



# Business Papers 2022

MID-WESTERN REGIONAL COUNCIL

ORDINARY MEETING  
WEDNESDAY 21 SEPTEMBER 2022

**SEPARATELY ATTACHED ATTACHMENTS**

*A prosperous and progressive  
community we proudly call home*

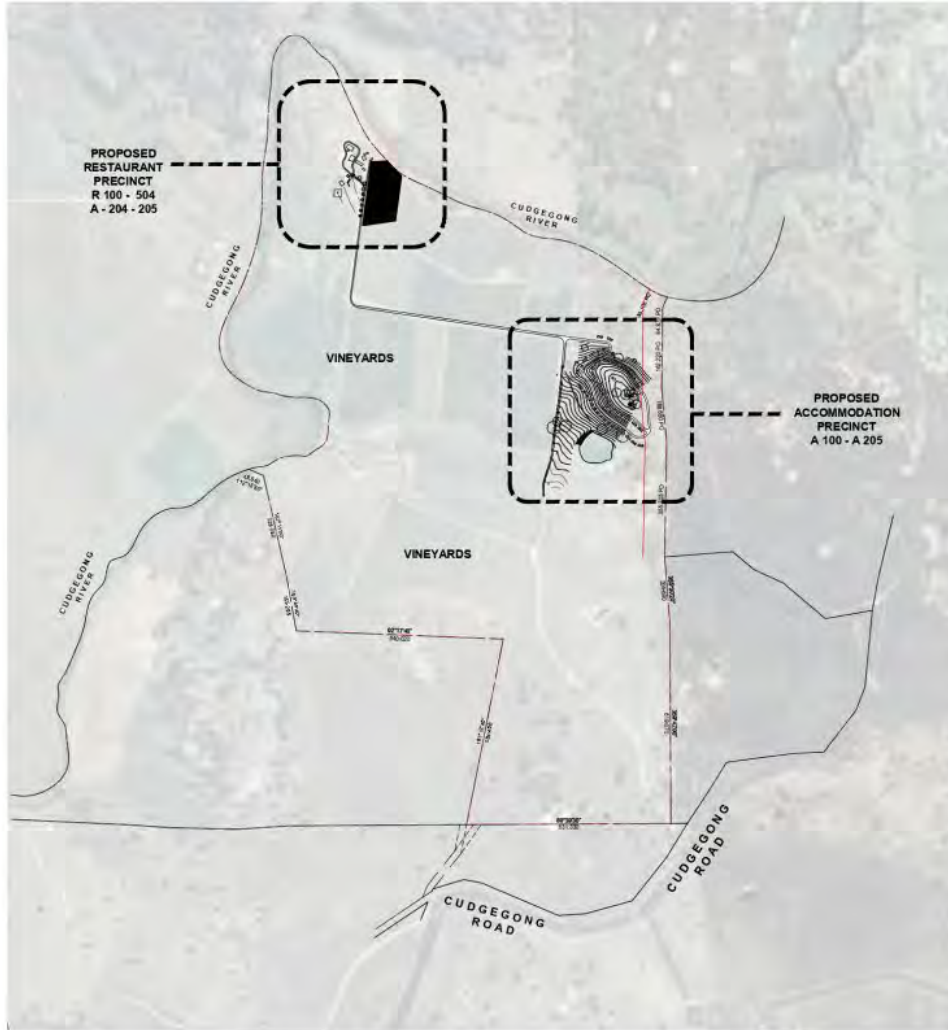


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**DE BEAUREPAIRE WINERY  
 RYLSTONE**

*RESTAURANT &  
 ACCOMMODATION*



CONTEXT/ MASTER PLAN  
 1:10000 @ A2

**DRAWING LIST**

- S - 001 SITE MASTER PLAN
  
- ACCOMMODATION**
- A - 000 EXISTING SITE PLAN
- A - 100 SITE PLAN - STAGE 1
- A - 101 SITE PLAN - STAGE 2
- A - 200 TYPE A - HOTEL ACCOMMODATION
- A - 201 TYPE A - IMAGERY
- A - 202 TYPE B - STAFF ACCOMMODATION
- A - 203 TYPE B - IMAGERY
- A - 204 TYPE C - OWNERS RESIDENCE
- A - 205 TYPE C - IMAGERY
- A - 206 TYPE D - ACCESSIBLE ACCOMMODATION
  
- RESTAURANT**
- R - 000 EXISTING SITE PLAN
- R - 100 SITE PLAN
- R - 200 FLOOR PLAN
- R - 210 ROOF PLAN
- R - 300 ELEVATIONS
- R - 301 ELEVATIONS
- R - 400 SECTIONS
- R - 500 IMAGERY
- R - 501 IMAGERY
- R - 502 IMAGERY
- R - 503 IMAGERY
- R - 504 IMAGERY

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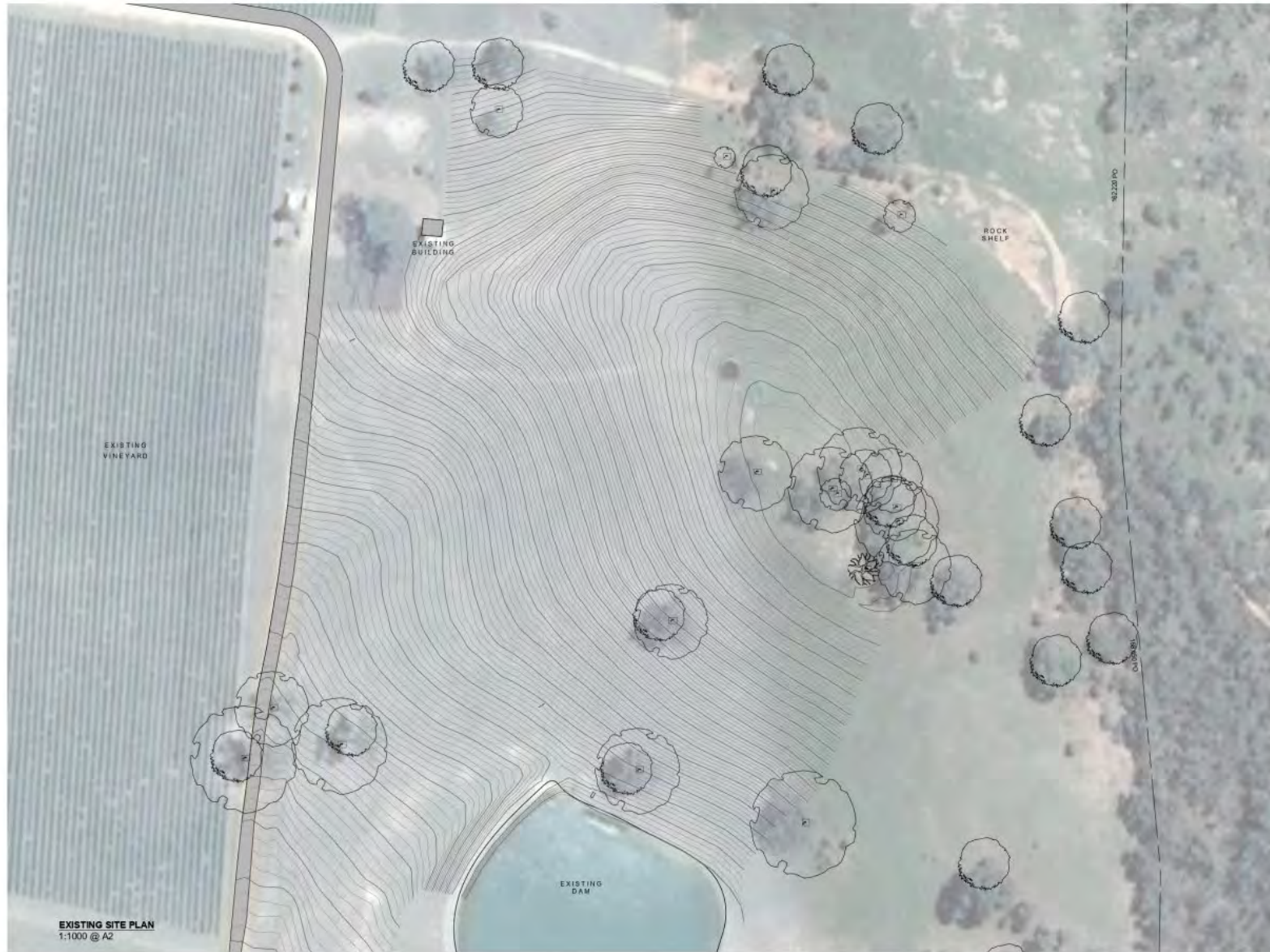
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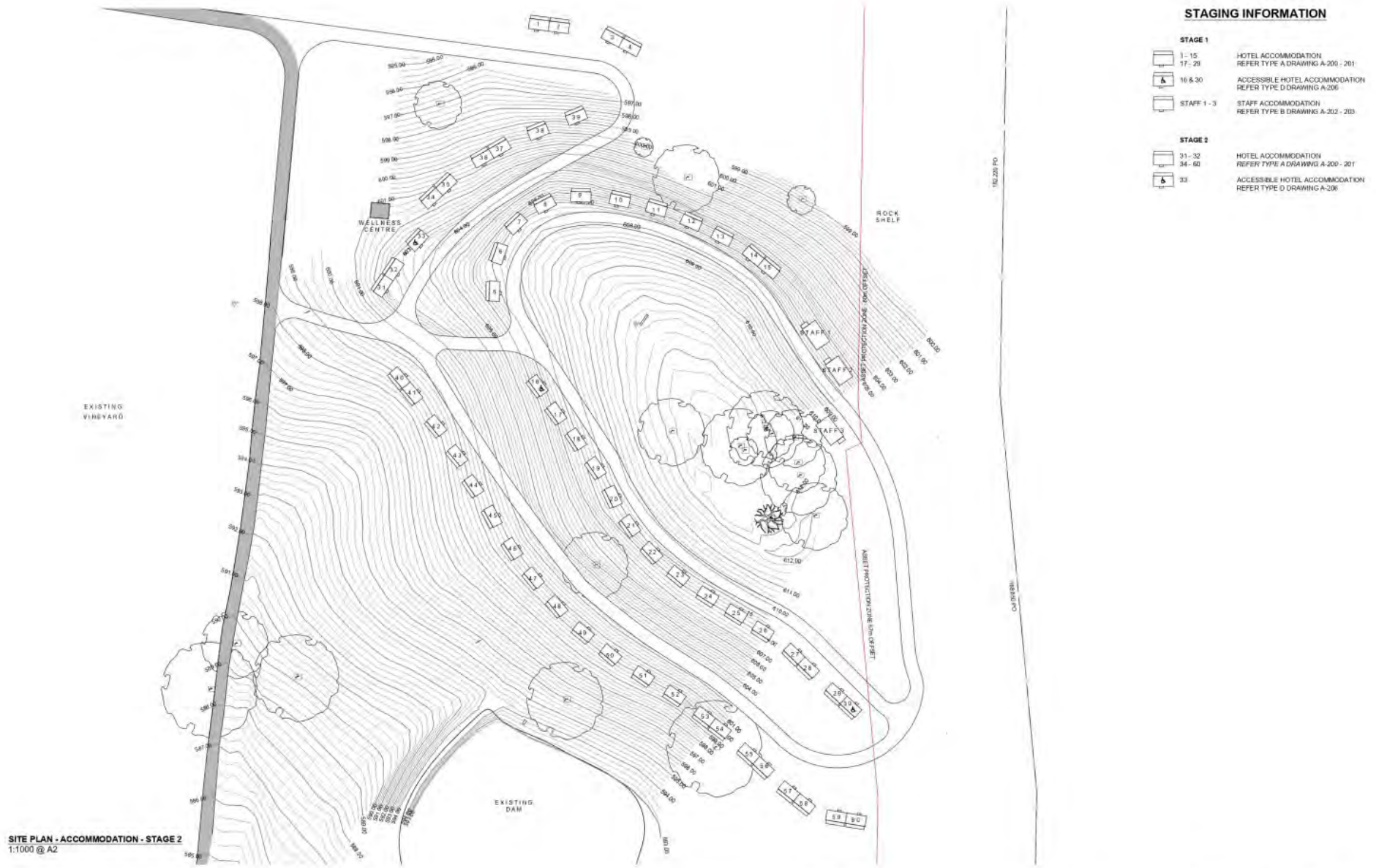
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Project Title & Location		Drawing No.		Revision	
DE BEAUREPAIRE - RYLSTONE- RESTAURANT/ BAR		S-001		C	
Project No.	Date	Scale			
2108	MAY 2021	1:10000 @ A2			
Project Stage	Drawn	Checked			
TOWN PLANNING ISSUE	CB	CB			

Drawing No.		Revision	
S-001		C	
Drawing Title			
CONTEXT/ MASTER PLAN			





**STAGING INFORMATION**

STAGE 1	
[Symbol]	1 - 15 HOTEL ACCOMMODATION REFER TYPE A DRAWING A-200 - 201
[Symbol]	17 - 29 ACCESSIBLE HOTEL ACCOMMODATION REFER TYPE D DRAWING A-206
[Symbol]	30 - 33 STAFF 1 - 3 STAFF ACCOMMODATION REFER TYPE B DRAWING A-202 - 203
STAGE 2	
[Symbol]	31 - 32 HOTEL ACCOMMODATION REFER TYPE A DRAWING A-200 - 201
[Symbol]	34 - 33 ACCESSIBLE HOTEL ACCOMMODATION REFER TYPE D DRAWING A-206

SITE PLAN - ACCOMMODATION - STAGE 2  
 1:1000 @ A2

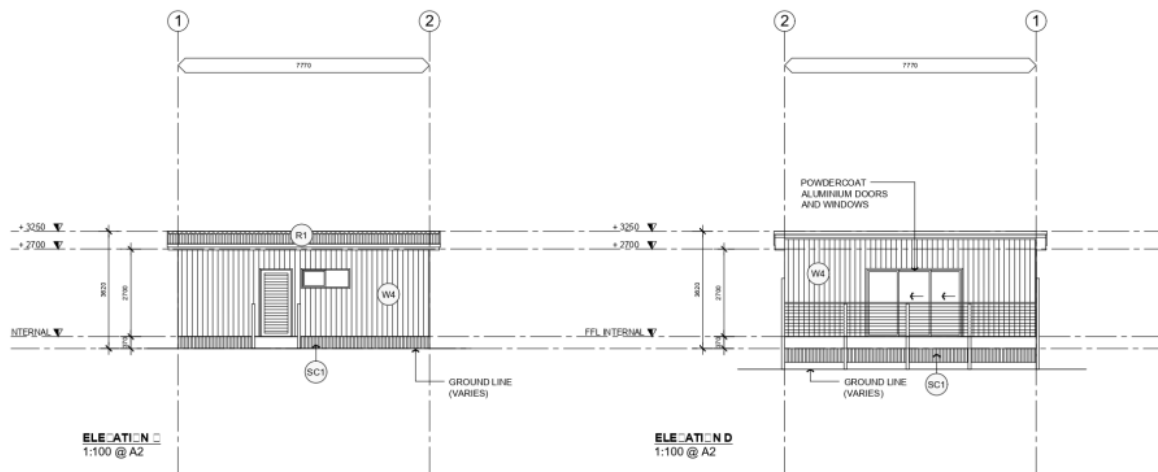
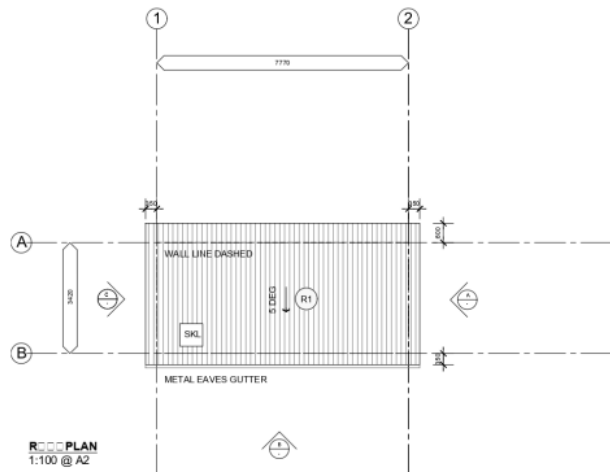
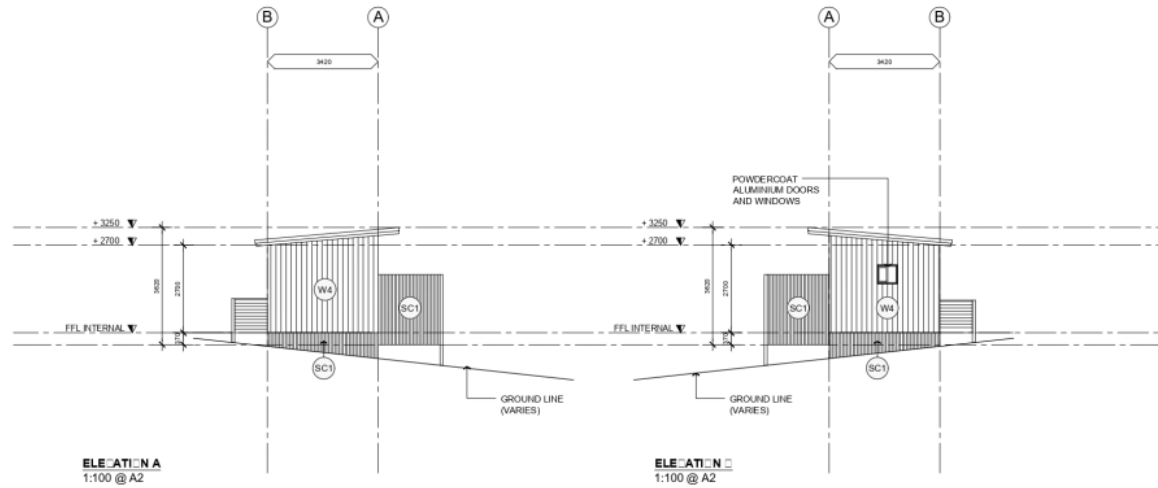
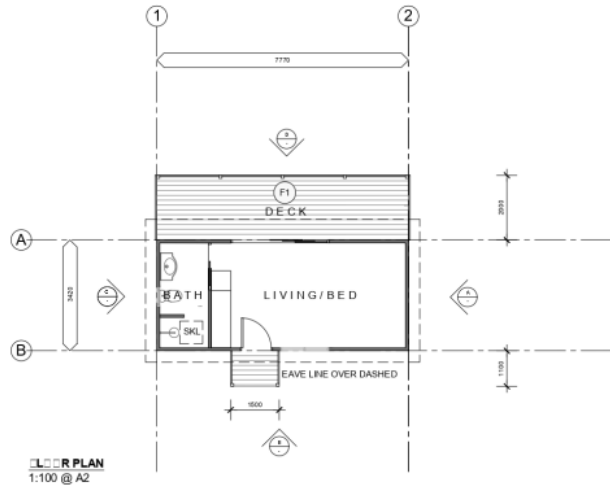
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Project Title & Location: DE BEAUREPAIRE - RYLSTONE - RESTAURANT/ BAR  
 Project No: 2108 Date: SEPTEMBER 2021 Scale: 1:1000 @ A2  
 Project Stage: TOWN PLANNING ISSUE Drawn: CBI Checked: CBI

Drawing No: A-101 H Revision: \_\_\_\_\_  
 Drawing Title: SITE PLAN - ACCOMMODATION - STAGE 2



- FINISHES LEGEND**
- (W1) CLADDING - VERTICAL PAINTED
  - (W2) CLADDING - TIMBER VERTICAL
  - (W3) TIMBER BATTENS/ GLAZING
  - (W4) CLADDING - VERTICAL PAINTED
  - (W5) CLADDING - HORIZONTAL PAINTED
  - (W6) CLADDING - VERTICAL PAINTED
  - (F1) TIMBER DECKING
  - (F2) CONCRETE SLAB
  - (R1) METAL ROOF SHEETING
  - (R2) TRANSLUCENT ROOF SHEETING
  - (SC1) BATTEN SCREEN
  - (BL1) GLASS BLAUSTRADE
- ROOF FIXTURES LEGEND**
- DP DOWNPIPE 90MM
  - MEG METAL EAVES GUTTER

AREA SCHEDULE	
INTERNAL AREA	26.5 SQM
EXTERNAL AREA	17.5 SQM



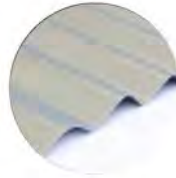
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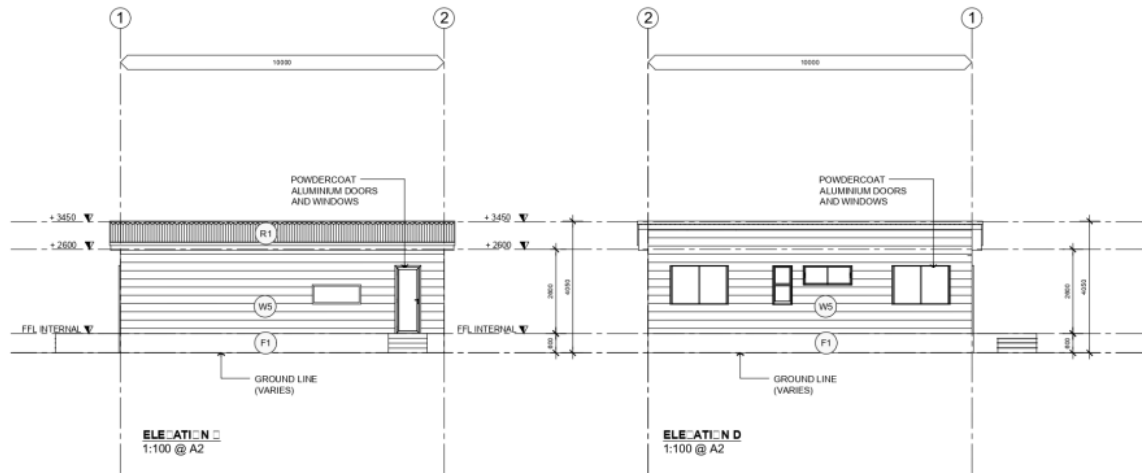
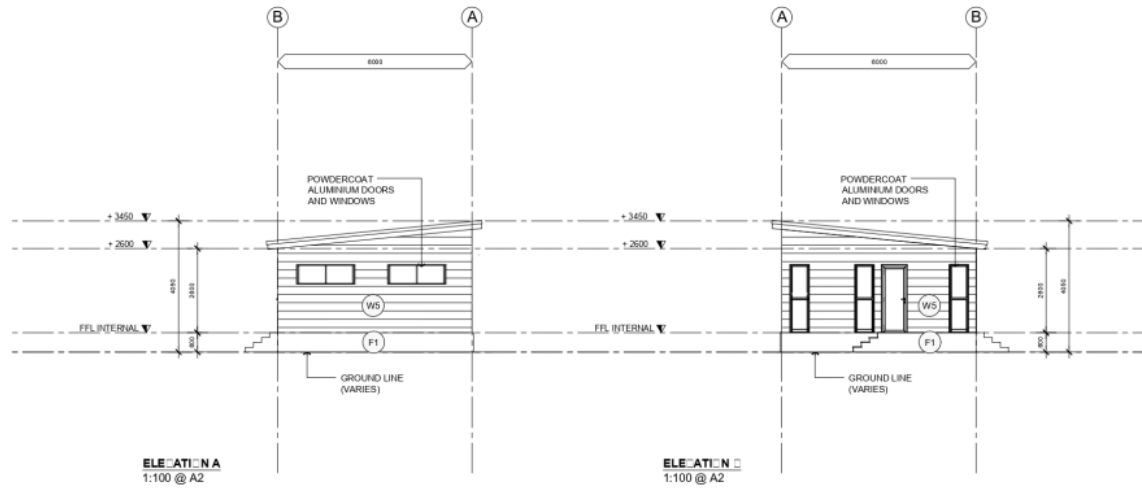
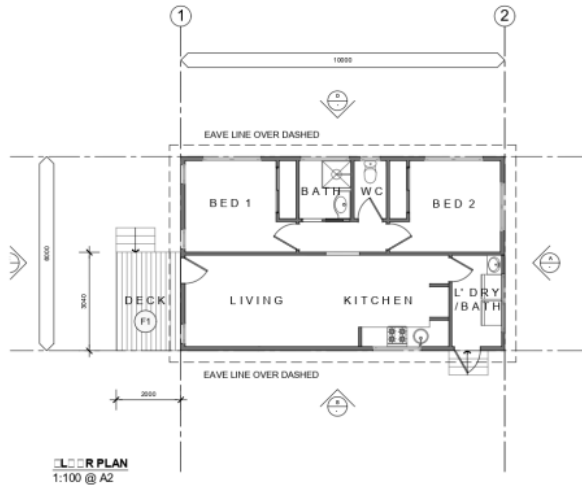
TIMBER DECKING



