consent from the copyright holder.*

*** Where possible, electronic documents will be provided via email*

Many of Council's documents are in paper form or are too large to scan or copy and may be unable to be sent by email

Signature of Applicant _____ Date _____

Office Use Only

Customer Service Officer: _____

Proof of Identity sighted (if applicable): _____

Date to view: _____

Please have applicant complete at the time of viewing the documents.

Date viewed: _____

Applicant's signature _____

Information Access Request Guidelines

Prior to lodging a request application, you should first visit our website at www.midwestern.nsw.gov.au. Many Council documents are available to view or print from our website.

If information is not available from the website, you may use this form to request access to information from Council's files or documents. **Informal release does not involve payment of lodgement or processing charges, however copying charges are payable (if applicable).**

DA Information: Certain development application documents are required to be kept by Council, and are available for public inspection, as allowed under Part 16 of the *Environment Planning and Assessment Regulation 2000*.

Acceptable requests

Information applications are suitable for requests for information which are non-complex and can be processed quickly. Though many applications involve requests for property information, this form can also be used to request other information held by Council including your personal information. Where personal information is involved, Council may request you to provide proof of identity e.g. driver's licence, passport, rates notice etc.

By providing specific and detailed requests, you can assist us in quickly determining what information is available to assist you.

Information applications are not suitable for requests which:

- involve access to another person's personal information requiring third party consultations;
- seek access to sensitive information requiring careful balancing of public interests in determining disclosure.

If your request involves any of the above, Council will require a formal GIPA access application. Formal GIPA access applications involve a lodgement fee and processing charges but also have a right of review. Formal GIPA Access Application forms are available on Council's website and from Council's Administration Centres.

Processing your request

Upon receiving your request, Council will determine how the request will be processed and what information is available. This may involve Council contacting you to clarify what information is sought and the form in which it may be made available.

Applications will be assessed in accordance with the relevant legislation, such as the *Environmental Planning and Assessment Act 1979*, and the *Government Information (Public Access) Act 2009*. Applicants will be notified within fifteen (15) working days of the receipt of the application as to what information is available for release. Many Council records are held in storage off-site and may take a few days to be delivered to Council, which may change the anticipated processing time.

Access to information such as internal residential diagrams has restricted access provisions.

The copying of documents is subject to the *Copyright Act 1968*. There may be documents which are not able to be reproduced.

Where documents are able to be reproduced the applicant will be required to meet all costs associated with photocopying and scanning, as set out in Council's annual fees and charges schedule.

Information will be available for inspection at Council's Administration Centre, 86 Market Street Mudgee, for seven days from the date of notification. The Centre is open Monday to Friday, from 8:00am to 4:30pm.

Privacy Notification Personal information requested on this form is required to provide access to Council's records. The supply of information is voluntary but if you cannot provide the information requested, Council may not be able to process your application. The intended recipients of your information are council officers but information may be available to the general public under the *Government Information (Public Access) Act 2009*. Council is to be regarded as the agency that holds the information. Requests for access or amendment to records under the *Government Information (Public Access) Act* or *Privacy & Personal Information Protection Act 1998*, contact the Council's Public Officer. This form will be registered in Council's records management system.

7. GIPA Act Access Application form



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

Government Information (Public Access) Act 2009 ACCESS APPLICATION

Please complete this form to apply for formal access to government information under the *Government Information (Public Access) Act 2009* (GIPA Act). Please forward to the Right to Information Officer, Mid-Western Regional Council, PO Box 156 (or 86 Market Street) Mudgee, NSW, 2850, or by email to council@midwestern.nsw.gov.au. If you need help in filling out this form, please contact the Right to Information Officer on 02 6378 2850 or visit our website at www.midwestern.nsw.gov.au.

1 Your details

Surname: _____ Title: Mr Mrs Ms Dr

Other Names: _____

Postal address: _____ Postcode: _____

Day-time telephone: _____ Facsimile: _____

Email: _____

The questions below are optional and the information will only be used for the purposes of providing better service.