SLATTED SCREEN  
 - COLOUR TBC



METAL ROOF SHEETING  
 - COLOUR TBC



- FINISHES LEGEND**
- (W1) CLADDING - VERTICAL PAINTED
  - (W2) CLADDING - TIMBER VERTICAL
  - (W3) TIMBER BATTENS/ GLAZING
  - (W4) CLADDING - VERTICAL PAINTED
  - (W5) CLADDING - HORIZONTAL PAINTED
  - (W6) CLADDING - VERTICAL PAINTED
  - (F1) TIMBER DECKING
  - (F2) CONCRETE SLAB
  - (R1) METAL ROOF SHEETING
  - (R2) TRANSLUCENT ROOF SHEETING
  - (SC1) BATTEN SCREEN
  - (BL1) GLASS BLAUSTRADE
- ROOF FIXTURES LEGEND**
- DP DOWNPIPE 90MM
  - MEG METAL EAVES GUTTER

AREA SCHEDULE	
INTERNAL AREA	60 SQM
EXTERNAL AREA	8 SQM

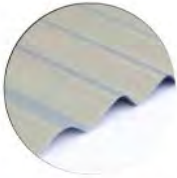




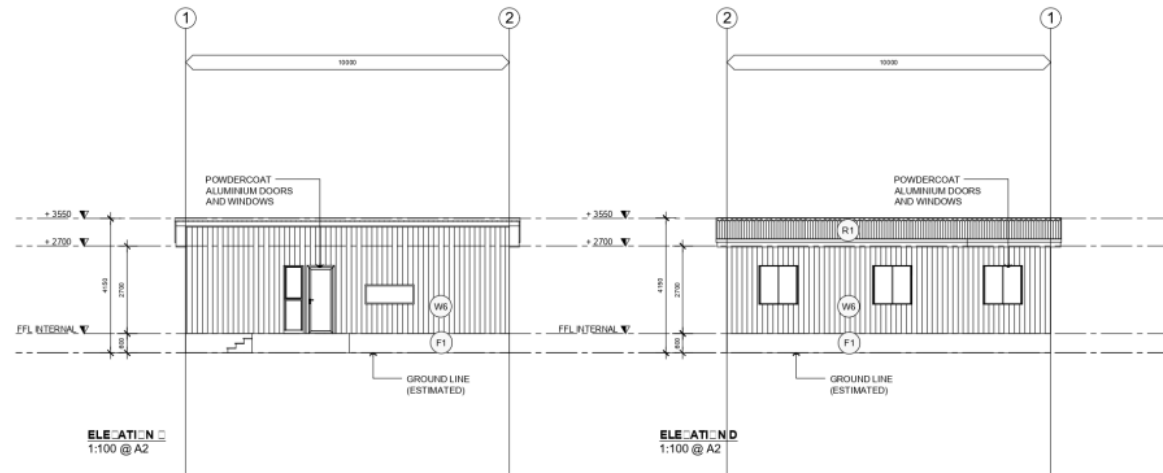
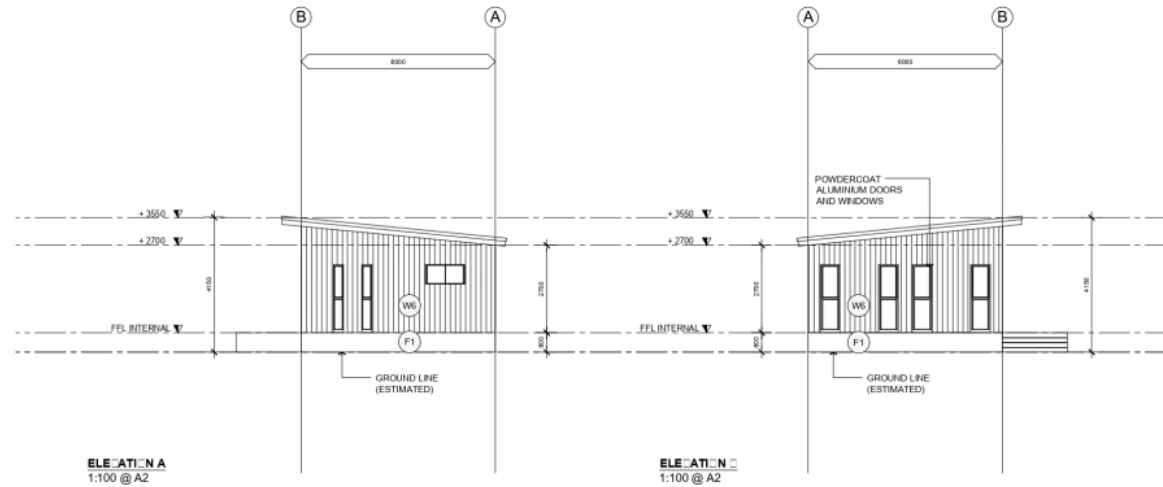
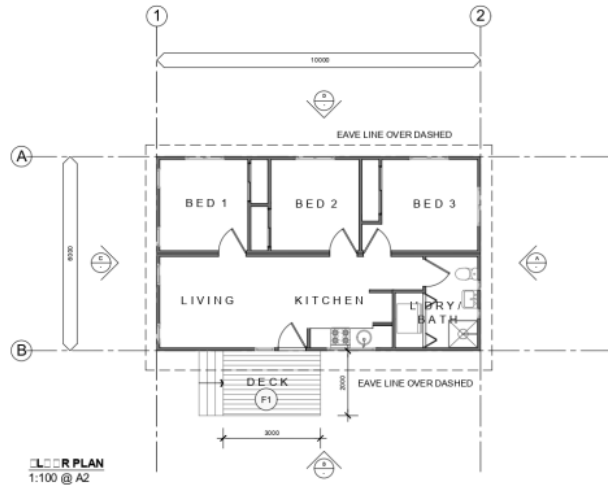
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 - COLOUR TBC



TIMBER DECKING



METAL ROOF SHEETING  
 - COLOUR TBC



- FINISHES LEGEND**
- (W1) CLADDING - VERTICAL PAINTED
  - (W2) CLADDING - TIMBER VERTICAL
  - (W3) TIMBER BATTENS/ GLAZING
  - (W4) CLADDING - VERTICAL PAINTED
  - (W5) CLADDING - HORIZONTAL PAINTED
  - (W6) CLADDING - VERTICAL PAINTED
- FIXTURES LEGEND**
- (F1) TIMBER DECKING
  - (F2) CONCRETE SLAB
  - (R1) METAL ROOF SHEETING
  - (R2) TRANSLUCENT ROOF SHEETING
  - (SC1) BATTEN SCREEN
  - (BL1) GLASS BLAUSTRADE
- ROOFING LEGEND**
- DP DOWNPIPE 90MM
  - MEG METAL EAVES GUTTER

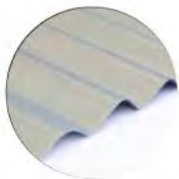
AREA SCHEDULE	
INTERNAL AREA	60 SQM
EXTERNAL AREA	8 SQM



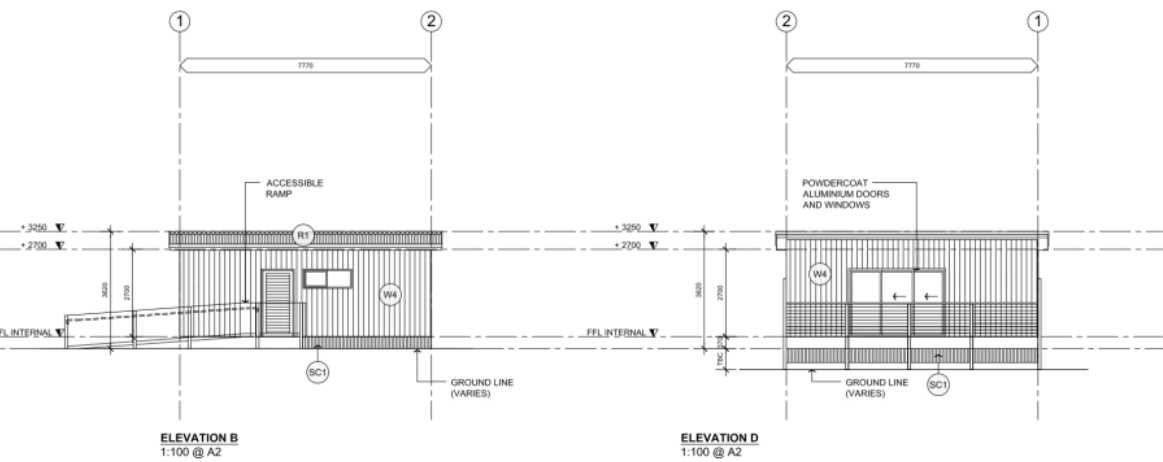
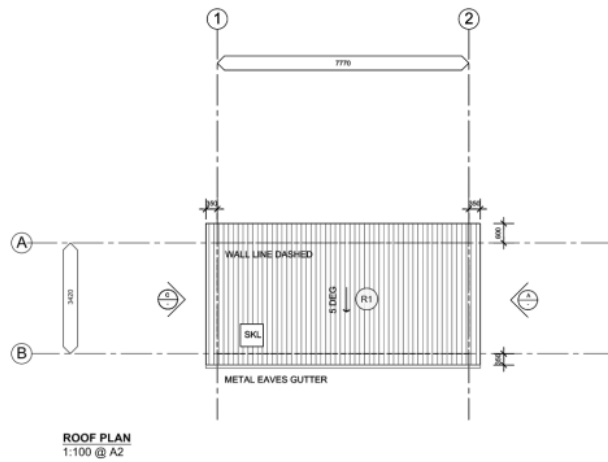
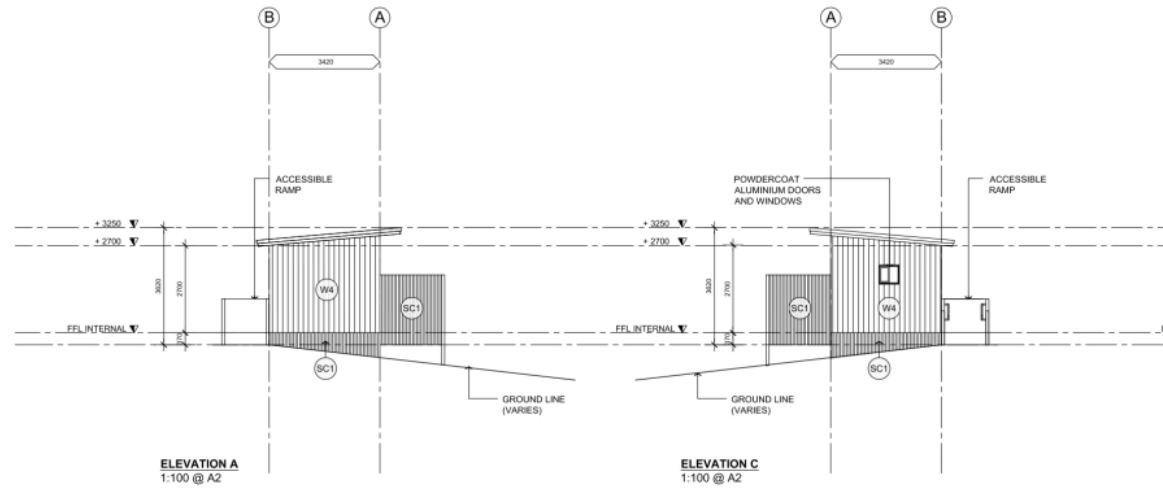
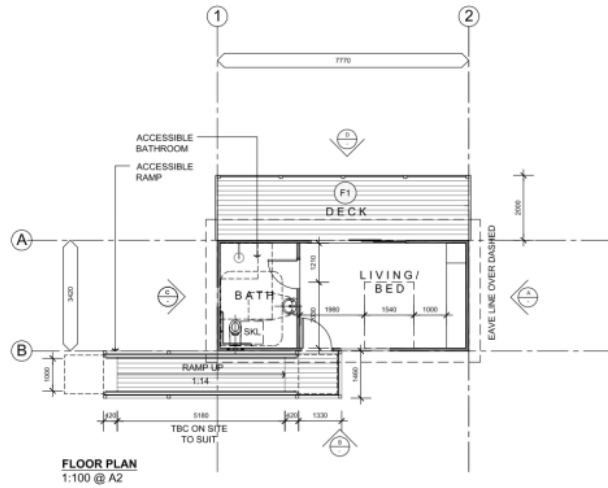
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 - COLOUR TBC



TIMBER DECKING



METAL ROOF SHEETING  
 - COLOUR TBC



**FINISHES LEGEND**

- (W1) CLADDING - VERTICAL PAINTED
- (W2) CLADDING - TIMBER VERTICAL
- (W3) TIMBER BATTENS/ GLAZING
- (W4) CLADDING - VERTICAL PAINTED
- (W5) CLADDING - HORIZONTAL PAINTED
- (W6) CLADDING - VERTICAL PAINTED

**ROOF FIXTURES LEGEND**

- (F1) TIMBER DECKING
- (F2) CONCRETE SLAB
- (R1) METAL ROOF SHEETING
- (R2) TRANSLUCENT ROOF SHEETING
- (SC1) BATTEN SCREEN
- (BL1) GLASS BLAUSTRADE
- DP DOWNPIPE 90MM
- MEG METAL EAVES GUTTER

AREA SCHEDULE	
INTERNAL AREA	60 SQM
EXTERNAL AREA	8 SQM



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Project No. 2108 Date MAY 2021 Scale 1:1000 @ A2  
Project Stage TOWN PLANNING ISSUE Drawn CB Checked CB

Drawing No. R-000 A Revision  
Drawing Title EXISTING SITE PLAN



**STAGING INFORMATION**

- STAGE**
- EXISTING BUILDINGS TO REMAIN
  - PROPOSED OWNERS RESIDENCE  
REFER TYPE C DRAWING A-204 - 205
  - PROPOSED RESTAURANT  
REFER DRAWING R-202 - 204

PROPOSED SITE PLAN  
1:1000 @ A2

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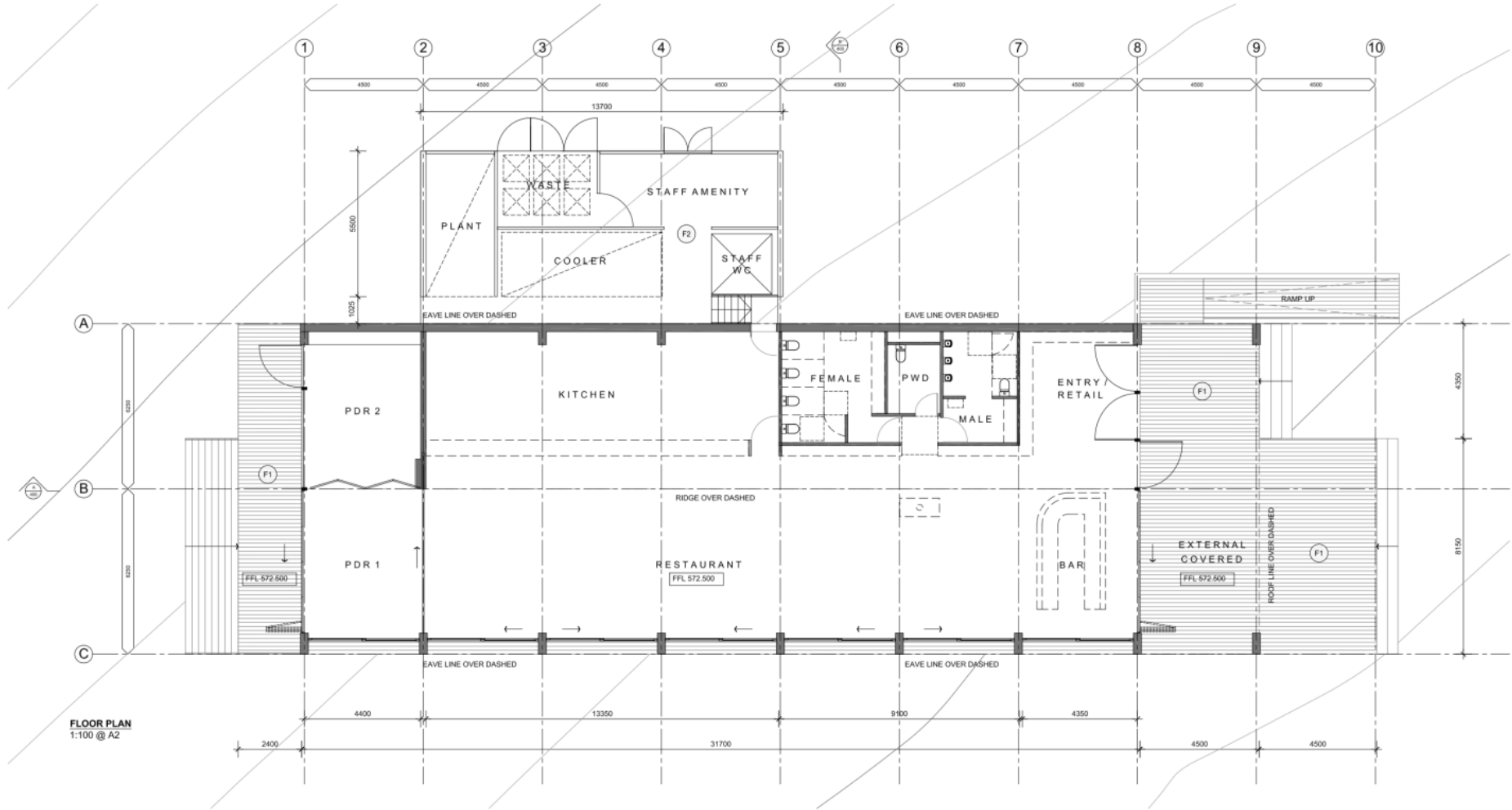
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Project Stage	Drawn	Checked	
TOWN PLANNING ISSUE	CB	CB	

Drawing No	Revision
<b>R-100</b>	<b>A</b>
Drawing Title	
SITE PLAN - RESTAURANT	



FLOOR PLAN  
1:100 @ A2

**FINISHES LEGEND**

- (W1) CLADDING - VERTICAL PAINTED
- (W2) CLADDING - TIMBER VERTICAL
- (W3) TIMBER BATTENS/ GLAZING
- (W4) CLADDING - VERTICAL PAINTED
- (W5) CLADDING - HORIZONTAL PAINTED
- (W6) CLADDING - VERTICAL PAINTED

- (F1) TIMBER DECKING
- (F2) CONCRETE SLAB
- (R1) METAL ROOF SHEETING
- (R2) TRANSLUCENT ROOF SHEETING
- (SC1) BATTEN SCREEN
- (BL1) GLASS BLAUSTRADE

**ROOF FIXTURES LEGEND**

- DP DOWNPIPE 90MM
- MEG METAL EAVES GUTTER

**AREA SCHEDULE**

INTERNAL AREA	382 SQM
EXTERNAL COVERED AREA	72 SQM
EXTERNAL UNCOVERED AREA	113 SQM
SERVICES ENCLOSURE	90 SQM
	275 SQM

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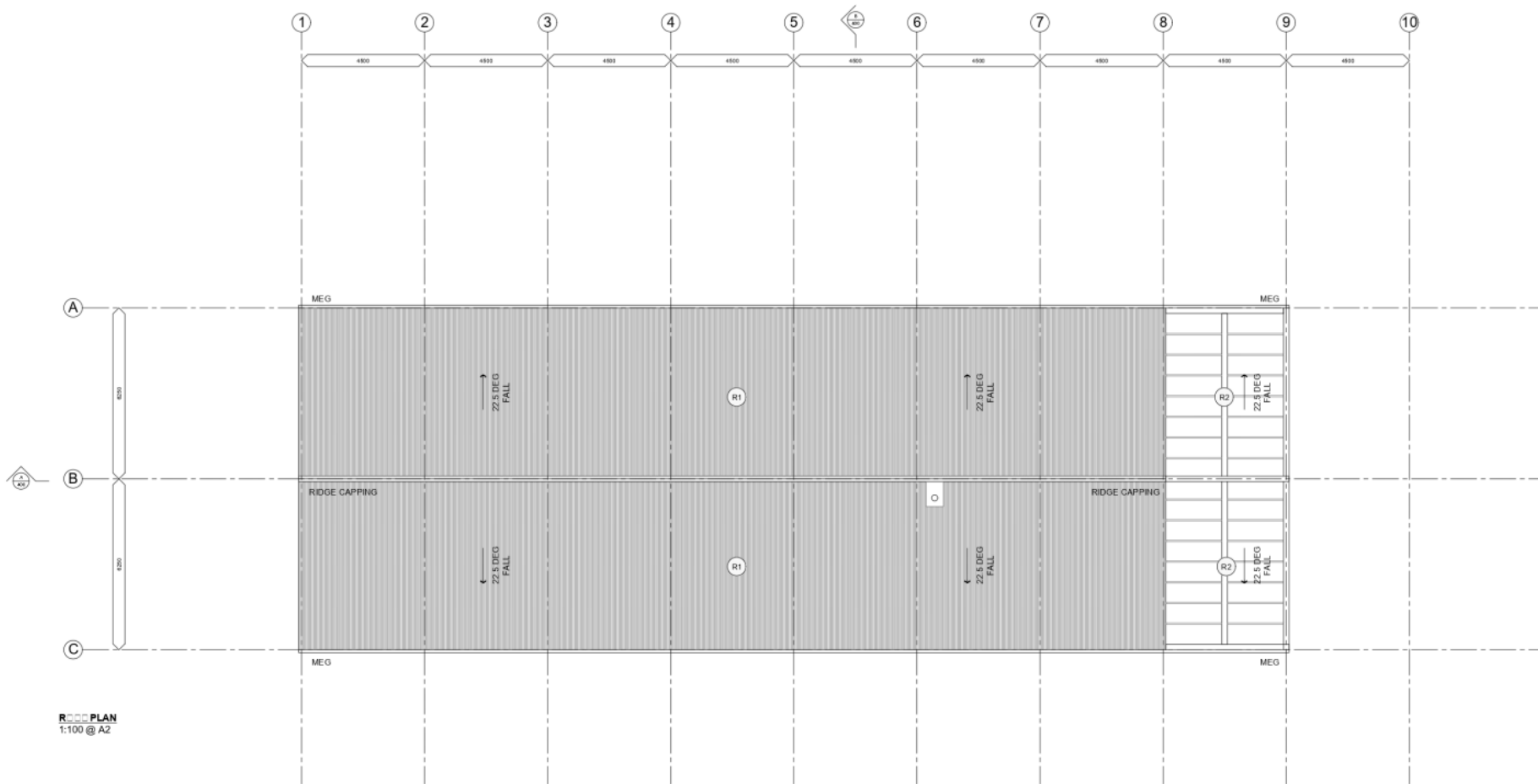
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Project No: 2108 Date: MAY 2021  
Project Stage: TOWN PLANNING ISSUE

Scale: 1:100 @ A2  
Drawn: CB  
Checked: CB

Drawing No. R-200 A  
Revision  
Drawing Title: FLOOR PLAN



**R-210 PLAN**  
1:100 @ A2

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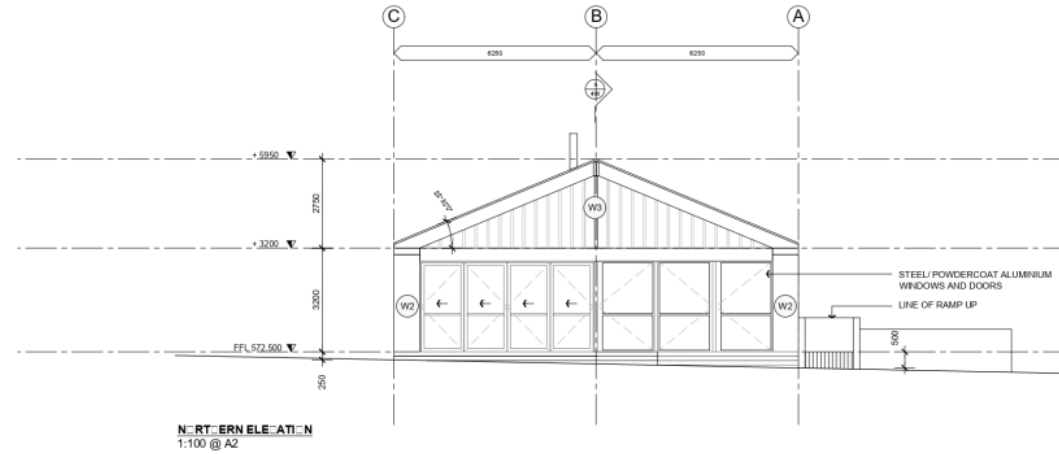
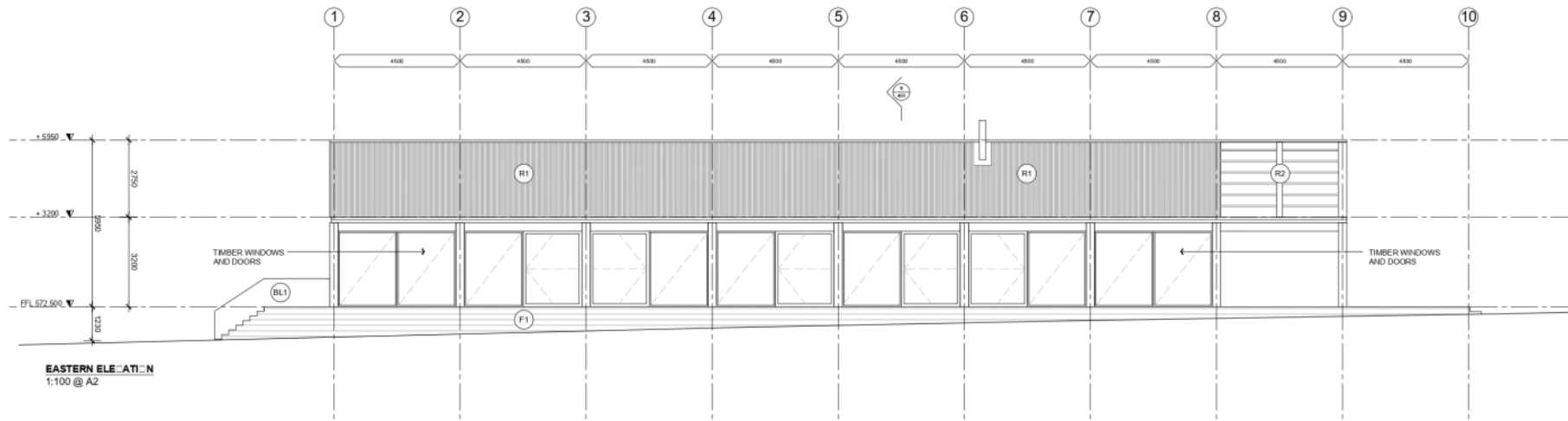
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**ROOF FIXTURES LEGEND**

- DP DOWNPIPE 90MM
- MEG METAL EAVES GUTTER





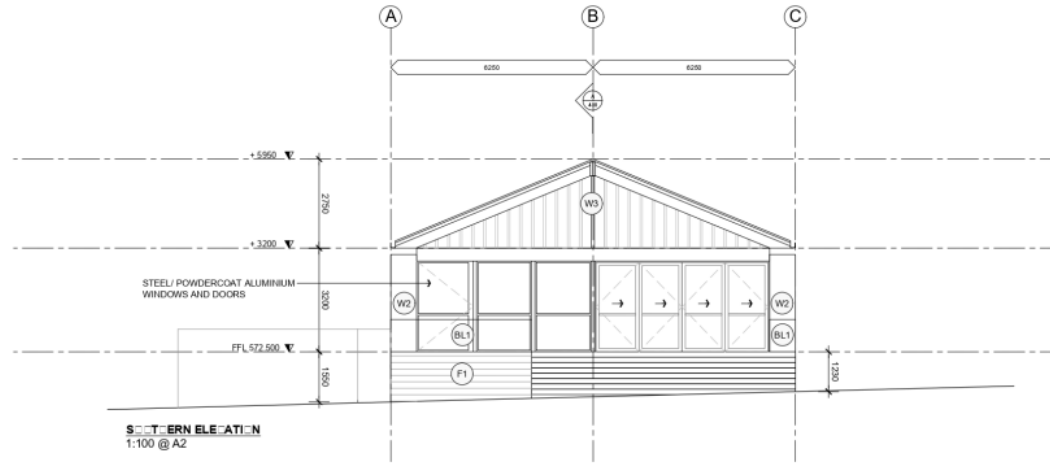
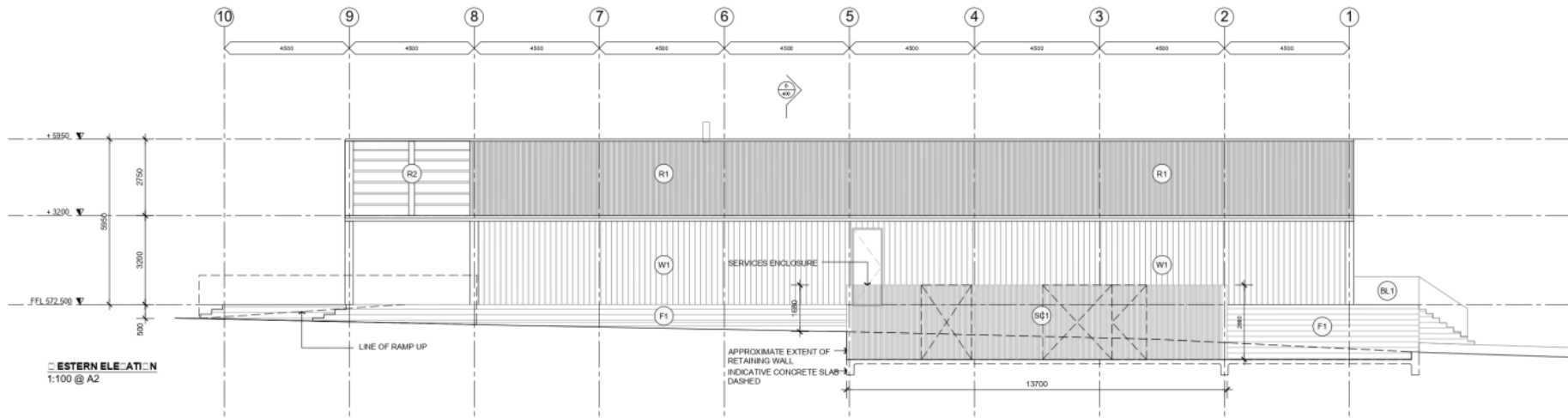


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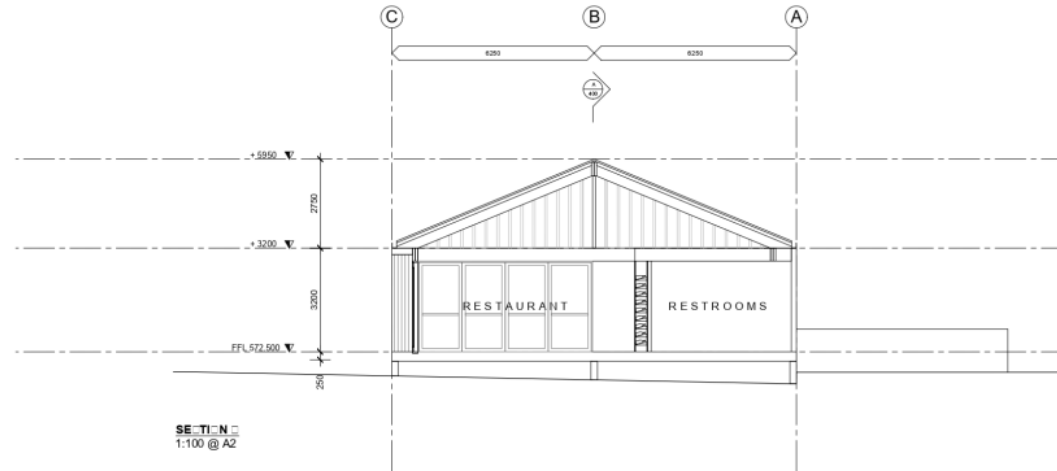
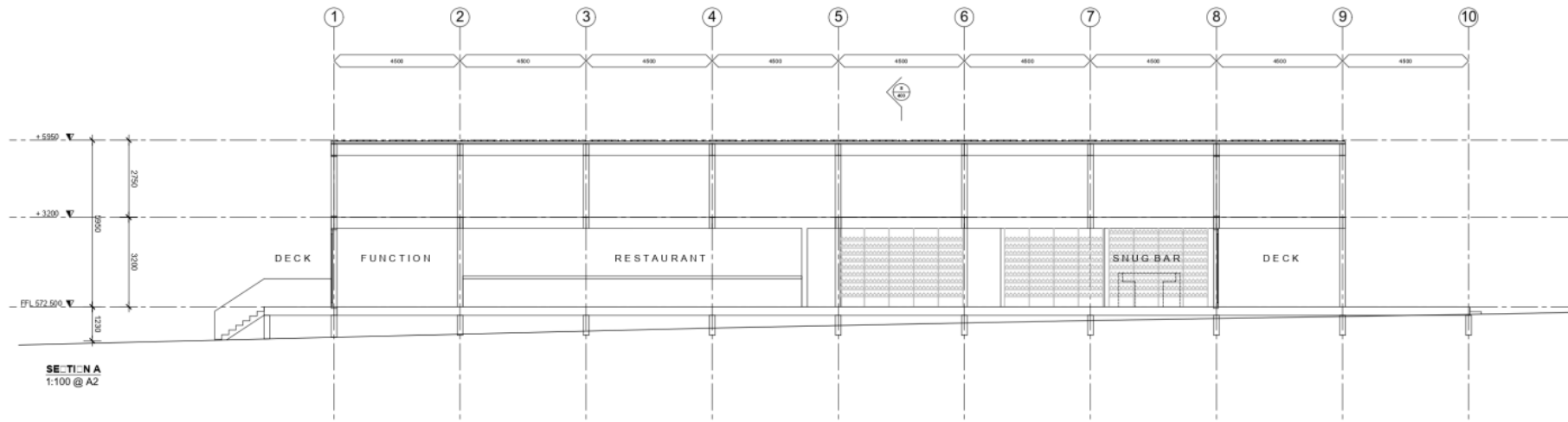
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**ROOF FIXTURES LEGEND**

- DP DOWNPIPE 90MM
- MEG METAL EAVES GUTTER



**FINISHES LEGEND**

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**ROOF FIXTURES LEGEND**

- DP DOWNPIPE 90MM
- MEG METAL EAVES GUTTER

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Project Type & Location  
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Project No. 2108 Date MAY 2021 Scale 1:100 @ A2  
Project Stage TOWN PLANNING ISSUE Drawn CB Checked CB

Drawing No. A-400 A Revision  
Drawing Title SECTIONS



CLADDING  
VERTICAL PAINTED  
- COLOUR TBC



CLADDING  
VERTICAL TIMBER



TIMBER ATTENS GLAZING



TIMBER ATTEN SCREEN



GLASS BALUSTRADE



TIMBER DECKING



CONCRETE SLAB



METAL ROOF SHEETING  
- COLOUR TBC



TRANSLUCENT SHEETING  
- COLOUR TBC













Proposed Commercial Development  
Noise Impact Assessment  
De Beaurepaire Wines  
182 Cudgegong Road Rylstone, NSW



Client:  
De Beaurepaire Wines  
C/o- TSR Property  
Solutions

20 August 2021

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5174R001.LB.210311	0	30 March 2021	LB	MW	RH	RH
5174R001.LB.210623	1	28 June 2021	LB	MW	RH	RH
5174R001.LB.210816	2	20 August 2021	LB	MW	RH	



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## GLOSSARY

### NOISE

Noise is produced through rapid variations in air pressure at audible frequencies (20 Hz – 20 kHz). Most noise sources vary with time. The measurement of a variable noise source requires the ability to describe the sound over a particular duration of time. A series of industry standard statistical descriptors have been developed to describe variable noise, as outlined in Section 2 below.

### NOISE DESCRIPTORS

**L<sub>eq</sub>** – The sound pressure level averaged over the measurement period. It can be considered as the equivalent continuous steady-state sound pressure level, which would have the same total acoustic energy as the real fluctuating noise over the same time period.

**L<sub>Aeq(15 Min)</sub>** – The A-weighted average equivalent sound level over a 15 minute period.

**L<sub>A1</sub>** – The A-weighted noise level exceeded for 1% of the sample time.

**L<sub>Amax</sub>** – The maximum A-weighted noise level.

**L<sub>A90</sub>** – The A-weighted noise level that has been exceeded for 90% of the measurement duration. This descriptor is used to describe the background noise level.

**RBL** – Rating Background Level. The overall single-figure background level representing each assessment period (day/evening/night) over the whole monitoring period (as opposed to over each 24hr period used for assessment background level) This is the level used for assessment purposes.

**dB** – Decibels. The fundamental unit of sound, a Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell. Probably the most common usage of the Decibel in reference to sound loudness is dB sound pressure level (SPL), referenced to the nominal threshold of human hearing. For sound in air and other gases, dB(SPL) is relative to 20 micropascals ( $\mu\text{Pa}$ ) =  $2 \times 10^{-5}$  Pa, the quietest sound a human can hear.

### A-WEIGHTING

"A-weighting" refers to a prescribed amplitude versus frequency curve used to "weight" noise measurements in order to represent the frequency response of the human ear. Simply, the human ear is less sensitive to noise at some frequencies and more sensitive to noise at other frequencies. The A-weighting is a method to present a measurement or calculation result with a number representing how humans subjectively hear different frequencies at different levels.



## 1 INTRODUCTION

### 1.1 SUMMARY

Acoustic Dynamics is engaged by **De Beaurepaire Wines** to assess operational noise and road traffic noise impacts associated with the proposed commercial development located at 182 Cudgegong Road Rylstone NSW, for compliance with Mid-Western Regional Council and the NSW EPA's acoustic assessment requirements.

This document provides a technical assessment, as well as design and planning recommendations to achieve compliance with the relevant acoustic design criteria and requirements.

It has been prepared in accordance with the requirements of Mid-Western Regional Council, relevant Australian Standards and the following NSW Environmental Protection Authority (EPA) publications:

- Noise Policy for Industry (NPfI), 2017;
- The NSW Office of Liquor and Gaming; and
- Road Noise Policy (RNP), 2011.

### 1.2 LOCATION OF AND DESCRIPTION OF DEVELOPMENT

The subject development site is described in cadastral terms as Lot 1 DP 879337 being land known as 182 Cudgegong Road, Rylstone. The site is situated within a RU1 – Primary Production land zone, and is located approximately 1.1km due west from the township of Rylstone.

The development site contains an area of 201.49 hectares and is bordered by Cudgegong River which surrounds the northern extent of the land. The site is known as De Beaurepaire Wines and contains an established commercial winery, cellar door premises and associated outbuildings.

Acoustic Dynamics understands that the proposal primarily intends to operate as an accommodation provider and fine dining enterprise with the capacity to host occasional events (weddings and functions of a similar nature).

Acoustic Dynamics understands the proponent is seeking approval for the following:

- A restaurant and function room with a maximum capacity of 120 patrons (typical patronage of  $\leq 100$ );
- On-site tourist accommodation comprising of 60 cabins with a maximum of 120 guests; and
- Individual car parking spaces located at each cabin.



Acoustic Dynamics understands the restaurant and function room is seeking approval to trade during the following hours:

- 8:00am to 11:00pm, Monday to Friday and Sundays; and
- 8:00am to midnight on Saturdays.

### 1.3 SENSITIVE RECEIVER PROPERTY LOCATIONS

Noise limits and objectives have been determined in accordance with the requirements of the NSW EPA and Mid-Western Regional Council, with consideration given to the following noise sensitive receivers located adjacent and within close proximity to the subject development site:

1. **R1:** Dwelling at 247 White Rock Road (Lot 89 DP67113);
2. **R2:** Dwelling at 39 Pinnacle Swamp Road (Lot 144 DP40245);
3. **R3:** Dwelling at 88 Calderwood Road (Lot 3 DP755450);
4. **R4:** Dwelling at 88 Calderwood Road (Lot 2 DP755450);
5. **R5:** Dwelling at 39 Calderwood Road (Lot 93 DP755426);
6. **R6:** Dwelling at 39 Calderwood Road (Lot 94 DP755426);
7. **R7:** Dwelling at 139 Calderwood Road (Lot 97 DP755426);
8. **R8:** Dwelling at 28 Cudgegong Road (Lot 159 DP755789);
9. **R9:** Dwelling at 86 Carwell Street (Lot 14 DP758891);
10. **R10:** Dwelling at 2223 Bylong Valley Way (Lot 7 DP755789);
11. **R11:** Dwelling at 284 Cudgegong Road (Lot 2 DP879337); and
12. **R12:** Dwelling at 286 Cudgegong Road (Lot 5 DP709192).

The assessment of the noise emission from the proposed development to the nearest receivers is considered to be the worst-case scenario. Compliance at the assessed locations will ensure compliance at **all other** receivers located at distances further away.

The proposed development site, surrounding area and receiver locations is shown in the Location Maps and Drawings presented within **Appendix A**.

### 1.4 SCOPE

Acoustic Dynamics is engaged to provide an acoustic assessment suitable for submission to Council. The scope of the assessment is to include the following:

- Review of legislation and Council criteria;



- Rely on EPA minimum assumed background noise levels to establish operational noise limits;
- Prediction of noise emission associated with the proposed development; and
- Provision of recommendations and noise controls required for planning approval.

## 2 RELEVANT ACOUSTIC CRITERIA AND STANDARDS

Acoustic Dynamics has conducted a review of the local council, state government and federal legislation that is applicable to the assessment of potential noise impacts associated with the proposed development. The relevant sections of the legislation are presented below. The most stringent criteria which have been used in the assessment of noise impacts is summarised below.

### 2.1 MID-WESTERN REGIONAL COUNCIL REQUIREMENTS

#### 2.1.1 LOCAL ENVIRONMENT PLAN

A review of the Mid-Western Regional Council *Local Environment Plan (LEP) 2012* was conducted, yet did not yield specific acoustic information or criteria relating to this development.

#### 2.1.2 DEVELOPMENT CONTROL PLAN

A review of Mid-Western Regional Council *Development Control Plan (DCP) 2013* was conducted, yet did not yield specific acoustic information or criteria relevant to this development.

### 2.2 NSW EPA'S ENVIRONMENTAL NOISE CRITERIA

#### 2.2.1 NOISE POLICY FOR INDUSTRY (NPFI) 2017

Acoustic Dynamics advises that noise emission assessment at nearby and adjacent noise sensitive receivers, has been conducted with in accordance with the NSW EPA's *Noise Policy for Industry (NPfi, 2017)*.

**Note.** The NPfi has replaced the NSW EPA's *Industrial Noise Policy (INP, 2000)*, with certain specific exceptions.

The NPfi provides guidance on the assessment of operational noise impacts. The guideline includes both intrusive and amenity criteria that are designed to protect receivers from noise significantly louder than the background level, and to limit the total noise level from all noise sources near a receiver.



The NPfl noise criteria are planning levels and are not mandatory limits required by legislation however, the noise criteria assist regulatory authorities to establish licensing conditions. Where noise limits are predicted to be exceeded, feasible and reasonable noise mitigation strategies should be considered. In circumstances where noise criteria cannot be achieved, negotiation is required between the regulatory authority to evaluate the economic, social and environmental costs and benefits of the development against the noise impacts. The regulatory authority then sets statutory compliance levels that reflect the achievable and agreed noise limits from the development.

## 2.2.2 PROJECT INTRUSIVENESS CRITERIA

The intrusive noise criterion controls the relative audibility of operational noise compared to the background level at residential receivers. The intrusive criterion is determined by a 5 dB addition to the measured (or adopted) background level with a minimum of 35 dB. The NPfl recommends that the intrusive noise criteria for the evening period should not exceed the daytime period and the night-time period should not exceed the evening period. The intrusive noise criteria are only applicable to residential receivers.