Aboriginal or Torres Strait Islander: (tick one) Yes No

Do you have special needs for assistance with this application: _____

I agree to receive correspondence at the above email address.

2 Proof of identity

Only required when you are requesting information on your own behalf.

When seeking access to personal information, you must provide proof of identity in the form of a certified copy of any one of the following documents:

Australian driver's licence with photograph, signature and current address Current Australian passport

Other proof of signature and current address details

Office use only

Date application received: _____

File reference: _____

Adopted Date: 11 Dec 2019

Review Date: 11 Dec 2020

Page 1 of 3

Doc number: GOV005

Version No: 1.0

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3 Government Information

Please describe the information you would like to access in enough detail to allow us to identify it. We also request you include your reasons for requesting the information. Your reasons for requesting is optional, however they can form part of the application consideration.

Note: If you do not give enough details about the information, the Council may refuse to process your application.

Are you seeking personal information? (tick one) Yes No

If you have applied at any time to another agency for substantially the same information, please provide the name of the other agency

4 Form of access

How do you wish to access the information?

- Inspect the document (s) A copy of the document (s)
- Access in another way (please specify)

5 Application Fee

I attach payment of the **\$30 application fee** by (tick one)

- cash cheque money order credit card authority

(Note: please do NOT send cash by post. Payment must be made to Mid-Western Regional Council. Credit Card Authority forms can be found on Council's website)

MID-WESTERN REGIONAL COUNCIL - AGENCY INFORMATION GUIDE AND ACCESS TO INFORMATION POLICY

6 Third Party Consultation

Under section 54 of the GIPA Act, if the information you are requesting contains information about another person, business or agency, the Council may be required to consult with third parties before deciding your application. The purpose of this consultation is for the agency to determine whether the third party has an objection to disclosure of some or all of the information being requested. Please indicate whether you consent to your identity as an applicant and the reason for your request being disclosed to the involved third party.

Do you object to this? (tick one) Yes No

7 Disclosure log

If the information sought is released to you and we consider it may be of interest to other members of the public, details about your application may be recorded in the agency's 'disclosure log'. This is published on our website. If you object to this, we must first decide if you are entitled to object and if so, whether the objection outweighs the general public interest in including this information in the disclosure log.

You can only object to the inclusion of information on an agency's disclosure log for one or more of the following grounds:

- The information includes personal information about you (or a deceased person for whom you are the personal representative)
- The information concerns your business, commercial, professional or financial interests
- The information concerns research that has been, or is being, or is intended to be, carried out by or on your behalf
- The information concerns the affairs of a government of the Commonwealth or another State (and you are entitled to act on behalf of that government agency)

Do you object to this? (tick one) Yes No

Please note: if an agency decides to include information in its disclosure log despite your objection, you can seek a review of this decision.

8 Discount in processing charges

You may be asked to pay a charge for processing the application (\$30 / hour). Some applicants may be entitled to a 50% reduction in their processing charges. If you wish to apply for a discount, please indicate the reason:

Financial hardship – please attach supporting documentation (eg a pension or Centrelink card).

AND / OR

Special benefit to the public – please specify why below:

Your signature: _____

Date: _____

General information about the GIPA Act is available by calling the Information and Privacy Commission on 1800 472 679 or visit the IPC's website: www.ipc.nsw.gov.au

8. Access to information policy

	POLICY			
	Access to Information			
	ADOPTED	VERSION NO		2.1
	COUNCIL MEETING MIN NO: 85/20	REVIEW DATE		MARCH 2024
DATE: 18 MARCH 2020	FILE NUMBER	A0220040; GOV400047		

Objective

To state the Council's commitment to being open and accountable in the exercise of its functions.

To acknowledge the lawful rights of citizen's access to information held by the Council.

To provide easy to understand information about the Council, its structure and functions, and how members of the public can make representations and participate in decisions.

To provide information on how to access council information.

To comply with legislation regarding disclosure of information, in particular the Government Information (Public Access) Act (GIPA), the Local Government Act (LGA), and the Environmental Planning and Assessment Act.