For all surrounding receiver property locations, this assessment has adopted **minimum** rural background noise levels (RBL) as detailed within Section 2.3 of the NPfl:

### *"2.3 Project intrusiveness noise level"*

*Minimum assumed RBLs apply in this policy. These result in minimum intrusiveness noise levels as follows:*

**Table 2.1: Minimum assumed RBLs and project intrusiveness noise levels.**

<i>Time of day</i>	<i>Minimum assumed rating background noise level (dB[A])</i>	<i>Minimum project intrusiveness noise levels (<math>L_{Aeq,15min}</math> dB[A])</i>
<i>Day</i>	35	40
<i>Evening</i>	30	35
<i>Night</i>	30	35

## 2.2.3 PROJECT AMENITY CRITERIA

The amenity criterion limits the total level of extraneous noise for all receiver types. The amenity criteria are determined based on the overall acoustic characteristics of the receiver area and the existing level of noise, excluding other noises that are uncharacteristic of the usual noise environment.

Residential receiver areas are characterised into 'urban', 'suburban', or 'rural' categories based on land uses and the existing level of noise from industry, commerce, and road traffic. With consideration to the NPfl 'Noise Amenity Area' classification, the residential receivers identified in this assessment have been classified as 'rural'.





## 2.2.4 MODIFYING FACTOR ADJUSTMENTS

The NPfl requires that modifying factor adjustments are added to the measured or predicted noise levels if the noise sources contain tonal, low frequency, intermittent or impulsive characteristics, which have the potential to increase annoyance. The modifying factor adjustments are summarised in **Table 2.1**.

Table 2.1 NPfl Modifying Factor Adjustments

Factor	Assessment/ Measurement	When To Apply	Correction <sup>1,2</sup>
Tonal noise	One-third octave band analysis using the objective method for assessing the audibility of tones in noise – simplified method (ISO1996.2-2007 – Annex D).	Level of one-third octave band exceeds the level of the adjacent bands on both sides by: <ul style="list-style-type: none"> <li>• 5 dB or more if the centre frequency of the band containing the tone is in the range 500–10,000 Hz</li> <li>• 8 dB or more if the centre frequency of the band containing the tone is in the range 160–400 Hz</li> <li>• 15 dB or more if the centre frequency of the band containing the tone is in the range 25–125 Hz.</li> </ul>	5 dBA <sup>2,3</sup>
Low Frequency Noise	Measurement of source contribution C-weighted and A-weighted level and one-third octave measurements in the range 10–160 Hz	Measure/assess source contribution C- and A-weighted $L_{eq,T}$ levels over same time period. Correction to be applied where the C minus A level is 15 dB or more and: <ul style="list-style-type: none"> <li>• where any of the one-third octave noise levels in Table C2 are exceeded by up to and including 5 dB and cannot be mitigated, a 2 dB(A) positive adjustment to measured/predicted A-weighted levels applies for the evening/night period</li> <li>• where any of the one-third octave noise levels in Table C2 are exceeded by more than 5 dB and cannot be mitigated, a 5-dB(A) positive adjustment to measured/predicted A-weighted levels applies for the evening/night period and a 2 dB(A) positive adjustment applies for the daytime period.</li> </ul>	2 or 5 dBA <sup>2</sup>
Intermittent Noise	Subjectively assessed but should be assisted with measurement to gauge the extent of change in noise level.	The source noise heard at the receiver varies by more than 5 dB(A) and the intermittent nature of the noise is clearly audible.	5 dBA
Duration	Single-event noise duration may range from 1.5 min to 2.5 h.	One event in any assessment period.	0 to 20 dB(A)



<b>Factor</b>	<b>Assessment/ Measurement</b>	<b>When To Apply</b>	<b>Correction<sup>1,2</sup></b>
Maximum adjustment	Refer to individual modifying factors.	Where two or more modifying factors are indicated.	Maximum correction of 10 dB(A) <sup>2</sup> (excluding duration correction).

Note: 1) Corrections to be added to the measured or predicted levels, except in the case of duration where the adjustment is to be made to the criterion.  
2) Where a source emits tonal and low-frequency noise, only one 5-dB correction should be applied if the tone is in the low-frequency range, that is, at or below 160 Hz

### 2.2.5 METEOROLOGICAL CONDITIONS

Noise propagation can be enhanced by wind conditions and temperature inversions. The NPfI states:

*"Two options are available to a proponent to consider meteorological effects:*

- 1. Adopt the noise-enhancing meteorological conditions for all assessment periods for noise impact assessment purposes without an assessment of how often these conditions occur – a conservative approach that considers source-to-receiver wind vectors for all receivers and F class temperature inversions with wind speeds up to 2 m/s at night.*

*Or*

- 2. Determine the significance of noise-enhancing conditions. This involves assessing the significance of temperature inversions (F and G class stability categories) for the night-time period and the significance of light winds up to and including 3 m/s for all assessment periods during stability categories other than E, F or G. Significance is based on a threshold of occurrence of 30% determined in accordance with the provisions in this policy. Where noise-enhancing meteorological conditions occur for less than 30% of the time, standard meteorological conditions may be adopted for the assessment."*

Acoustic Dynamics has adopted the noise enhancing meteorological conditions for all assessment periods in accordance with NPfI Option 1. This approach considers wind vectors for all receiver locations and F Class temperature inversions, with wind speeds up to 2 m/s. Such an assessment methodology is conservative and is likely to predict the worst-case noise impacts at a receiver location.

A maximum correction factor of **+5 dB** is applied at all sensitive receiver locations in consideration of noise enhancing conditions.



## 2.2.6 PROJECT SPECIFIC NOISE CRITERIA

The project specific noise criteria reflect the most stringent noise level requirements derived from the intrusive and amenity criteria.

For residential and noise sensitive receivers, the noise criteria are provided in **Table 2.2**. The operations should aim to not exceed these levels when the land is in use.

**Table 2.2 Operational Noise Criteria – All Surrounding Receivers**

Receiver Area	Time Period	L <sub>A90</sub> Rating Background Noise Level (RBL) [dB]	Project Intrusiveness Noise Level L <sub>Aeq(15minute)</sub> [dB]	Project Amenity Noise Level L <sub>Aeq</sub> [dB] <sup>1</sup>	Project Noise Trigger Level L <sub>Aeq</sub> [dB]
Residential Receiver(s)	Daytime 7am to 6pm	35	40	48	<b>40</b> L <sub>Aeq(15minute)</sub>
	Evening 6pm to 10pm	30	35	43	<b>35</b> L <sub>Aeq(15minute)</sub>
	Night-time 10pm to 7am	30	35	38	<b>35</b> L <sub>Aeq(15minute)</sub>

Note: 1) With consideration to the NPfI's 'noise amenity area' classification, the residential receivers surround the proposed development site have been classified as 'rural'.

## 2.3 SLEEP DISTURBANCE

Acoustic Dynamics advises that sleep disturbance is a complex issue, and the potential for sleep disturbance to occur depends on both the level of noise at a residential receiver, and the number of events that occur.

The EPA recommends the following noise objectives when assessing sleep disturbance at a residential receiver location:

- L<sub>Aeq,15minute</sub> 40 dB(A) or the prevailing RBL plus 5 dB, whichever is the greater, and/or
- L<sub>AFmax</sub> 52 dB(A) or the prevailing RBL plus 15 dB, whichever is the greater.

Conservatively based on an assumed minimum ambient background noise level, the following sleep disturbance screening test level was determined:

<b>Sleep Disturbance = L<sub>AFmax</sub> 52 dB(A)</b>
---

## 2.4 ROAD TRAFFIC NOISE CRITERIA

The EPA's Road Noise Policy (RNP) 2011 provides non-mandatory road traffic noise target levels for land use developments with potential to create additional traffic on existing local roads.



The RNP states:

*“Some industries such as mines and extractive industries are, by necessity, in locations that are often not served by arterial roads. Heavy vehicles must be able to access these often more remote sites and this may mean travelling on local public roads. Good planning practice acknowledges this type of road use and develops ways of managing any associated adverse noise impacts.*

*Where local authorities identify a ‘principal haulage route’, the noise criteria for the route should match those for arterial/sub-arterial roads, recognising that they carry a different level and mix of traffic to local roads.”*

Table 2.3 shows the assessment criteria relevant to the Project.

Table 2.3 RNP Road Traffic Noise Assessment Criteria for Residential Land Uses

Road Category	Type of Project / Land Use	Assessment Criteria [dB]	
		Day (7am-10 pm)	Night (10 pm-7am)
Local Roads	Existing residences affected by additional traffic on existing local roads generated by land use developments	55 $L_{Aeq,1hour}$ (external)	50 $L_{Aeq,1hour}$ (external)

Accepted application of Section 2.4 of the RNP is that where road traffic noise levels already exceed the assessment criteria, an increase of less than 2 dB represents a minor impact that is barely perceptible to the average person.

## 2.5 PROTECTION OF THE ENVIRONMENT OPERATIONS (POEO) ACT 1997

Noise emission from the any items of mechanical plant (i.e. air-conditioning units, fans and exhausts) must also comply with the requirements of the relevant legislation, being the *Protection of the Environment Operations (POEO) Act 1997*. The POEO Act 1997 requires that the subject mechanical equipment must not generate “offensive noise”.

Offensive noise is defined as follows:

**“offensive noise”** means noise:

- (a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
  - (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
  - (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or
- (b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.”



## 2.6 NSW OFFICE OF LIQUOR AND GAMING

Prior to the *Liquor Act 2007* being gazetted by the NSW State Parliament, and establishment of the *Liquor Regulation 2008*, noise emission from licensed premises had to comply with the Office of Liquor and Gaming noise emission criteria, detailed below. Acoustic Dynamics advises that many NSW liquor licenses still specify the following noise emission criteria:

*“The  $L_{A10}$  noise emitted from the licensed premises shall not exceed the background noise level in any octave band frequency (31.5 Hz to 8 kHz inclusive) by more than 5 dB(A) between 7.00am and midnight at the boundary at any affected residence.*

*The  $L_{A10}$  noise level emitted from the licensed premises shall not exceed the background noise in any octave band centre frequency (31.5 Hz to 8 kHz inclusive) between midnight and 7.00am at the boundary of any affected residence.*

*Notwithstanding compliance of the above, noise from the licensed premises shall not be audible in any habitable room in any residential premises between the hours of midnight and 7.00am.”*

Based on previous long-term and short-term background noise measurements conducted in similar types of rural areas, Acoustic Dynamics has adopted the following rural background noise spectrums for the assessment of premises based noise impacts during the proposed operating hours:

Table 2.4 Typical Rural Background Noise Spectrum and OLG Criteria

Time Period	Descriptor	Octave Band Frequency (Hz) [dB(A)]									dB(A)
		31.5	63	125	250	500	1k	2k	4k	8k	
7am to 6pm	Rural $L_{90}$ Spectrum	7	13	16	19	22	24	21	17	15	29
	<b>Criteria (<math>L_{90} + 5</math>)</b>	<b>12</b>	<b>18</b>	<b>21</b>	<b>24</b>	<b>27</b>	<b>29</b>	<b>26</b>	<b>22</b>	<b>20</b>	<b>34</b>
6pm to midnight <sup>1</sup>	Rural $L_{90}$ Spectrum	3	9	12	15	18	20	17	13	11	25
	<b>Criteria (<math>L_{90} + 5</math>)</b>	<b>8</b>	<b>14</b>	<b>17</b>	<b>20</b>	<b>23</b>	<b>25</b>	<b>22</b>	<b>18</b>	<b>16</b>	<b>30</b>
Midnight to 7am	Rural $L_{90}$ Spectrum	3	9	12	15	18	20	17	13	11	25
	<b>Criteria (<math>L_{90} + 0</math>)</b>	<b>3</b>	<b>9</b>	<b>12</b>	<b>15</b>	<b>18</b>	<b>20</b>	<b>17</b>	<b>13</b>	<b>11</b>	<b>25</b>

Note. 1) Acoustic Dynamics has included a 6pm to midnight spectrum to remove the influence of the typically higher background noise levels during the daytime.

## 3 METHODOLOGY

### 3.1 OPERATIONAL NOISE ASSESSMENT METHODOLOGY

#### 3.1.1 MODEL CONFIGURATION

Acoustic modelling was undertaken using computer modelling software (CadnaA Version 2021) to predict operational noise levels generated by the proposed development. CadnaA calculates environmental noise propagation according to the applicable ISO standards, including the ISO 9613 algorithm.



The ISO 9613 algorithm is based on a moderately well-developed temperature inversion or source to receiver wind. Ground absorption, reflection and relevant shielding objects are taken into account in the calculations. Topographical contour information (obtained from NSW Sixmaps) was imported to the model as 10m contours.

### 3.1.2 NOISE MODEL ASSUMPTIONS

The following assumptions were made with regard to the configuration of the noise model:

1. A general ground absorption coefficient of 0.5 was used throughout the model;
2. A reflection order of 3 was used within the model;
3. All modelled noise sources at the site operate simultaneously, continuously and at maximum capacity over a 15-minute assessment period;
4. Noise modelling was conducted with octave band sound power data for all noise sources;
5. Corrections for meteorological conditions have been applied, as determined in accordance with the NPfI;
6. Corrections for noise character have been applied to ensure noise with the potential for annoyance is adequately addressed;
7. Noise modelling has been conducted as a **worst-case** scenario during the most stringent assessment period;
8. Vehicles accessing the site via Cudgegong Road are modelled as travelling at 60 km/hr;
9. Vehicles travelling along the internal site road are modelled as travelling at 30 km/hr;
10. Passenger vehicles are modelled at a height of 0.5 metres above ground;
11. Medium rigid trucks (for goods deliveries) are modelled at a height of 0.5 metres (wheels), 1.5 metres above ground (engine) and 3.6 metres above ground (exhaust);
12. Mechanical plant has been modelled at the relevant height above ground level;
13. Patrons have been modelled as point sources at a height of 1.5 metres; and
14. Receiver locations are based on a receiving area (at a height of 1.5 metres) located within 30 metres of a residential dwelling.



**Note.** It is highly unlikely that all equipment and activities would be operating at maximum capacity simultaneously and certain types of equipment would be used on site for only brief periods during certain activities. Therefore, the noise modelling predictions are considered conservative.

### 3.1.3 SOUND POWER LEVELS

The noise source sound power levels associated with the site are presented in **Table 3.1**. Typical noise levels have been obtained from previous operator-attended measurements and from our extensive library of noise data.

Table 3.1 Equipment Details and Sound Power Levels

Noise Source	Typical Noise Levels SWL [dB]	Noise Source Height Above Ground (m)
120 x loud drinking patrons in the internal areas of the restaurant	93 (reverberant $L_{Aeq}$ ) <sup>1</sup>	1.5
Up to 20 patrons in the external covered seating area	75 (reverberant $L_{Aeq}$ ) <sup>2, 3</sup>	1.5
5 x noisy revellers traversing the carpark and grounds (worst-case)	78	1.5
Small band or DJ playing music in the function space	87 (reverberant $L_{Aeq}$ )	2.1
1 x Medium Rigid Truck (pass-by low speed)	99	3 (exhaust) 1.5 (engine) 0.5 (wheel)
1 x Medium Rigid Truck (idling)	98	2
1 x Medium Rigid Truck (reversing)	100	2
1 x passenger vehicle (pass-by low speed)	92	0.5
1 x car door slam	95	0.5
1 x commercial kitchen exhaust fan	74 <sup>3</sup>	On roof of restaurant
1 x commercial chiller unit	80 <sup>3</sup>	1.5
1 x commercial compressor	80 <sup>3</sup>	1.5
1 x domestic condenser unit	73	1.5

- Note. 1) For 120 patrons in a 1700m<sup>3</sup> internal area, with one person speaking in a group of 4, the predicted reverberant noise level is  $L_{Aeq}$  93 dB [Rindel].  
 2) For 20 patrons in the semi enclosed covered external area, half of whom are speaking, the predicted reverberant noise level is  $L_{Aeq}$  75 dB [Growcott].  
 3) Calculated noise level includes a 5 dB correction for noise character.



### 3.1.4 PROPOSED USE SCENARIO

Acoustic Dynamics understands that the primary intention of the restaurant and function space is to operate as a fine dining enterprise. The proposal is also seeking to approval to occasionally host various types of functions (weddings, celebrations and the like).

Although the development will primarily operate as a restaurant, noise emission has been assessed as a worst-case noise scenario (i.e. a maximum capacity function), to ensure that noise impacts associated with those types of events are adequately addressed.

Demonstrating compliance during a worst-case noise emission scenario ensures compliance during all other less sensitive uses and activities.

Although the neighbouring residential properties are offset by a considerable distance, due to the rural context in which the development will operate, there is a risk of acoustic disturbance to neighbouring residents if noise is not adequately managed. Acoustic Dynamics understands that the following scenario would be representative of a typical function evening:

- Patrons arrive to the restaurant and function room during the afternoon or evening;
- A function would include food and drink service, music and speeches;
- The formal component of a function would cease at 10:00pm (including cessation of music);
- Guests have site operated transport options available (i.e. a min-bus or similar) to facilitate access back to the accommodation (*Private Zone*) in a quiet and orderly manner; and
- Post 10:00pm, the restaurant will be managed such that patrons can use the bar area and dining area, with access restricted to private dining rooms *PDR1* and *PDR2* (as referred to in the architectural drawings).

### 3.1.5 NOISE MODELLING SCENARIO

Further to the above general assumptions and configurations, Acoustic Dynamics provide specific assumptions relating to the various noise sources during a **worst-case** noise emission scenario, detailed as follows:

1. Restaurant and function room operating at maximum capacity (i.e. 120 patrons internally to the restaurant and function room. Of the 120 internal patrons, 20 patrons may be drinking in an external terrace/deck area to the north east);
2. All doors and windows to restaurant and function area closed (from 6:00pm), or when bands or DJ's are playing or when amplified speeches are being given;
3. Formal events or function to cease at 10:00pm (including music);
4. An internal operable wall restricts access to *PDR1* and *PDR2* after 10:00pm;
5. Amplified music / music broadcast during a performance within the function space,





6. A group of 5 noisy revellers traversing the carpark per 15 minutes;
7. 1 x commercial kitchen exhaust fan operating at maximum capacity;
8. 2 x commercial chiller units operating at maximum capacity;
9. 3 x cool room compressor units operating at maximum capacity;
10. All ground floor plant located within a suitable plant enclosure;
11. 60 x domestic condenser units operating at maximum capacity (1 located at each dwelling);
12. A group of 5 noisy revellers traversing the accommodation area per 15 minutes;
13. 60 x passenger vehicles entering or exiting the site during a 1 hour period;
14. 60 passenger vehicle movements in the carpark areas during a 1 hour period; and
15. 1 x MR truck delivery during a 15 minute period (including accessing the site, idling, reversing and departing the site, daytime only).

**NB:** All listed noise sources and activities assumed to be operating simultaneously and continuously, over any 15-minute period during an assessment period.

### 3.1.6 RECEIVERS

The cumulative noise impact has been assessed to the potentially most affected point at the adjacent receiver properties. This would generally be at the property boundary or within 30 metres of a dwelling.

The calculated cumulative noise emission levels at the nearest receiver locations and the relevant noise emission criteria and objectives are presented below. Acoustic Dynamics advises that although the maximum capacity scenario is unlikely to occur for the majority of the time, the assessment is conducted conservatively in this manner to demonstrate compliance.

It is advised that by achieving compliance with the nearest receiver locations, compliance will also be achieved at all other receiver locations further away.



## 4 NOISE IMPACT ASSESSMENT

### 4.1 OPERATIONAL NOISE IMPACT ASSESSMENT

Noise levels were predicted based on the operational assumptions outlined in **Section 3.1**. The predicted noise levels for site operations are shown in **Table 4.1**.

The results include the assumption that all relevant listed items and activities are operating at maximum capacity for the duration of the assessment. **Table 4.1** indicates predicted operational noise levels are expected to comply with the relevant criteria at all identified sensitive receivers.

Table 4.1 Calculated Operational Noise Levels at Nearby Sensitive Receiver Locations (NPfI)

Receiver	Criterion ( $L_{Aeq(15\text{minute})}$ dB) / Assessment Period	Predicted Noise Level $L_{Aeq}$ [dB] <sup>3</sup>		Complies? (Yes/No)	
		Calm conditions	Noise Enhancing Conditions	Calm conditions	Noise Enhancing Conditions
R1 Lot 89 DP67113	$L_{Aeq} \leq 40$ dB Day	31	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	26	31		
R2 Lot 144 DP40245	$L_{Aeq} \leq 40$ dB Day	24	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	21	26		
R3 Lot 3 DP755450	$L_{Aeq} \leq 40$ dB Day	30	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	23	28		
R4 Lot 2 DP755450	$L_{Aeq} \leq 40$ dB Day	29	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	23	28		
R5 Lot 93 DP755426	$L_{Aeq} \leq 40$ dB Day	24	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	18	23		
R6 Lot 94 DP755426	$L_{Aeq} \leq 40$ dB Day	22	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	20	25		
R7 Lot 97 DP755426	$L_{Aeq} \leq 40$ dB Day	29	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	25	30		
R8 Lot 159 DP755789	$L_{Aeq} \leq 40$ dB Day	22	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	21	26		
R9 Lot 14 DP758891	$L_{Aeq} \leq 40$ dB Day	15	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	12	17		



Receiver	Criterion ( $L_{Aeq(15\text{minute})}$ dB) / Assessment Period	Predicted Noise Level $L_{Aeq}$ [dB] <sup>3</sup>		Complies? (Yes/No)	
		Calm conditions	Noise Enhancing Conditions	Calm conditions	Noise Enhancing Conditions
R10 Lot 7 DP755789	$L_{Aeq} \leq 40$ dB Day	2	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	2	7		
R11 Lot 2 DP879337	$L_{Aeq} \leq 40$ dB Day	1	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	1	6		
R12 Lot 5 DP709192	$L_{Aeq} \leq 40$ dB Day	1	-	Yes	Yes
	$L_{Aeq} \leq 35$ dB Evening/Night <sup>1,2</sup>	1	6		

Note: 1) Compliance with the night-time and evening criteria will ensure compliance with the less stringent day time period.  
 2) Night time period being 10:00pm to 7:00am weekdays and 10:00pm to 8:00am on Sundays and Public Holidays.  
 3) Calculated result includes corrections for noise character. Typical noise emission levels are likely to be lower than those presented above.

#### 4.2 OLG ASSESSMENT

Further to the overall noise levels presented in **Table 4.1** above, Acoustic Dynamics has calculated the octave band noise emission at the adjacent residential receivers in accordance with the requirements of the Office of Liquor and Gaming. Noise emission has been assessed based on the scenarios presented in **Section 3.1.4**.

Table 4.2 Calc. Octave Band Noise Levels at Nearby Sensitive Receiver Locations (OLG 7am to 6pm)

Receiver Location	7am to 6pm Criteria ( $L_{Aoct10} \leq L_{AOct90} + 5$ )	Octave Band Frequency (Hz) [dB(A)]									dB (A)
		31.5	63	125	250	500	1k	2k	4k	8k	
		12	18	21	24	27	29	26	22	20	
R1	Cumulative Noise	4 <sup>1</sup>	18 <sup>1</sup>	19	21	27	26	20	4	0	31
R2	Cumulative Noise	0 <sup>1</sup>	7 <sup>1</sup>	10	15	21	17	9	0	0	24
R3	Cumulative Noise	0 <sup>1</sup>	14 <sup>1</sup>	13	17	27	26	19	1	0	30
R4	Cumulative Noise	0 <sup>1</sup>	11 <sup>1</sup>	11	17	26	25	18	0	0	29
R5	Cumulative Noise	0 <sup>1</sup>	6 <sup>1</sup>	7	13	22	18	10	0	0	24
R6	Cumulative Noise	0 <sup>1</sup>	9 <sup>1</sup>	7	13	19	17	10	0	0	22
R7	Cumulative Noise	3 <sup>1</sup>	17 <sup>1</sup>	13	17	25	25	20	4	0	29
R8	Cumulative Noise	0 <sup>1</sup>	11 <sup>1</sup>	8	12	17	18	12	0	0	22
R9	Cumulative Noise	0 <sup>1</sup>	1 <sup>1</sup>	2	7	12	8	0	0	0	15
R10	Cumulative Noise	0 <sup>1</sup>	0 <sup>1</sup>	0	2	0	0	0	0	0	2
R11	Cumulative Noise	0 <sup>1</sup>	0 <sup>1</sup>	0	1	0	0	0	0	0	1
R12	Cumulative Noise	0 <sup>1</sup>	0 <sup>1</sup>	0	1	0	0	0	0	0	1

Note 1) Low frequency results rely on strict control of low frequency "bass" music content.



Table 4.3 Calc. Octave Band Noise Levels at Nearby Sensitive Receiver Locations (OLG 6pm to Midnight)

Receiver Location	7am to 6pm Criteria ( $L_{Aoct10} \leq L_{Aoct90} + 5$ )	Octave Band Frequency (Hz) [dB(A)]									dB (A)
		31.5	63	125	250	500	1k	2k	4k	8k	
		8	14	17	20	23	25	22	18	16	
R1	Cumulative Noise	1 <sup>1</sup>	13 <sup>1</sup>	15	19	22	20	14	0	0	26
R2	Cumulative Noise	0 <sup>1</sup>	7 <sup>1</sup>	10	13	17	14	7	0	0	21
R3	Cumulative Noise	0 <sup>1</sup>	11 <sup>1</sup>	9	11	18	20	14	0	0	23
R4	Cumulative Noise	0 <sup>1</sup>	11 <sup>1</sup>	9	11	17	20	13	0	0	23
R5	Cumulative Noise	0 <sup>1</sup>	6 <sup>1</sup>	6	9	14	13	6	0	0	18
R6	Cumulative Noise	0 <sup>1</sup>	9 <sup>1</sup>	6	9	14	16	9	0	0	20
R7	Cumulative Noise	1 <sup>1</sup>	14 <sup>1</sup>	11	13	19	22	17	3	0	25
R8	Cumulative Noise	0 <sup>1</sup>	11 <sup>1</sup>	7	10	14	18	12	0	0	21
R9	Cumulative Noise	0 <sup>1</sup>	0 <sup>1</sup>	1	3	7	6	0	0	0	12
R10	Cumulative Noise	0 <sup>1</sup>	0 <sup>1</sup>	0	2	0	0	0	0	0	2
R11	Cumulative Noise	0 <sup>1</sup>	0 <sup>1</sup>	0	1	0	0	0	0	0	1
R12	Cumulative Noise	0 <sup>1</sup>	0 <sup>1</sup>	0	1	0	0	0	0	0	1

Note. 1) Low frequency results rely on strict control of low frequency "bass" music content. Music is to cease at 10:00pm.

Table 4.4 Calc. Octave Band Noise Levels at Nearby Sensitive Receiver Locations (OLG Midnight to 7am)

Receiver Location	Midnight to 7am Criteria ( $L_{Aoct10} \leq L_{Aoct90} + 0$ )	Octave Band Frequency (Hz) [dB(A)]									dB (A)
		31.5	63	125	250	500	1k	2k	4k	8k	
		3	9	12	15	18	20	17	13	11	
R1	Cumulative Noise <sup>1</sup>	0	9	3	5	11	11	10	0	0	17
R2	Cumulative Noise <sup>1</sup>	0	3	0	3	10	7	3	0	0	13
R3	Cumulative Noise <sup>1</sup>	0	8	2	6	13	15	9	0	0	18
R4	Cumulative Noise <sup>1</sup>	0	8	2	6	12	15	9	0	0	18
R5	Cumulative Noise <sup>1</sup>	0	4	0	5	10	9	3	0	0	14
R6	Cumulative Noise <sup>1</sup>	0	4	1	6	11	15	6	0	0	17
R7	Cumulative Noise <sup>1</sup>	0	10	7	10	16	20	14	0	0	23
R8	Cumulative Noise <sup>1</sup>	0	4	2	7	13	17	9	0	0	19
R9	Cumulative Noise <sup>1</sup>	0	0	0	1	5	5	0	0	0	9
R10	Cumulative Noise <sup>1</sup>	0	0	0	1	0	0	0	0	0	1
R11	Cumulative Noise <sup>1</sup>	0	0	0	0	0	0	1	1	0	4
R12	Cumulative Noise <sup>1</sup>	0	0	0	1	0	0	0	0	0	1

Note. 1) Cumulative results include noise associated with patrons departing the restaurant and noise associated with patrons arriving at the accommodation area.

### 4.3 ROAD TRAFFIC NOISE IMPACT ASSESSMENT

Patron, staff and delivery vehicles will access the site via Cudgegong Road. Offsite vehicle impacts are assessed with consideration to the daytime 55 dB  $L_{Aeq,1hr}$  and night-time 50 dB  $L_{Aeq,1hr}$  criteria outlined earlier in **Section 2.4**.

Noise modelling was conducted using CadnaA (2021) to predict potential road traffic noise impacts during a representative **worst-case** scenario (i.e. 240 vehicles per hour and



1 MR delivery truck per hour). Actual traffic pass-by numbers are likely to be lower than the numbers assumed within this assessment.

**Table 4.5** presents the predicted results with the results indicating vehicles and delivery trucks travelling on local roads are expected to comply with the RNP night-time noise criteria.

**Table 4.5 Predicted Sensitive Receiver Night-time  $L_{eq(1hr)}$  Sound Pressure Level**

Receiver	Predicted $L_{eq(1hr)}$ Sound Pressure Level [dB]	Most Stringent Criterion (Night) $L_{Aeq(1hr)}$ [dB] <sup>1</sup>	Complies?
R1 Lot 89 DP67113	<0	50	Yes
R2 Lot 144 DP40245	<0		Yes
R3 Lot 3 DP755450	6		Yes
R4 Lot 2 DP755450	7		Yes
R5 Lot 93 DP755426	9		Yes
R6 Lot 94 DP755426	16		Yes
R7 Lot 97 DP755426	10		Yes
R8 Lot 159 DP755789	21		Yes
R9 Lot 14 DP758891	34		Yes
R10 Lot 7 DP755789	12		Yes
R11 Lot 2 DP879337	12		Yes
R12 Lot 5 DP709192	4		Yes

Note: 1) Compliance with the night-time criteria will ensure compliance with all other time periods.

#### 4.4 SLEEP DISTURBANCE ASSESSMENT

Acoustic Dynamics has calculated the potential maximum  $L_{Amax}$  noise emission from the operation of the development, including the closing of car doors, transient patron events (such a patron shouting or laughing loudly whilst traversing the grounds), carpark activity and vehicle pass-bys at the nearest potentially affected sensitive receivers, during the night time assessment period.

The transient noise impacts are assessed as a worst-case scenario (i.e. a door slamming at the edge of a carpark closest to a receiver property or a patron shouting or laughing loudly at a location within close proximity to a receiver property).



Although such a scenario is unlikely to occur regularly, the assessment is conducted in such a manner to ensure the amenity of neighbouring residents is protected.

A summary of the predicted maximum sound pressure levels at the nearest identified receivers due to the transient maximum noise impacts is shown in **Table 4.6**. The results are assessed against the applicable sleep disturbance criterion.

**Table 4.6 Modelled Sensitive Receiver External  $L_{Amax}$  Sound Pressure Level**

Receiver <sup>1</sup>	Predicted $L_{Amax}$ External Sound Pressure Level [dB]	$L_{Amax}$ Sleep Disturbance Criterion [dB]	Complies?
R1 Lot 89 DP67113	37	52	Yes
R2 Lot 144 DP40245	30	52	Yes
R3 Lot 3 DP755450	35	52	Yes
R4 Lot 2 DP755450	32	52	Yes
R5 Lot 93 DP755426	27	52	Yes
R6 Lot 94 DP755426	28	52	Yes
R7 Lot 97 DP755426	32	52	Yes
R8 Lot 159 DP755789	33	52	Yes
R9 Lot 14 DP758891	19	52	Yes
R10 Lot 7 DP755789	11	52	Yes
R11 Lot 2 DP879337	0	52	Yes
R12 Lot 5 DP709192	0	52	Yes

Note. 1) Compliance at the nearest receiver locations ensures compliance at all other locations located further away.

Acoustic Dynamics advises that although there may be instantaneous noise events (i.e. car door closing, vehicle activity in the carpark, vehicle passbys or instantaneous patron noise events) that occasionally exceed the external  $L_{Amax}$  objective ( $L_{Amax} \leq 52$  dB) at the nearest residential receivers, the maximum instantaneous internal noise levels are predicted to comply with the NSW EPA internal noise guideline ( $L_{Max} \leq 50-55$  dB(A)) and is unlikely to cause awakening reactions.



Acoustic Dynamics advises that the above calculated noise emission levels are conservatively based on the maximum source noise levels and maximum capacity operations (i.e. **worst-case scenario**) at the proposed development. Acoustic Dynamics advises that such a scenario is unlikely to occur for the majority of the time.

## 5 DISCUSSION

The predicted worst-case maximum noise emission results associated with the proposal (inclusive of the mitigation and management measures outlined in **Section 6**) indicates the following:

1. Noise associated with mechanical plant (inclusive of a correction for noise character) can be conditioned to comply with Council, EPA and NSW OLG requirements at all nearby sensitive receiver locations;
2. Noise associated with patrons will require adherence to a strict management plan to ensure the risk of disturbance to neighbouring properties is reduced;
3. Patron noise has been assessed as a worst-case scenario (i.e. maximum capacity patrons). In general, normal restaurant and function room use would see lesser number of patrons and a greater margin of compliance would be achieved;
4. Noise associated with the broadcast/playback of music can be conditioned to comply with Council, EPA and NSW OLG requirements at all nearby sensitive receiver locations;
5. Noise emission associated with vehicles utilizing the onsite carparks and internal access roads is predicted to comply with Council, EPA and NSW OLG requirements at all nearby sensitive receiver locations;
6. Off-site road noise is predicted to comply with the requirements of the RNP at all nearby sensitive receiver locations;
7. Worst-case maximum instantaneous internal noise levels are predicted to comply with the NSW EPA internal noise guideline ( $L_{Max} \leq 50-55 \text{ dB(A)}$ ) and is unlikely to cause awakening reactions; and
8. To ensure the assessment is conducted in a conservative manner, noise emission has been assessed as a **worst-case** scenario (i.e. all noise generating activities and noise sources occurring simultaneously and at maximum capacity, during the most sensitive time period). Generally, the noise emission associated with the proposal would be lower than the predicted results presented above.

## 6 RECOMMENDATIONS

Acoustic Dynamics advises the following recommendations be incorporated into the design and operation of the development to ensure the amenity of neighbouring properties and receiver areas is adequately protected during the use and operation of the development.



### 6.1.1 MANAGEMENT PLAN

The following management measures are provided to ensure the use and operation of the development does not cause disturbance to neighbouring residents:

1. Large groups of patrons (i.e.  $\geq 20$  patrons) should be restricted from using external terrace areas during the evening;
2. Where larger groups are proposed to use the external deck (located to the north east), a suitable acoustic screen or barrier will be required to control external patron noise levels. A suitable screen material would be 6.38mm laminated glazing installed in a support frame, to 1.8 metres above ground level;

**NB.** Where **less than 20 patrons** are permitted to use the deck (during the evening), an acoustic screen or barrier will not be required;

3. All glazed facade components and operable facade components (i.e. windows and doors) should be closed during the evening, night time or when bands or DJ's are playing (except to allow for ingress & egress):
  - Night – 10:00pm to 7:00am; and
  - Evening – 6:00pm to 10:00pm;
4. During the daytime during capacity operations (i.e.  $> 80$  patrons), 50% of the operable windows and doors should be kept closed;
5. Glass bottle and rubbish disposal should be conducted between the hours of 7:00am and 6:00pm on weekdays and 8:00am and 6:00pm on weekends and public holidays;
6. After 10:00pm, the operable wall separating the function space and restaurant from *PDR1* and *PDR2* is to be closed;
7. All management and staff are to be trained and made aware of their obligations to ensure patrons leave the restaurant and function centre in a quiet and sensible manner to minimise any potential impacts on the surrounding amenity;
8. Signage should be installed reminding patrons to be aware of their neighbours and to leave in a quiet manner;
9. A patron management plan will be implemented by the operators to facilitate the departure of patrons in an orderly and quiet manner (i.e. control patron noise whilst embarking and disembarking from the on-site transport);
10. An appropriate management plan should be implemented to control noisy revellers whilst traversing the grounds. As part of the booking and check-in process, all guests and patrons should be made aware of the potential for causing disturbance to neighbours





and that they are to conduct themselves in a manner that does not adversely impact the amenity of neighbouring residents;

11. Implementation of an appropriate complaint procedure including a noise management plan, noise complaint procedure and noise complaint register; and
12. Staff should be instructed to consider the neighbouring residents when arriving at or departing from the site particularly in the early morning and late night periods.

#### 6.1.2 MECHANICAL PLANT

At this stage of the proposal, the selection and location of mechanical plant has not been finalised. Acoustic Dynamics is satisfied that mechanical plant noise can be controlled by practical and standard mitigation measures. Compliance with the relevant criteria will be achieved inclusive of the following mechanical plant controls:

1. Where feasible, mechanical plant should be located in a manner that utilizes shielding from the adjacent building structures;
2. Acoustic screening (fibre cement sheeting or equivalent) is to be constructed around the items of mechanical plant and should be continuous from the ground to a height of 1000mm above the highest item of plant. (Detailed construction advice should be provided from an acoustic consultant following selection of mechanical plant);
3. Mechanical plant should be selected on the basis of low noise emissions. Where feasible, mechanical plant should not exceed the following sound power levels:
  - Commercial air conditioning condenser unit(s): **SWL > 85 dB(A)**;
  - Rooftop range exhaust fan(s): **SWL > 74 dB(A)**;
  - Cool room compressor(s): **SWL = 85 dB(A)**; and
  - Domestic air conditioning condenser unit(s): **SWL = 65 dB(A)**;
4. Where feasible, mechanical plant should be programmed to turn off during non-trading hours;
5. Rooftop mechanical exhaust fan(s) should be operated at the lowest capacity during the night time assessment period (between 10:00pm and 7:00am weekdays and 10:00pm to 8:00am on weekends and public holidays);
6. Reduce mechanical plant vibration through inspection and where necessary maintenance and repair of any fans, motors or ductwork. Inspection and maintenance should include motors, shafts, bearings, belts and tightening of any loose parts or connections;
7. Where further control of mechanical noise emission is deemed necessary, this could be achieved through installation of noise barriers or screening; and



8. Following development approval, and once a detailed mechanical schedule and layout has been determined, an acoustic consultant should be engaged to provide a review and recommendations to ensure mechanical noise emission is adequately controlled.

### 6.1.3 CONTROL OF MUSIC NOISE

The predicted noise emission results are based on a worst-case music noise scenario, being amplified music (i.e. such as at a wedding function) played within the function area of the room.

Acoustic Dynamics acknowledges that in general, functions would not generate excessive noise, however it is our experience that a function room or space should be designed with a worst-case scenario in mind to ensure the amenity of neighbouring residents is protected during a more raucous event.

The following music control measures are provided as guidance to assist in the appropriate design and operation of the sound systems within the spaces.

1. The live music or broadcast music within the function space room should be limited to a maximum internal reverberant level of **83 dB(A)**;
2. Low frequency music content will require strict control (i.e. bass music, bass drums, bass guitar or similar);
3. To assist in the monitoring and control of music, a sound system limiter (capable of processing multiple frequency bands) should be installed. A qualified acoustic consultant should be engaged to assist in the selection and calibration of a suitable limiting and frequency control device (i.e. a Digital Signal Processor);
4. Performers and event sound engineers should be made aware of "backline" sound level restrictions. Sound levels should be set so that performers can hear themselves without increasing the overall level of sound within the function room;
5. The use of sound system noise limiters/compressors and equalizers should be employed to reduce the level of low frequencies (bass) being broadcast by the system as this is what often causes the most disturbance to nearby residents;
6. Performers should be made aware of the potential for noise problems prior to their appearance and their performance must adhere to any noise level restrictions that are in place;
7. All music associated with functions should cease at 10:00pm. No music should be played during pack-down or setup, or after 10:00pm;
8. All doors and windows are to be **kept closed** during performances and broadcast of music. Should doors be required to be open, temporary noise barriers should be located in front of doors to reduce the level of direct sound being emitted;



9. No amplified performances should be conducted in the external areas. In addition, we would recommend a management measure preventing overly noisy unamplified instrumentation or entertainment in external areas (i.e. drumming, percussion, brass instruments or similar).

#### 6.1.4 DELIVERIES

To ensure the acoustic amenity of nearby residents is adequately protected Acoustic Dynamics advises that the following delivery management be implemented.

1. All deliveries should be restricted to the daytime assessment period (i.e. 7:00am to 6:00pm);
2. Should deliveries occur outside of the daytime assessment period, it shall be a requirement that the truck engine is switched off; and
3. Signs should be installed in the driveway area notifying delivery drivers to switch off engines during the evening and night time period.

#### 6.1.5 RESTAURANT CONSTRUCTION

At this stage of the proposal, the construction materials for the restaurant and function room are yet to be finalised. The following recommendations are to be implemented in to the design and construction with a detailed review to be conducted prior to construction:

1. The facade of the restaurant should be designed to achieve a minimum sound transmission performance  $R_w \geq 47$ . Suitable construction for walls would be:
  - Selected cladding; fixed to;
  - 2 x 16mm fibre cement sheeting; fixed to
  - 90mm insulated stud frame (insulation  $\geq 11\text{kg/m}^3$ ); lined with
  - 1 x 13mm sound rated plasterboard;
2. The roof of the restaurant should be designed to achieve a minimum sound transmission performance  $R_w \geq 41$ . Suitable construction for roof would be:
  - Selected sheet metal roof; fixed to;
  - 2 x 9mm fibre cement sheeting; fixed to
  - Ceiling joists below;
3. To reduce the transmission of noise via the suspended floor, a fibre cement sheeting skirt should be constructed along the perimeter of the restaurant and should be continuous from the flooring substrate to the ground below;
4. Glazed components (i.e. all windows and doors) should be installed using minimum **12.5mm** Vlam Hush glazing;
5. Doors and windows should be well sealed (no airgaps). Where necessary, compression seals can be installed around the perimeter of doors to ensure a tight seal when closed;



6. To control reverberant noise within the internal areas of the restaurant and function room absorptive panels or coverings are required. A typical design objective would be 50% of walls and ceiling covered with absorptive panelling with an absorption coefficient  $\geq 0.85$ ;
7. The operable wall should be selected based on an acoustic rating  $\geq R_w 35$ ; and
8. Following planning approval and prior to construction, a qualified acoustic consultant should be engaged to review the proposed construction materials and schedules to ensure the design will achieve an adequate sound transmission performance.

#### 6.1.6 POST-APPROVAL MONITORING

1. Following commencement of operations, an operational noise validation report should be conducted and submitted to Council within 3 months. The report must demonstrate and certify that noise emission from development satisfies the conditions of the development consent;
2. The validation assessment must be conducted at representative sensitive receiver locations and during worst-case noise emission scenario(s) (i.e. capacity operations and during the **most sensitive** time periods); and
3. Any recommendations contained in the validation report (e.g. additional management measures, noise controls, facade upgrades, acoustic screening, etc.) must be implemented in accordance with the noise validation report.

Acoustic Dynamics advises that incorporation of the above recommendations will ensure that noise emission associated from the use and operation of the development is predicted to comply with the relevant noise emission criteria and the acoustic amenity of nearby residential receivers will be adequately protected.

## 7 CONSTRUCTION NOISE AND VIBRATION

Acoustic Dynamics advises that at this stage of the proposal, assessing the impacts of construction noise and vibration is problematic as the construction details are yet to be established. Typical noise and vibration generating equipment and activities that may occur on site during the works period include removal of existing structures, excavation, the use of pneumatic drills and hammers, power tools and vehicular access to and from the site.

The following measures may be implemented to minimise noise and vibration emission from the site to ensure the amenity of all nearby sensitive receivers is adequately protected:

- Limiting the hours of construction;
- Noise & vibration induction of all site staff;
- Implementation of an appropriate community liaison procedure — including a noise and vibration management and noise and vibration complaint procedure;



- Implementation of a noise and vibration monitoring and reporting programme;
- The use of temporary noise barriers around particularly noisy activities;
- Use of quietest available equipment and lowest vibration generating equipment for works;
- Where excavation of rock is required, an appropriate excavation methodology should be adopted;
- Implementation of periods of respite, where highly intensive activities produce loud noise (i.e. greater than 75 dB(A) at nearby residences) to minimise disturbance on nearby receivers; and
- Should trucks or other vehicles be required to be on site for longer than five minutes, Acoustic Dynamics advises that engines should be switched off for the duration.

Acoustic Dynamics advises once detailed construction specifications and schedules have been determined, a quantitative assessment can be conducted of the predicted noise impact at the nearest potentially affected receivers resulting from the proposed demolition and construction works and associated activities.

Following the assessment, advice can be provided to ensure noise and vibration emission from the subject works is appropriately conditioned and can comply with the requirements of the NSW EPAs *Interim Construction Noise Guideline*, the NSW EPAs *Assessing Vibration: A Technical Guideline* and relevant Australian Standards.

## 8 CONCLUSION

Acoustic Dynamics has conducted an assessment of the potential operational noise impacts on the surrounding environment from the proposed commercial development located at 182 Cudgegong Road Rylstone.

Operational noise modelling indicates no exceedance of the operational noise criteria at the identified noise sensitive receivers at any time period, including under a conservative increase due to adverse meteorological conditions. Road traffic noise generation resulting from vehicles arriving to and departing from the site is predicted to comply with the applicable RNP noise criteria. Maximum noise impacts associated with the development can be controlled to comply with the Sleep Disturbance criterion at all nearby receiver locations.