Council is also subject to the NSW Privacy and Personal Information Protection Act and Health Records Information Privacy Act that establish standards for information handling practices for personal and health information.

Legislative requirements

- Local Government Act 1993
- Government Information Public Access Act 2009
- Environmental Planning and Assessment Act 1979
- NSW Privacy and Personal Information Protection Act 1998
- Health Records Information Privacy Act 2002

Policy

Policy statement

Council is committed to:

- Openness, transparency and being held accountable in the exercise of its functions.
- Proactive disclosure and dissemination of information about operations, plans and decisions of Council.
- Providing opportunities for representations and personal participation in council decision making and functions.
- The provision of access to Council documents unless disclosure in a particular case would be contrary to the public interest.

MID-WESTERN REGIONAL COUNCIL - AGENCY INFORMATION GUIDE AND ACCESS TO INFORMATION POLICY

POLICY: ACCESS TO INFORMATION | V 2.1, 18 MARCH 2020

Commitments:

Council will promote disclosure and dissemination of information about operations, plans and decisions, and information that promotes community advancement on its website wherever practicable, and will actively facilitate public access to information held by the council.

Documents required by law to be available for public inspection will be posted on the website, unless internet access poses an unacceptable risk of interference with privacy through potential data gathering and matching techniques or unless to do so would impose unreasonable additional costs on Council.

Any person is entitled to have information about their place of residence suppressed from documents available for inspection where disclosure would endanger personal safety, or removed from any register available for public inspection in accordance with the NSW Privacy and Personal Information Protection Act.

Other Council documents not posted on the website will be available for inspection unless disclosure on balance is contrary to the public interest.

Formal applications under the GIPA Act will not be required where documents are otherwise available under other legislation. Any member of the public may lodge a formal GIPA application, where information is not made available by other means, which will be dealt with in accordance with the Act's provisions.

Any individual has a lawful right to know what personal or health information Council holds about him or her, to access that information in accordance with the provisions of the NSW Privacy and Personal Information Protection Act and the NSW Health Records and Information Privacy Act, and to amend that information in certain circumstances.

Limitations

Broad requests for access to a large number of unspecified documents which, if processed, would divert substantial Council resources from dealing with other requests, or from performing other Council functions may be refused on the grounds that such a diversion of resources is contrary to the public interest (Clause 60 GIPA Act).

Agency Information Guide

Council has published an Agency Information Guide to assist members of the public in understanding the types of information that is available from the council and how that information is made available.

The Agency Information Guide is available at Councils Administration Centre's and from the council's website.

The Agency Information Guide also lists the categories of documents not available because of legislative restrictions or because disclosure is likely to be contrary to the public interest. Documents of this kind include those that contain information about the personal affairs of other ratepayers, commercially sensitive information, or information which if disclosed would have an adverse effect on Council's law enforcement or other functions, such as the identifying particulars of complainants.

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POLICY

Access to Information

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REVIEW	VERSION NO	2.2
COUNCIL MEETING MIN NO:	REVIEW DATE	JUNE 2023
DATE: 15 JUNE 2022	FILE NUMBER	INM700014

Objective

To state the Council's commitment to being open and accountable in the exercise of its functions.

To acknowledge the lawful rights of citizen's access to information held by the Council.

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Policy

Policy statement

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- Providing opportunities for representations and personal participation in council decision making and functions.
- The provision of access to Council documents unless disclosure in a particular case would be contrary to the public interest.

POLICY: ACCESS TO INFORMATION | V 2.2 | 15 JUNE 2022 ERROR! REFERENCE SOURCE NOT FOUND.

Commitments

Council will promote disclosure and dissemination of information about operations, plans and decisions, and information that promotes community advancement on its website wherever practicable, and will actively facilitate public access to information held by the council.

Documents required by law to be available for public inspection will be posted on the website, unless internet access poses an unacceptable risk of interference with privacy through potential data gathering and matching techniques or unless to do so would impose unreasonable additional costs on Council.

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