### Acoustic Opinion

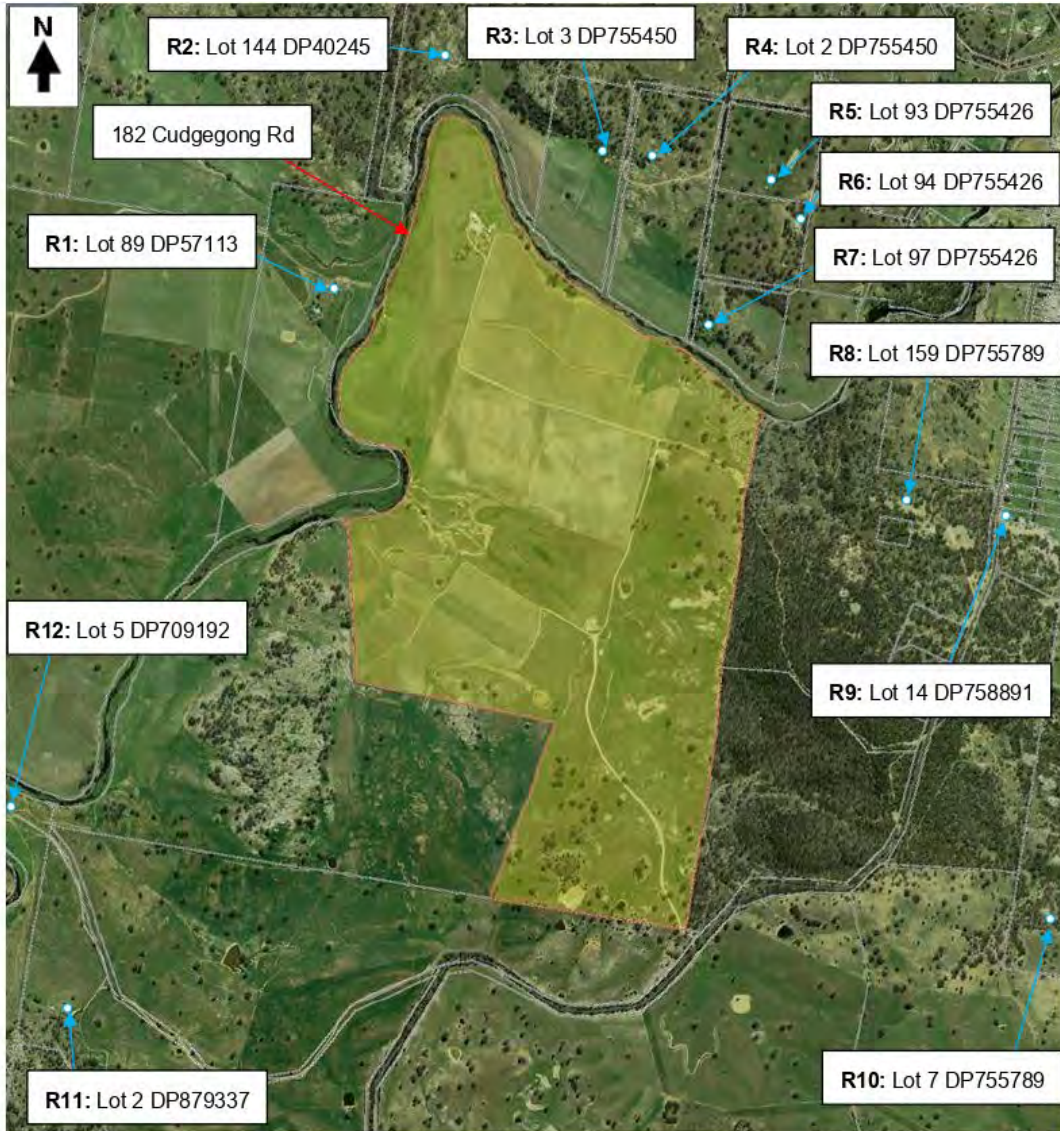
Based on the results and predictions of Acoustic Dynamics' assessment, following the incorporation of recommended acoustic mitigation and management measures, operational noise can be designed to **achieve compliance** with the requirements of Council, the NSW EPA and the NSW Office of Liquor and Gaming.

Should further information be required relating to this report please contact Acoustic Dynamics on 02 9908 1270.



APPENDIX A – AERIAL IMAGE, DRAWINGS & NOISE CONTOUR MAP

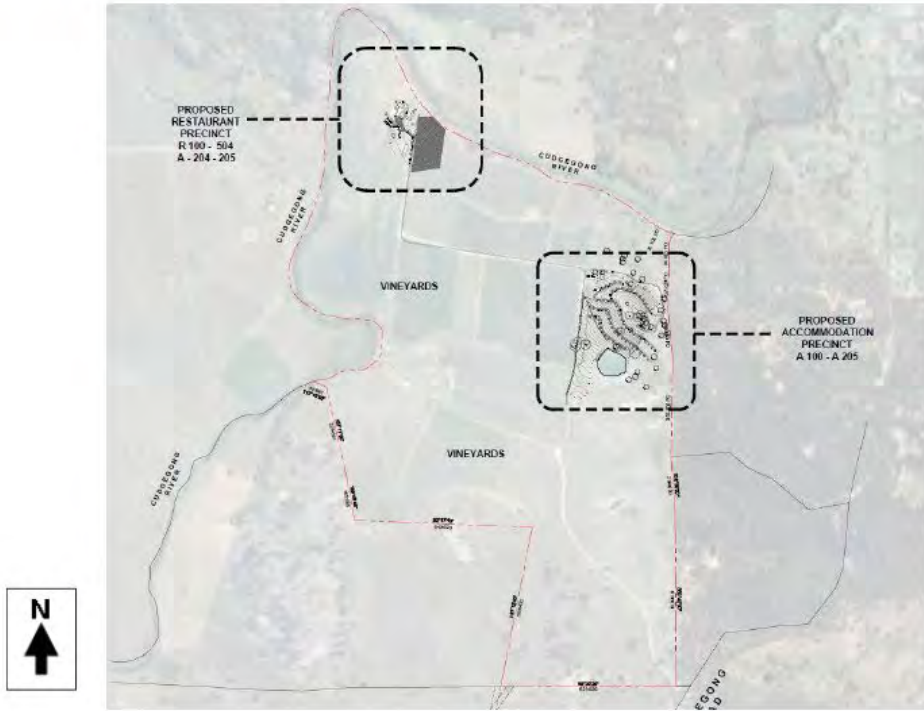
A.1 AERIAL IMAGE WITH SITE AND RECEIVER LOCATIONS





## A.2 DRAWINGS

### A.2.1 SITE MASTER PLAN



### A.2.2 PROPOSED RESTAURANT PRECINCT

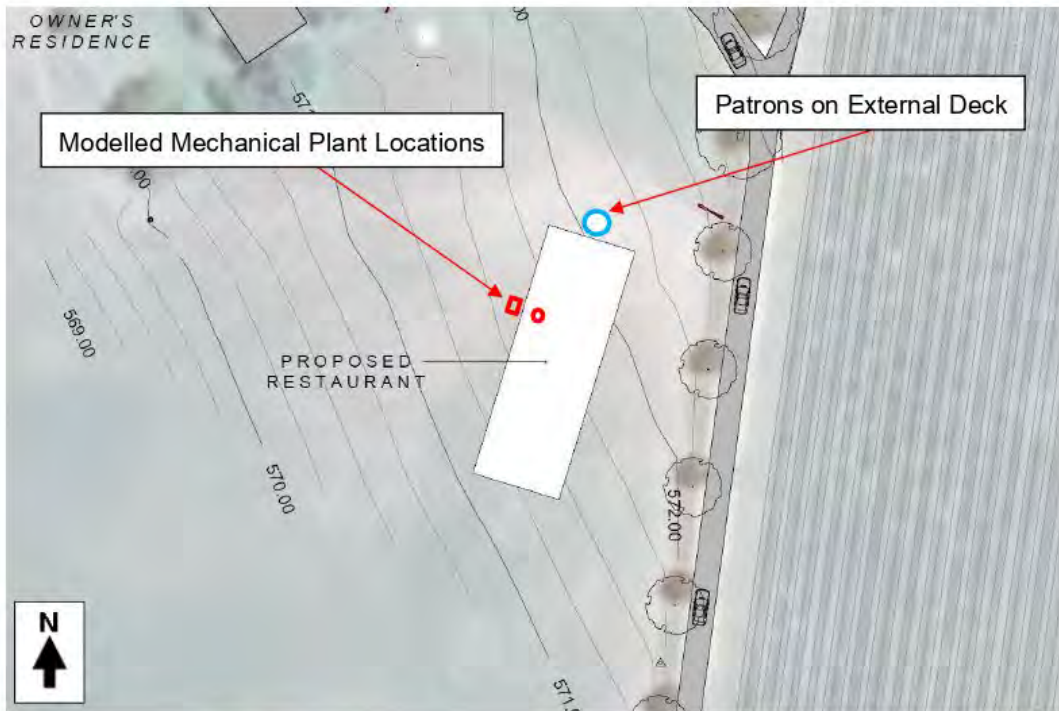




A.2.3 PROPOSED ACCOMMODATION PRECINCT



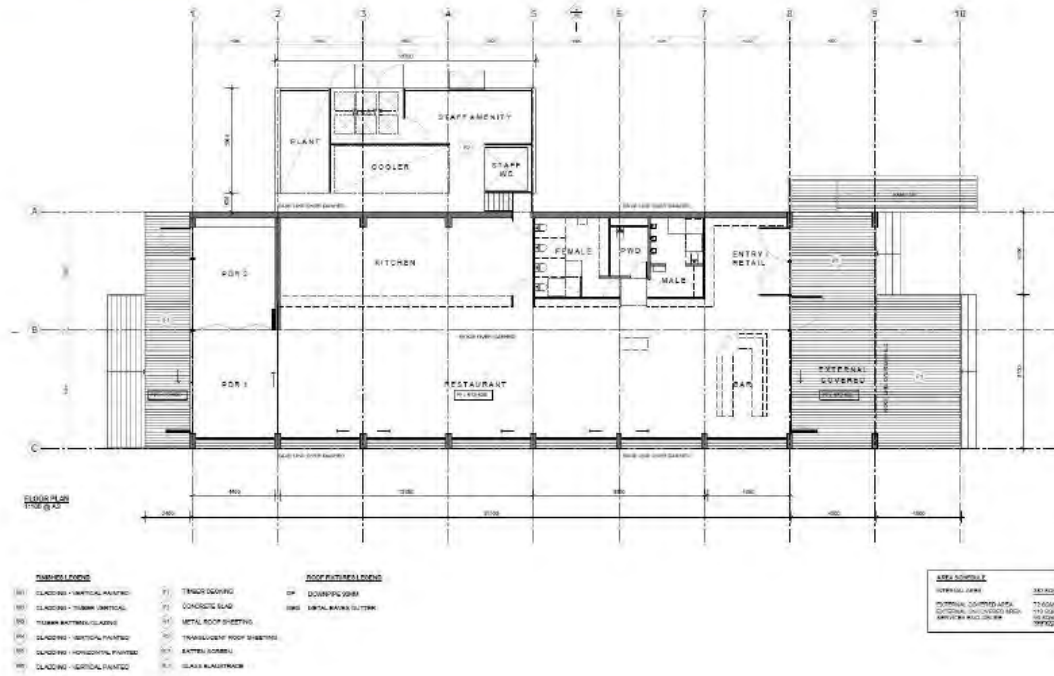
A.2.4 RESTAURANT AREA



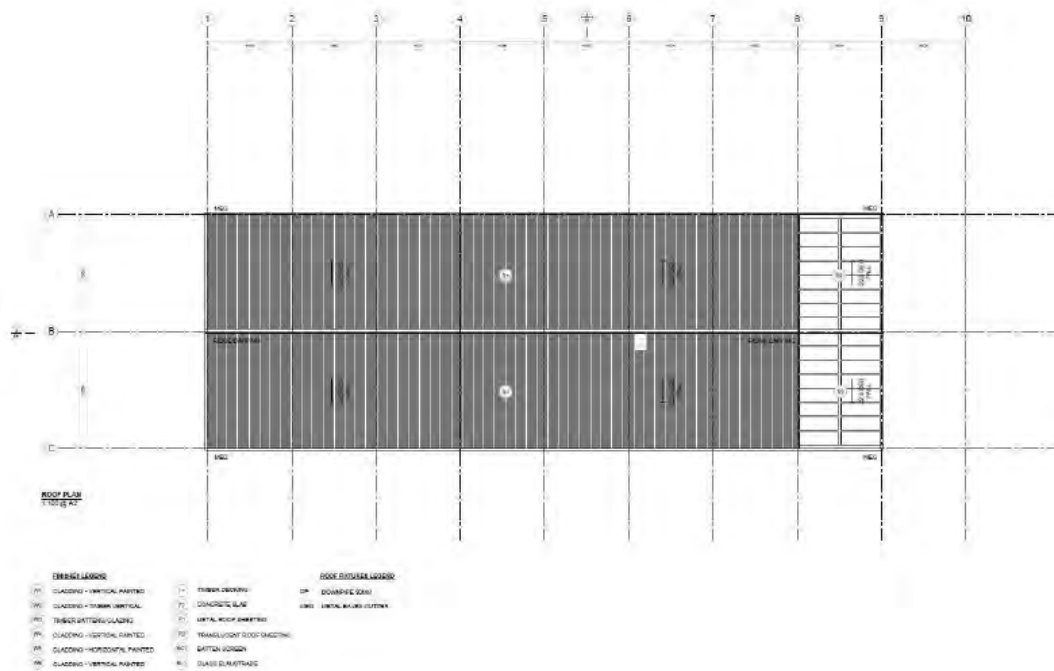




A.2.5 RESTAURANT FLOOR PLAN

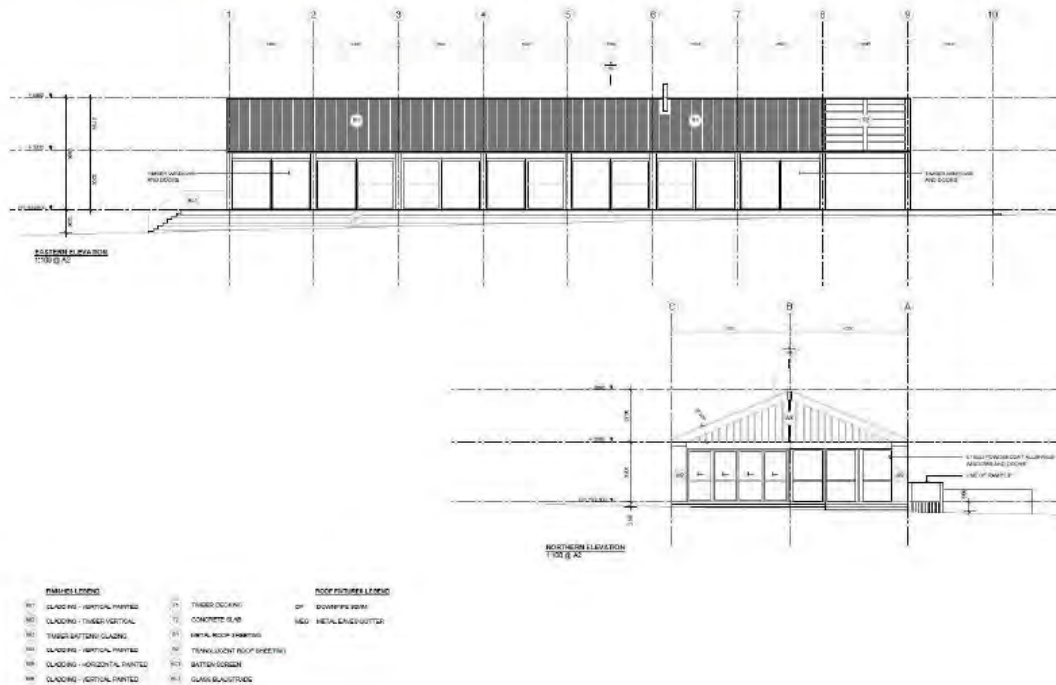


A.2.6 ROOF PLAN

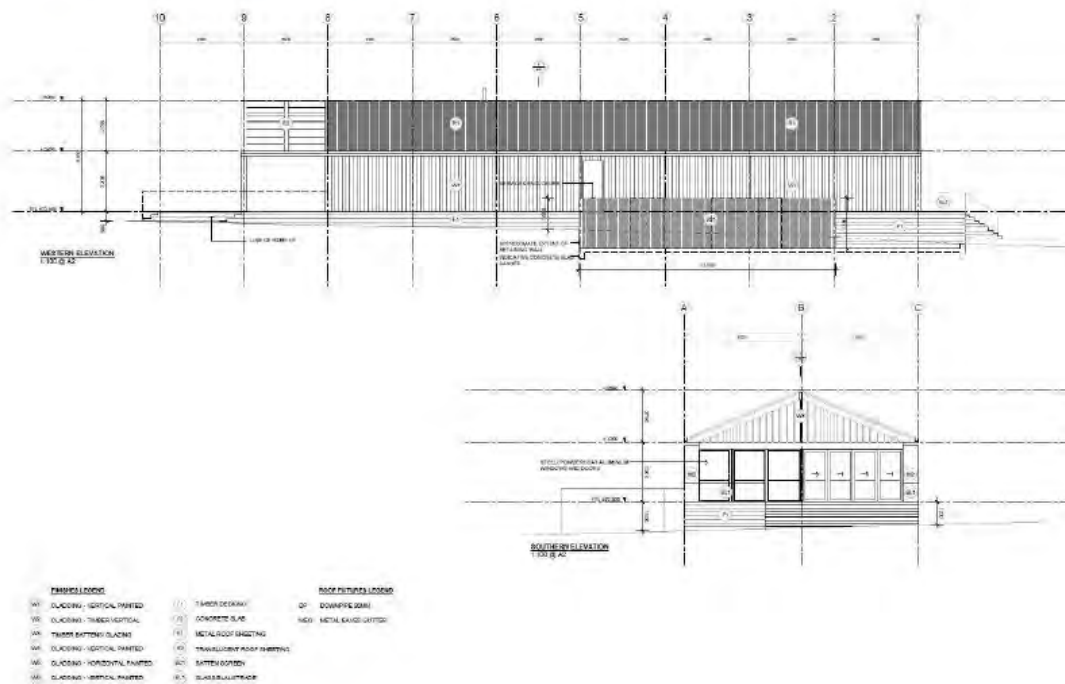




A.2.7 EAST AND NORTH ELEVATION

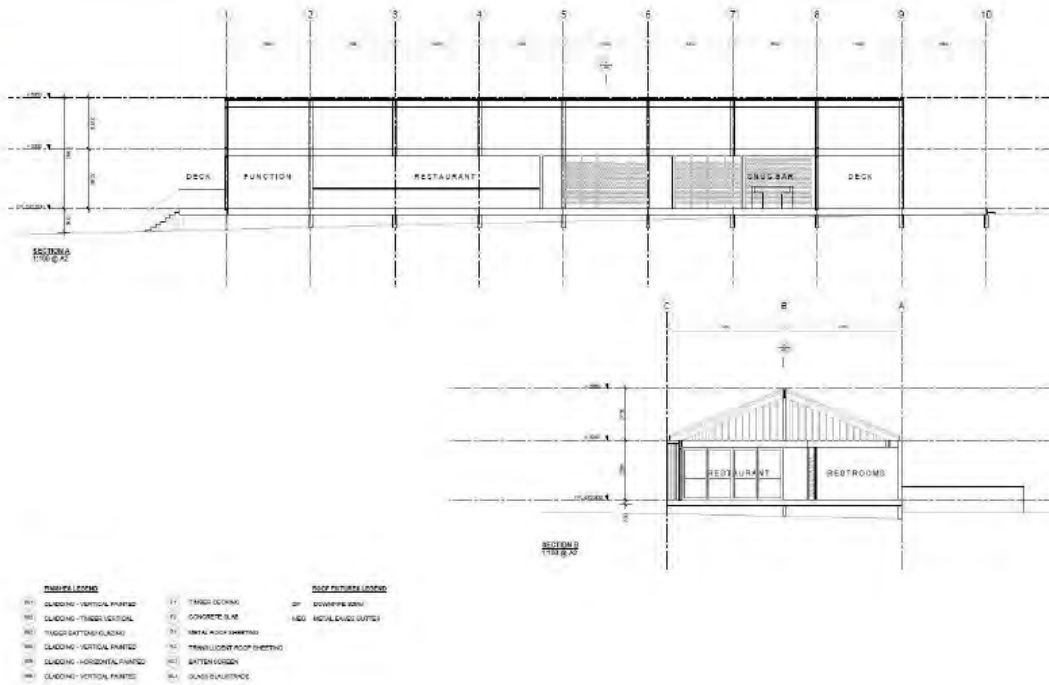


A.2.8 WEST AND SOUTH ELEVATION



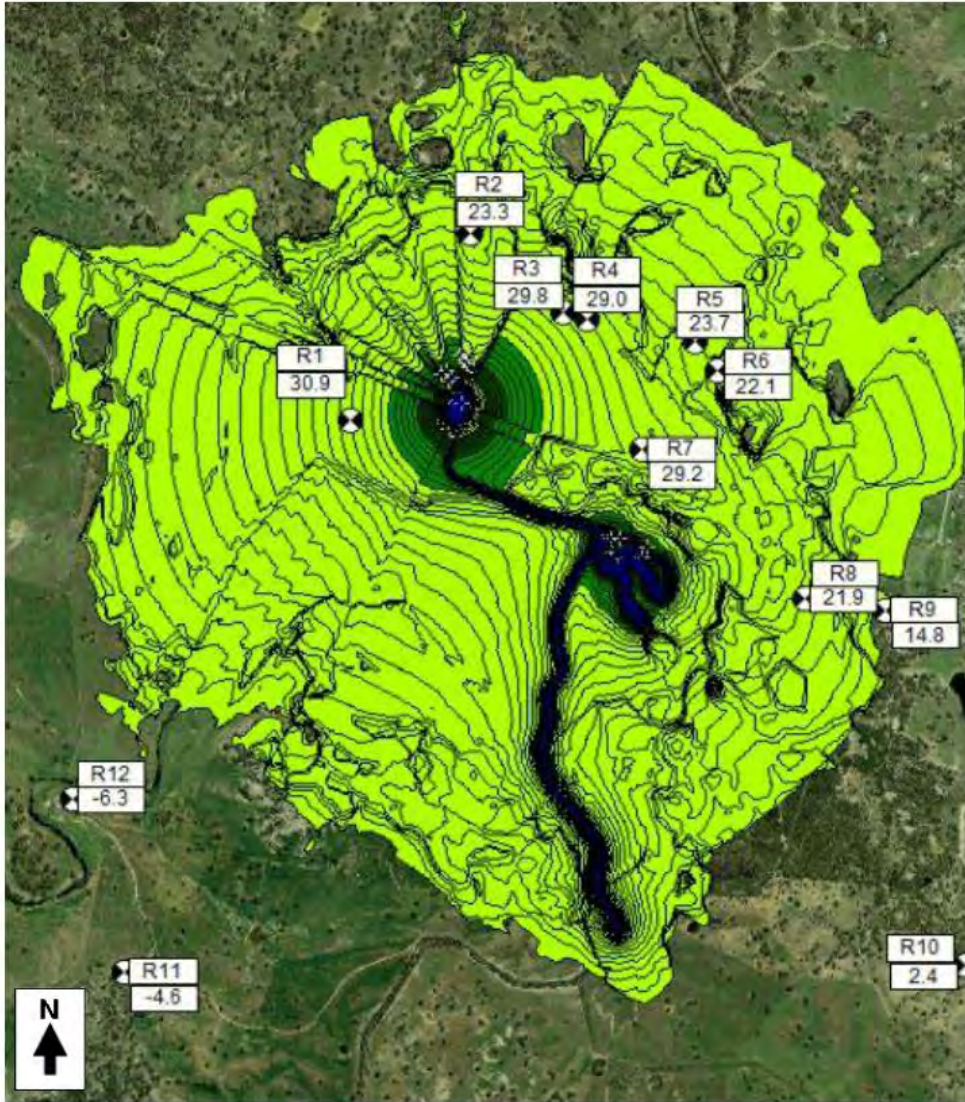


A.2.9 SECTION



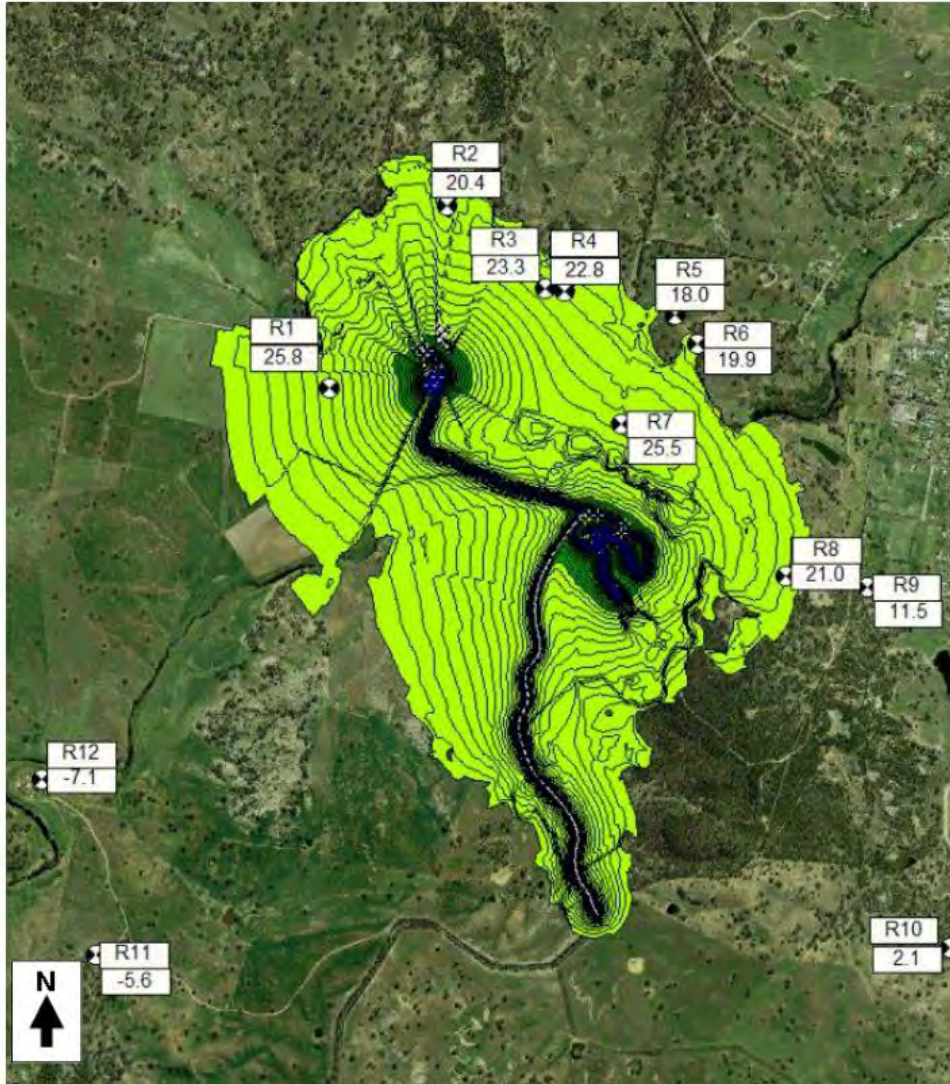


A.3 DAYTIME NOISE CONTOUR MAP





A.4 EVENING / NIGHT TIME NOISE CONTOUR MAP



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## De Beaurepaire Wines Development

Archaeological Survey Report

Written for De Beaurepaire Wines

June 2021

Mid-Western Regional Council



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**Report Reference:**

Edmonds V. and J. Giang 2021. *De Beaurepaire Wines Development: Archaeological Survey Report*,  
Everick Heritage Pty Ltd unpublished report prepared for De Beaurepaire Wines.



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3	V. Edmonds and J. Giang	Figure 1.2-1.4	14/05/21	V. Edmonds
4	V. Edmonds and J. Giang	Figure 1.2-1.4	21/06/21	V. Edmonds
5	V. Edmonds and J. Giang	Figure 1.2-1.4		

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## Executive summary

De Beaurepaire Wines is an established commercial winery, cellar door premises and associated outbuildings located approximately 1.1 kilometres (km) due west from the township of Rylstone in the Mudgee region (Figure 1-1). There are two main Development Areas as indicated in Figure 1-2, Figure 1-3 and Figure 1-4. An Aboriginal cultural heritage assessment of the proposed Development Areas was considered necessary to support the development application to Mid-Western Regional Council to ensure that Aboriginal sites and objects would not be impacted. This archaeological survey report (ASR) assesses the areas of proposed development to inform the client, Mid-Western Regional Council and the Bathurst Local Aboriginal Land Council (LALC) with regard to the presence of Aboriginal cultural heritage and any management and mitigation measures required.

A search of the Aboriginal Heritage Information Management System (AHIMS) was conducted on 10 March 2021 (Client Service ID: 575147). One hundred and eight Aboriginal sites were identified in the search. No AHIMS sites are recorded within the Project Area. Table 5-1 indicates that the majority of features (68 per cent) are associated with stone artefacts (Artefact; Isolated Find) or the quarrying of suitable material for artefact manufacture (Quarry). There has been no previous archaeological investigation within the Project Area.

Based on previous archaeological assessments, regional studies and past land use, the Project Area is assessed as having low-moderate potential for Aboriginal sites and objects. These would most likely be stone artefacts although scarred trees may also occur where suitable mature indigenous vegetation occurs and possibly evidence of quarrying along suitable exposures of rock such as the rhyolite in Development Area 2. Proximity to water is considered to be a preeminent factor which determined past Aboriginal occupation of the land. The Project Area is bounded to the north by the Cudgegong River, a perennial river which would have served as an important, perennial source of water and other resources (food, shelter, transport) for local Aboriginal populations.

An archaeological survey, in accordance with the Code of Practice for the Protection of Aboriginal Objects in New South Wales (Department of Environment, Climate Change & Water 2010a) was undertaken on the 19 March 2021 by Vanessa Edmonds (Principal, Everick Heritage Pty Ltd) with the assistance of Donald Morgan (Representative, Bathurst Local Aboriginal Land Council (LALC)).

Vegetation cover across the Project Area was high and ground surface exposure low to moderate. Table 6-1 indicates effective coverage of each of the development areas was low at under 10 per cent, however it should be noted that the size of each development area surveyed is probably greater than the actual



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footprint of the development to allow for small changes in design and location. In addition, only one set of survey transects were recorded so coverage is actually greater than that shown on Figure 6-1 and Figure 6-2.

No new Aboriginal cultural heritage sites or objects were identified in the Project Area. No areas of potential archaeological deposit were identified. Development Area 1 has been heavily disturbed through clearing and ploughing and although flat and elevated it is likely that the elevated riverbank would have been a more favourable campsite location. There will be no development in that location. The soils on Development Area 2 are very shallow especially at the crest and along the upper slopes where the development will be focussed.

The following recommendations were based on consideration of:

- Statutory requirements under the *National Parks and Wildlife Act 1974 (NSW)*
- The results of the background research and archaeological survey results
- The currently known nature of impacts of the Project.

### Archaeological assessment

No Aboriginal sites or objects were located during the survey. No areas of potential archaeological deposit were identified during the survey. There is a low likelihood of Aboriginal objects being impacted by the two proposed developments at De Beaupaire Wines. Therefore, no further archaeological assessment is recommended.

### Unexpected finds

Unexpected Aboriginal objects remain protected by the *NPW Act*. If any such objects, or potential objects, are uncovered in the course of the activity, work in the vicinity must cease, and the Aboriginal Heritage Regulation Team (Heritage NSW) and Bathurst LALC be contacted for advice.

### Suspected human remains

If suspected human remains are discovered and/or harmed in, on or under the land within the Project Area, the detailed actions are provided in section 7.3 of the report.

### Archaeological survey report

A copy of the final report should be forwarded with the report cover sheet (Appendix C) to the Manager, Aboriginal Heritage Information Management System and the CEO of Bathurst LALC. Details are provided in section 7.4 of the report.

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## Definitions and abbreviations

ACHAR	means Aboriginal Cultural Heritage Assessment Report
AHIMS	means Aboriginal Heritage Information Management System
AHIP	means Aboriginal Heritage Impact Permit
<i>ALR Act</i>	means <i>Aboriginal Land Rights Act 1983</i>
ASR	means Aboriginal Archaeological Survey Report
Code of Practice	means Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales
DECCW	means Department of Environment, Climate Change and Water (now Heritage NSW)
DPIE	means Department of Planning, Industry and Environment
Everick Heritage	means Everick Heritage Pty Ltd
GPS	means Global Positioning System
ha	means hectares
km	means kilometres
LALC	means Local Aboriginal Land Council
LGA	means Local Government Area
m	means metres
mm	means millimetres
<i>NPW Act</i>	means <i>National Parks and Wildlife Act 1974 (NSW)</i>
<i>NPW Regulation</i>	means <i>National Parks and Wildlife Regulation 2009 (NSW)</i>
OEH	means New South Wales Office of Environment and Heritage (now Heritage NSW)

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PAD means Potential Archaeological Deposit

Project Area means Lot 1 DP879337 182 Cudgegong Road, Rylstone

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## 1. Introduction

### 1.1. Project background and description

De Beaurepaire Wines is an established commercial winery, cellar door premises and associated outbuildings located approximately 1.1 kilometres (km) due west from the township of Rylstone in the Mudgee region (Figure 1-1). De Beaurepaire Wines is seeking development consent for the expansion of the existing commercial vineyard and cellar door premises incorporating the following mixed use development elements:

- Restaurant with an internal floor area of 382 square metres, with associated car park, cool store and rainwater tanks
- Tourist Accommodation (hotel and motel accommodation) – comprising 60 cabins developed in two stages. Stage 1 comprises 30 tourist accommodation cabins, roads and car parking. Whilst Stage 2 comprises 30 tourist accommodation cabins and roads.
- Five cabins for staff accommodation directly associated with the operation of the tourist and visitor accommodation and developed over two stages. Stage 1 comprises three staff accommodation cabins and Stage 2 contains two staff accommodation cabins
- Owners' residence (detached dual occupancy)
- Associated civil works, car parking and landscaping.

These elements are spread across two main Development Areas as indicated in Figure 1-2, Figure 1-3 and Figure 1-4. The property is currently zoned RU1 and the proposed restaurant and function centre are permissible with development consent in this zone. A maximum of six 'Tourist and visitor accommodation' cabins are also permissible in the RU1 zone however, a variation will be required from Mid-Western Regional Council to permit the development of 60 cabins on the property.

An Aboriginal cultural heritage assessment of the proposed Development Areas was considered necessary to support the development application to Mid-Western Regional Council to ensure that Aboriginal sites and objects would not be impacted. This archaeological survey report (ASR) assesses the areas of proposed development to inform the client, Mid-Western Regional Council and the Bathurst Local Aboriginal Land Council (LALC) with regard to the presence of Aboriginal cultural heritage and any management and mitigation measures required.

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## 1.2. Project Area

The Project Area is entirely located within Lot 1 DP879337, located on 182 Cudgegong Road, Rylstone. The Project Area is located in the Parish of Wells, County of Roxburgh and the Local Government Area (LGA) is Mid-Western Regional Council. The Project Area is within the Bathurst Local Aboriginal Land Council (LALC) boundary.

## 1.3. Project objectives

The objectives of this ASR are to:

- Document the findings of an Aboriginal archaeological survey of the Development Areas
- Inspect and assess registered Aboriginal sites located within or in close proximity to the Development Areas
- Consult with the Bathurst LALC regarding archaeological and cultural values identified for the Project Area as well as any mitigation strategies
- Provide recommendations and management strategies for any Aboriginal sites or objects potentially impacted by the proposed development
- Provide guidance to the proponent as to the requirements for any further archaeological assessment or consultation which might be required.

This ASR has been undertaken in accordance with the Code of Practice for the Protection of Aboriginal Objects in New South Wales (Code of Practice) (Department of Environment, Climate Change & Water [DECCW] 2010a).

## 1.4. Authors and contributors

Vanessa Edmonds (Principal, Everick Heritage) undertook the archaeological survey and Aboriginal consultation process and contributed to the production of this ASR. Vanessa has over 35 years' experience in cultural heritage management and is a Full Member of the Australian Association of Consulting Archaeologists Inc.

Jason Giang (Archaeologist, Everick Heritage) undertook the background research and desktop reporting. Mapping was prepared by Patrick Burke (Principal GIS, Everick Heritage).



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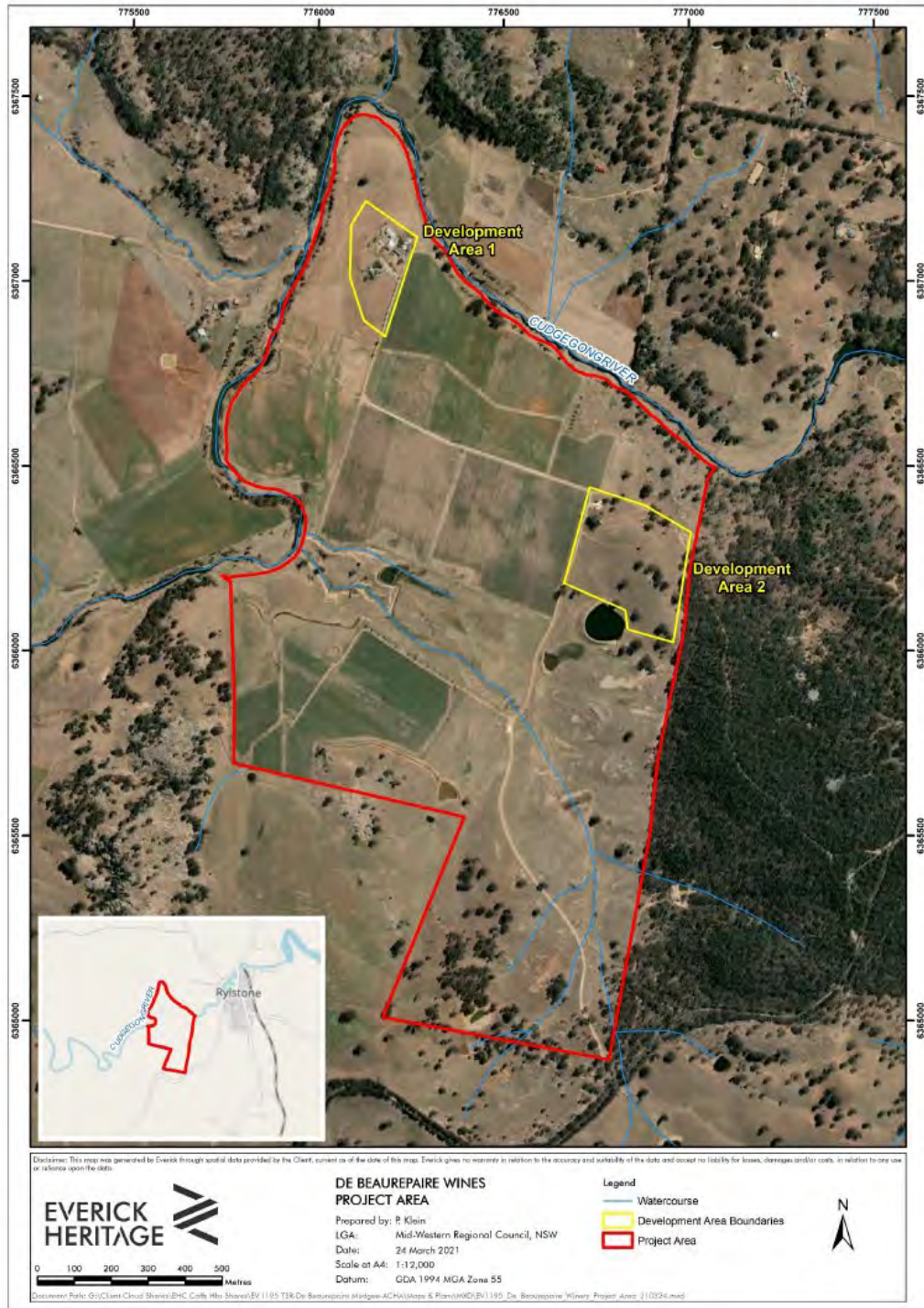


Figure 1-1: The Project Area showing location of Development Area 1 and Development Area 2

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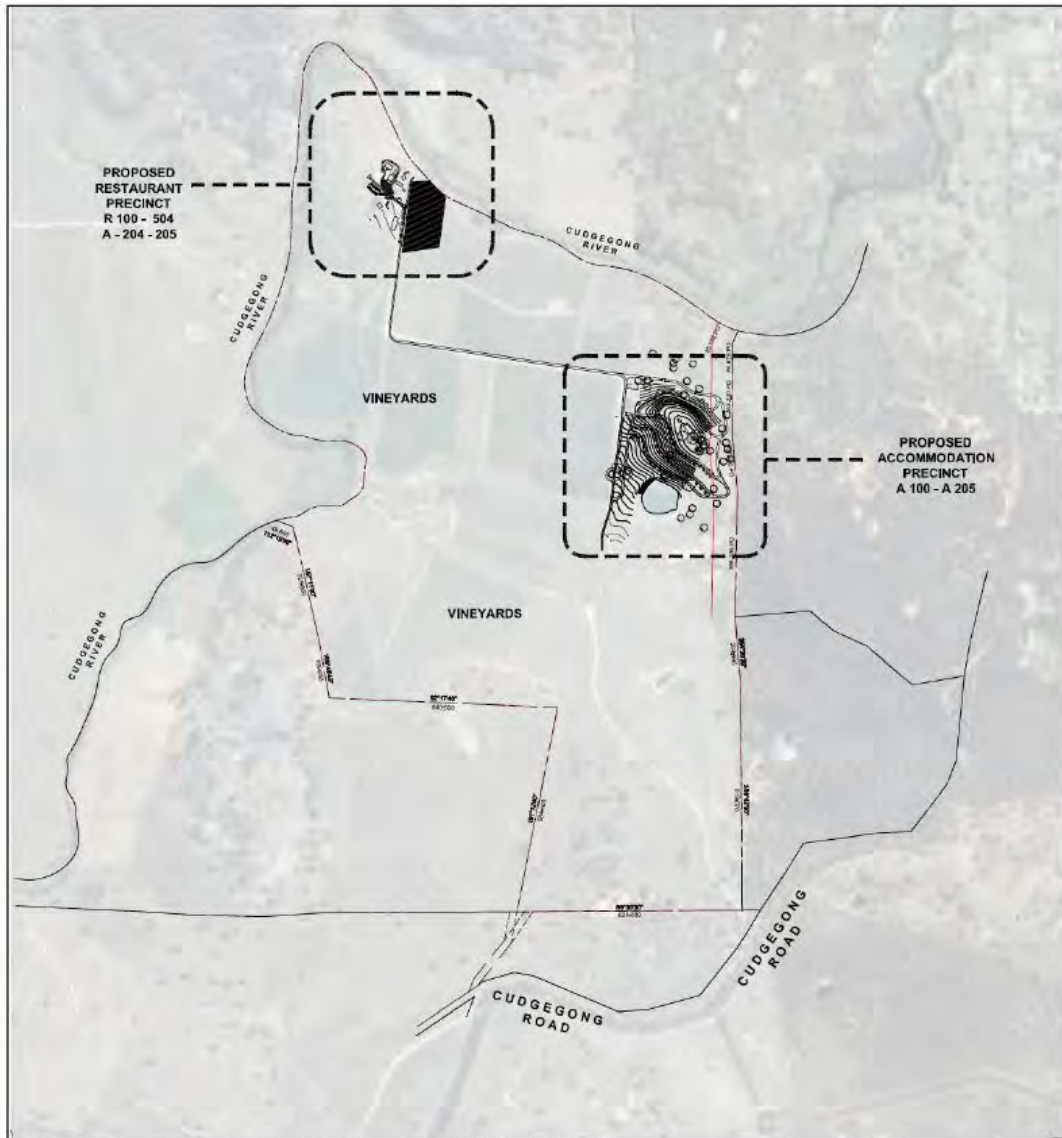


Figure 1-2: De Beaupaire Winery showing proposed development locations with Development Area 1 to the north and Development Area 2 to the south (source: TSR Property Solutions)

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Figure 1-3: De Beaupaire Wines - Development Area 1 components (source: TSR Property Solutions)

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Figure 1-4: De Beaurepaire Wines - Development Area 2, Stage 1 (shaded) and Stage 2 (unshaded) components (source: TSR Property Solutions)

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## 2. Legislative context

### 2.1. *National Parks and Wildlife Act 1974 (NSW)*

The *National Parks and Wildlife Act 1974 (NSW) (NPW Act)* provides statutory protection to all Aboriginal places and objects. An Aboriginal object is defined as:

*any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.*

An Aboriginal Place is declared by the Minister under section 86 of the *NPW Act*. Aboriginal Places are recognised for their special significance to Aboriginal culture. Aboriginal Places gazetted under the *NPW Act* are listed on the State Heritage Register established under the *Heritage Act 1977 (NSW)*.

Part 6 of the *NPW Act* provides specific protection for Aboriginal objects and declared Aboriginal places by establishing offences of harm. Harm is defined to mean:

*destroying, defacing, damaging or moving an object from the land.*

The protection provided to Aboriginal objects applies regardless of the level of their significance or issues of land tenure. Aboriginal objects and places are afforded statutory protection in that it is an offence to knowingly or unknowingly desecrate and Aboriginal object or place under section 86 of the *NPW Act*.

In accordance with section 89A, any person who is aware of the location of an Aboriginal object must notify the Chief Executive in the prescribed manner within a reasonable time of becoming aware of that object. The prescribed manner is through preparation and submission of an Aboriginal Site Recording Form to the Aboriginal Heritage Information Management System (AHIMS) DECCW 2010a: 14).

In order to undertake a proposed activity which is likely to involve harm to an Aboriginal object or Aboriginal Place it is necessary to apply to Heritage NSW for an Aboriginal Heritage Impact Permit (AHIP). AHIPs are issued by Heritage NSW under section 90 of the *NPW Act* and permit harm to certain Aboriginal objects and Aboriginal Places.

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## 2.2. *National Parks and Wildlife Regulation 2009 (NSW)*

The Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (Code of Practice), (DECCW 2010a) was adopted by Clause 3 of the *National Parks and Wildlife Regulation 2009 (NSW) (NPW Regulation)* and introduced in October 2010 by Heritage NSW (previously DECCW then Office of Environment & Heritage [OEH]).

The purpose of the Code of Practice is to:

- Establish the requirements for undertaking test excavation as a part of an archaeological investigation without an AHIP. If these requirements are complied with and harm is done to an Aboriginal object when undertaking test excavations, those actions will be excluded from the definition of harm and as such will not be considered as committing an offence of harm to an Aboriginal object.
- Establish the requirements that must be followed when carrying out archaeological investigation in NSW where an application for an AHIP is likely to be made.

The Code of Practice also explains what information is required in relation to an archaeological investigation and to support the process of investigating and assessing Aboriginal cultural heritage by specifying the minimum standards for archaeological investigation undertaken in NSW under the *NPW Act*. The Code of Practice also states that for test excavation Aboriginal consultation must be completed to the stage described in subclause 80C(5c) of the *NPW Regulation*.

The *NPW Regulation* states that the proposed applicant must carry out Aboriginal community consultation in accordance with Clause 80 C before applying for an AHIP. The consultation process is detailed in the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW 2010b). Briefly, the process requires the registering of interested Aboriginal parties (registered Aboriginal parties [RAPs]), providing those registered Aboriginal parties with a proposed methodology to be used in the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR) to be submitted with the AHIP application and give those parties an opportunity to make submissions on the proposed methodology.

Part 6 of the *NPW Act*, states that anyone proposing to carry out an activity that may harm an Aboriginal object or a declared Aboriginal place must investigate, assess and report on the harm that may be caused by the activity they propose. An ACHAR is a written report detailing the results of the assessment and recommendations for actions to be taken before, during and after an activity to manage and protect Aboriginal objects and declared Aboriginal places identified by the investigation and assessment. The ACHAR will support any application made to Heritage NSW for an AHIP where harm cannot be avoided.

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### 2.3. *Native Title Act 1994 (NSW)*

The *Native Title Act 1994 (NSW)* was introduced to work in conjunction with the *Native Title Act 1993 (Cth)*. Native Title claims, registers and Indigenous Land Use Agreements are administered under the Act. A search of National Native Title Tribunal was undertaken on 12 March 2021. The search showed a Native Title claim for the region was filed on the 22/11/2018 by the Warrabinga-Wiradjuri group (NC2018/002) but has not been determined.

### 2.4. *Aboriginal Lands Right Act 1983 (NSW)*

Aboriginal Land Councils (at the State and local level) were established by the *Aboriginal Land Rights Act 1983 (NSW) (ALR Act)*. Aboriginal Land Councils have a statutory obligation under the ALR Act to:

- take action to protect the culture and heritage of Aboriginal persons in the council's area, subject to any other law, and
- promote awareness in the community of the culture and heritage of Aboriginal persons in the council's area.

The Project Area is within the boundary of the Bathurst LALC. Participation in this archaeological survey would fulfil Bathurst LALC's obligations under the ALR Act.

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### 3. Consultation

Consultation for this ASR was undertaken with Bathurst LALC. Ms Tonilee Scot (Chief Executive Officer, Bathurst) was contacted via phone on the 11 March 2021 to enquire about a representative to assist with the archaeological survey. This was followed up by an email with details of the meeting time and place for the survey. Ms Scott responded that the Bathurst LALC would send Donald Morgan (Representative, Bathurst LALC) to participate in the archaeological survey.

Donald Morgan (Representative, Bathurst LALC) participated in the survey on the 19 March 2021. Of note Mr Morgan commented that it was likely that any campsites would be along the riverbank rather than in the proposal area.

A copy of the draft ASR was sent to Ms Scott for review on the 26 March 2021. Ms Scott commented that the draft looked good and had no further comment (Tonilee Scott, via email, 26 March 2021).



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## 4. Environmental context

### 4.1. Geomorphology and soils

The Project Area is primarily located on the Rylstone soil landscape. The Rylstone soil landscape is described as consisting of undulating low hills and hills with a maximum elevation of 650 m and local relief of 40-60 m (Murphy and Lawrie 1998: 291). The hillslopes are steep and rocky with rhyolite and sandstone outcroppings. The soils consist mainly of shallow Siliceous Sands on the upper slopes and Bleached Sands on the lower slopes, with the A1 horizon being a yellowish-brown sandy loam. There is commonly a clear boundary with the B horizon which is a yellowish-brown sandy clay or loam (Figure 4-1). At higher elevations, the soils are 750 mm above bedrock and 1,000 mm on the lower slopes. The underlying geological formations are known as Rylstone Volcanics consisting of carboniferous rhyolite and dacitic tuff.

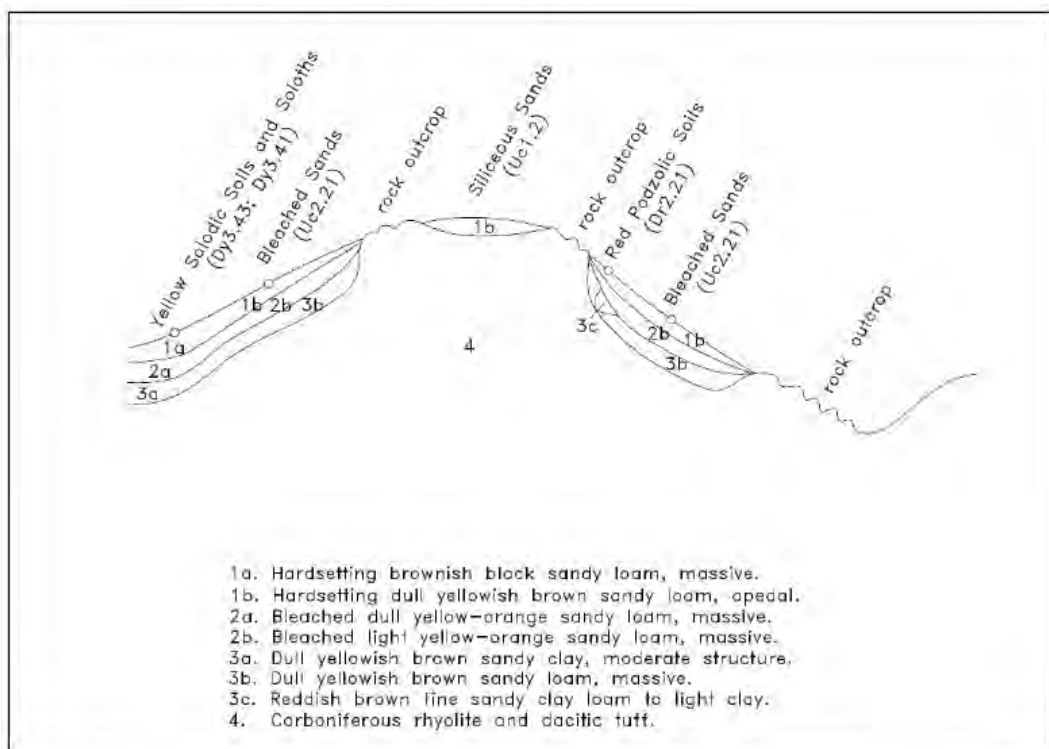


Figure 4-1: Graphic depiction of Rylstone soil landscape geology (from Murphy and Lawrie 1988).

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## 4.2. Hydrology

Cudgong River, a perennial stream that is part of the Macquarie catchment within the Murray-Darling basin, borders the Project Area to the north and west. The river rises on the western slopes of the Great Dividing Range within Wollemi National Park, east of Rylstone, and flows generally west, northwest, and southwest, before reaching its confluence with the Macquarie River descending 425 m over its 250 km course. Numerous willows have been removed from the bank of the river since De Beaurepaire Wines was established and this has resulted in the river no longer flooding its banks.

## 4.3. Climate

The Project Area is located on the eastern border of the South Western Slopes bioregion adjacent to the Sydney Basin region. According to Environment NSW (2003), the bioregion is dominated by sub-humid climates with hot summers and no dry season. Along the eastern boundary of the bioregion where the Project Area is situated, the climate is more temperate with warm summers. Rainfall is also higher on the eastern regions reaching up to 1,200 mm mean annual rainfall. The mean annual temperature is between 11-17 degrees.

## 4.4. Vegetation

Due to previous and current land use, the Project Area has been extensively cleared leaving only the grass understorey and a few discreet patches of remnant tree coverage. The alluvial valleys and lower hill slopes have been cleared for agricultural cropping and sheep and cattle grazing following European settlement in the second half of the nineteenth century. The steep upper slopes have also been impacted by sheep and cattle grazing. More broadly, the surrounding region is characterized as a dry sclerophyll woodland. Eucalypt species include Narrow-leaved Ironbark, Yellow Box, Apple Box, Blakely's Red Gum and Red Stringybark which can be found scattered across the lower elevations.

## 4.5. Land use history

Rylstone, then known as Dabee (or Daby) was originally occupied by early settlers from around 1820. Early expeditions into the region were driven by settlers attempting to secure grazing lands for herds of cattle and sheep (<https://kandoshistory.com/2020/04/17/dabee-country-kandos-history/>).

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Early accounts indicate that the Project Area was owned by John Tindall, a prolific farmer and landowner by 1836. This plot of land was cleared and utilised for grazing purposes for some of the '11 horse, 737 cattle and 1750 sheep' that Tindall had owned according to the 1825 census records. A homestead, now burnt down, was established on the property in 1843 and made from local stone. By the end of the 19th century, most of the surrounding region had been cleared for agricultural purposes based on early Parish maps.

Previous land use included cattle and sheep grazing and intensive lucerne cropping using travelling irrigation. The Project Area was converted to wine grape production around 1998 when the lot was purchased by De Beaurepaire Wines who planted over 53 hectares of vines. Low lying areas will not be planted with vines as it is the higher elevation areas that containing limestone (calcium carbonate) capping which are the best soils for vines.

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## 5. Ethnohistoric and archaeological context

### 5.1. Ethnohistoric context

The Project Area is located within Wiradjuri country close to the borders with Wanarua and Darkinjung Country. The Wiradjuri people spoke the Wiradjuri language as classified by R. M. W Dixon (2002). The Wiradjuri is one of the largest language groups in New South Wales and extends between the lands of the Macquarie (Wambool), Lachlan (Kalare) and the Murrumbidgee (Murrumbidjeri) Rivers (Tindale 1974). The Murray River forms the southern boundary of the Wiradjuri with the northern boundary extending north of Mudgee and from Mossgeil in the west to the western side of the Blue Mountains. Accounts of Aboriginal land use of the southwest slopes during the nineteenth century provide an insight into possible settlement patterns in the prehistoric period. Pearson (1984) concludes that, prior to European settlement, large localized clans of Aborigines inhabited the Upper Macquarie encompassing the present Project Area, with a total regional Aboriginal population of 500-600 people.

Pearson (1984) speculates that there may have been three distinct clan territories centred on Bathurst, Wellington and Mudgee/Rylstone. Natural boundaries such as creek and river valleys may have separated these territories. The Mudgee/Rylstone grouping was known as Mowgee, and lived along the Cudgegong River and its tributaries. Clans divided into bands of up to twenty people, who may have used a territory with a radius of 20-30 km. These bands coalesced relatively quickly into groups of 80-150 people to take advantage of a guaranteed or desirable resources, such as seasonal food resources (Pearson 1984).

For the Wiradjuri, their diets could be quite varied according to availability of food including turtles, fish, kangaroos, emus, possums and birds (Coe 1989: 8). Some of these animals also provided key secondary resources which were integral to Wiradjuri life. Kangaroo skins would be cleaned, dried and sewn together with sinews from their tails to make cloaks which were important in keeping warm during the cold winter months. Additionally, their teeth and animal fat served aesthetic purposes, being adorned to enhance their appearance. Bird feathers and possum furs were other resources also valued by the Wiradjuri. Hunting larger game such as kangaroo and emu was often a communal activity. Groups of men would gather together and drive the animals into large nets over 40 m in length made by the women of the clan (Coe 1989: 7). In some cases, hunting was sometimes done alone with one account depicting the hunting methods used to capture duck:

*Windradyne would quietly move towards the water ducks and jump out at them when he was close. When the duck tried to fly away, Windradyne threw a piece of curving bark. The*

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*ducks, thinking that the curving bark moving through the air was a hawk, would return to the water. This process was repeated over and over until the ducks were tired out and easily caught (Coe 1989, 7).*

Local flora was also an integral aspect of Wiradjuri life. While men would hunt for larger game, women would gather a variety of foods and other resources. Using sharpened sticks, Wiradjuri women would gather underground yams for food. Bark from red river gum trees would be used for making canoes which were held structurally together by strong sticks, clay and grass (Coe 1989: 8). The numerous large rivers and creeks within Wiradjuri county was also a central aspect for the Wiradjuri:

*This area of the Wiradjuri country can become extremely cold during the winter months, with heavy fogs and frosts....did not camp right on the river but some distance back, under the shelter of trees and close to firewood. Back from the river they could escape the frosts and fogs, which on some days did that lift until well after midday. (Coe 1989: 4)*

From the 1820s onwards, traditional Wiradjuri life became increasingly disrupted due to European land use as early pastoralists with sheep and cattle entered the region in search of fresh pastures. Conflict between the two groups became increasingly frequent as more pastoralists moved into the area. Intense fighting occurred between 1822-1824 in what were termed the Bathurst Wars (Pearson 1984). In 1824, Governor Brisbane instituted a period of martial law over the region between Bathurst, Wellington and Mudgee. There was considerable resistance by local Aboriginal people led by Windradyne a senior Wiradjuri warrior, but by the end of the year the violent resistance had been quashed. Martial law was repealed on 11 December 1824, and on 28 December 1824. In the local area, oral accounts depict a quite varied range of interactions between Aboriginals and Colonists. Some accounts depict a massacre of the Dabee tribe in Capertree Valley following an Aboriginal retaliation to the kidnapping of a young woman by two shepherds occurring between 1825-1830 (Morrison 2015). Other accounts depict a somewhat peaceful coexistence between the two groups, with Aboriginals working as farmhands or living on settled lands (O' Sullivan 2020). Those Aboriginal people who resided on pastoral holdings on the southwest slopes including Loowee and Wallerawang continued to live a semi-traditional existence into the second half of the nineteenth century (Günther 1837-1842).

Historical sources record a rapid decline in Wiradjuri numbers, caused by dispossession of land and the consequent destruction of habitat and social networks (Günther 1837-1842; Pearson 1984). Diseases including smallpox and malnutrition also took their toll (Günther 1837-1842; Pearson 1984). Traditional social networks collapsed and other social structures, such as marriage laws, were also abandoned.

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## 5.2. Archaeological context

### 5.2.1 Database searches

#### 5.2.1.1. Aboriginal Heritage Information Management System

Caution should be taken when using the Heritage NSW Aboriginal Heritage Information Management System (AHIMS) database to reach conclusions about site prevalence or distribution. For example, a lack of sites in a given area should not be seen as evidence that the area was not occupied by Aboriginal people. It may simply be an indication that it has not been surveyed for cultural heritage, or that the surveys were undertaken in areas of poor surface visibility. Further to this, care needs to be taken when looking at the classification of sites. For example, the decision to classify a site an artefact scatter containing shell, rather than a midden can be a highly subjective exercise, the threshold for which may vary between archaeologists. It is also important to note that the nature and location of Aboriginal sites is can be culturally sensitive information and should only be made publicly available with the consent of the Aboriginal community.

A search of AHIMS was conducted on 10 March 2021 (Client Service ID: 575147) with the following coordinates:

Lat, Long from: -32.9368, 149.6839

Lat Long to: -32.6485, 150.141

The search was conducted with a buffer of 200 m. One hundred and eight Aboriginal sites were identified in the search including two restricted sites. No AHIMS sites are recorded within the Project Area. The distribution of other registered sites in the region is shown in Figure 5-1. Although likely the result of bias of the limited work in the region, a large number of the AHIMS sites are located on hillslopes and valleys. There are two restricted sites within the AHIMS search but they are not located within the Project Area.

AHIMS lists 20 standard site features that can be used to describe a site registration with AHIMS, and more than one feature can be used for each site. For the 108 sites within the search area, a total of eight different site features are recorded. Details of the occurrence of site features is provided in Table 5-1. Table 5-1 indicates that the majority of features (68 per cent) are associated with stone artefacts (Artefact; Isolated Find) or the quarrying of suitable material for artefact manufacture (Quarry).

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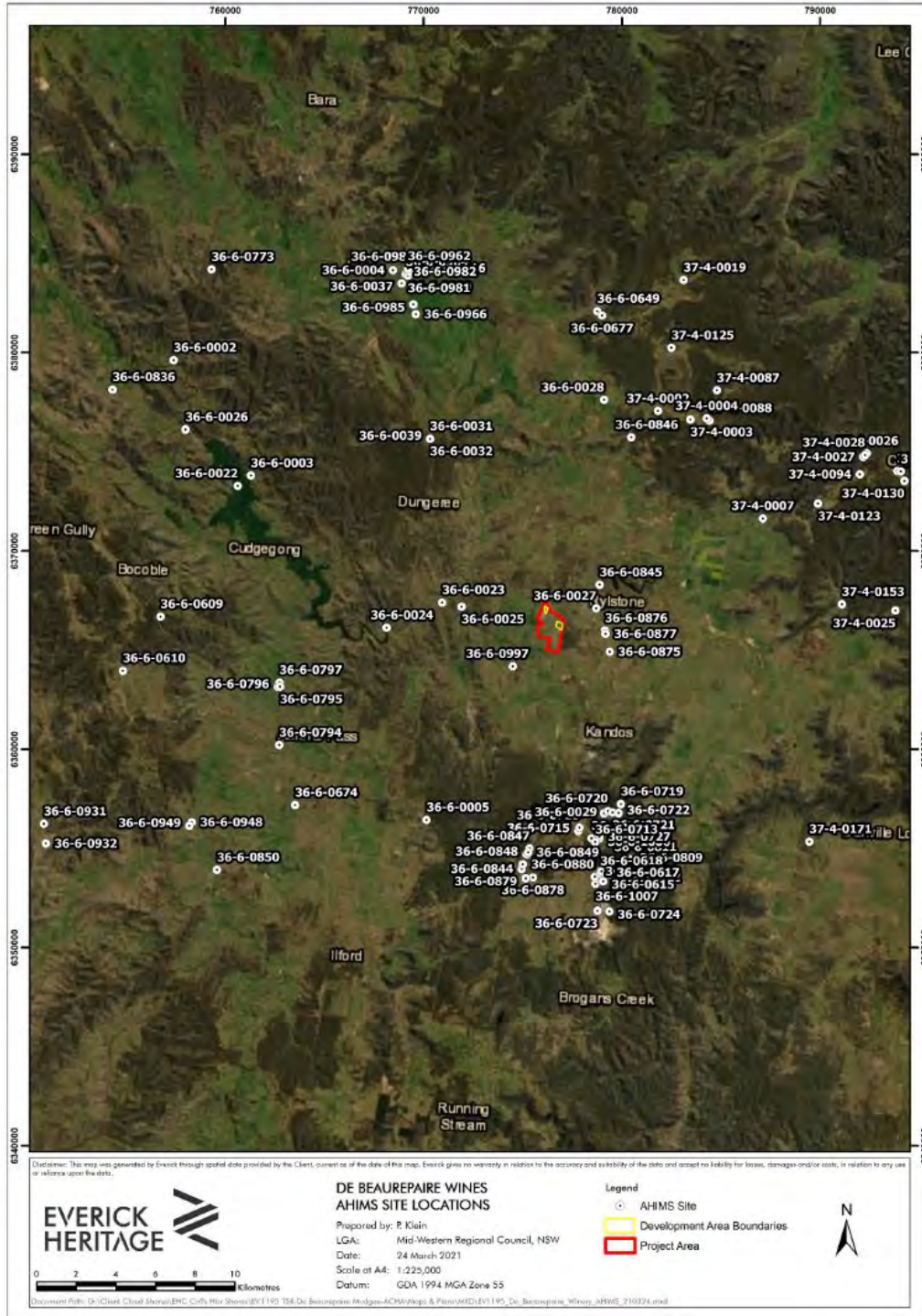


Figure 5-1: AHIMS registered sites within the Project Area region

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Table 5-1: AHIMS features within the Project Area region

Site feature	Number	Percentage (%)
Artefact	69	65.1
Shelter with Art	14	13.2
PAD	7	6.6
Scarred Tree	6	5.6
Axe Grinding Groove	4	3.8
Shelter with Deposit	3	2.83
Artefact; Quarry	1	0.94
Quarry	1	0.94
Isolated Find	1	0.94
Total	106	100

### 5.2.1.2, Other database searches

The following heritage registers were accessed on the 23 March 2021:

- World Heritage List (Australian Heritage Council/ UNESCO)
- The National Heritage List (Australian Heritage Council)
- Commonwealth Heritage List (Australian Heritage Council)
- Register of the National Estate (Australian Heritage Council) The Register of the National Estate (RNE) is a non-statutory list which it retained as archive of the previous listing process.
- The State Heritage Register (NSW Heritage Office)
- Rylstone Shire Council Local Environment Plan (LEP) (1996)
- AHIP Public Register.

There are no listed Aboriginal sites or places for the Project Area in any of the above databases. A search of the current AHIP register has confirmed that there are no AHIPS which cover the Project Area.



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### 5.2.2. Regional context

The Project Area is located broadly within the Central-Western NSW region between the lowlands of the Macquarie River and the Blue Mountains of the Great Dividing Range. There have been a number of systematic regional investigations conducted for conservation reserves, mining sites or other infrastructure works. As a result most of these studies were undertaken in discrete areas. These include Bowden Silver Mine (Landskape 2020), Bylong Crossing Loop (Sinclair Knight Merz 2008) and Flood's regional investigation of the uplands further east (2008).

Landskape (2020) conducted extensive field surveys of the Bowden Silver Mine located approximately 18 km north of the Project Area between 2011-2019. The survey recorded 75 new sites which included: 45 stone artefact scatters, 27 isolated finds, one rock shelter and two scarred trees. Based on the results of this survey, Landskape (2020) highlighted two key factors affecting Aboriginal settlement patterns within the mine study area. Firstly, it is stated that the location of freshwater sources was likely the main controlling factor for Aboriginal occupation, with the largest sites being located within 500 m of a creekline. Additionally, elevation may have played a secondary role in Aboriginal occupation patterns as almost all the sites recorded by Landskape (2020), as well as previous assessments within the mine study area, lie on level ground adjacent to water sources. Analysis of the recorded sites indicates a high number of sites being found on mid-low slopes of hills or within valley flanks.

Sinclair Knight Merz (2008) also conducted field surveys for the proposed Bylong crossing loop railway line located approximately 45 km northeast of the Project Area. One artefact scatter consisting of mudstone flakes was recorded.

Flood (2008) produced a regional investigation of the Aboriginal occupation higher uplands of the southwest slopes which is located roughly northwest of the Project Area. Flood (2008) suggests that there was little Aboriginal occupation of the region prior to 4,000 years ago, after which the region was only occupied in low densities. Furthermore, it is also noted that lowland sites were often either large base camps, open occupation areas covering up to three square kilometres, or smaller linear camps distributed along riverbanks. As reported by Landskape (2020), Flood (2008) also identifies that most Aboriginal sites within the region are within one km of water sources on well-drained ground with good views of the surrounding approaches on features such as on the side of hillslopes but none directly along the water lines.

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### 5.2.3. Summary and predictive model

There has been no previous archaeological investigation within the Project Area. Based on previous archaeological assessments, regional studies and past land use, the Project Area is considered to possess low-moderate potential for Aboriginal sites. As noted in other archaeological studies within the region, location and proximity to water is considered to be a preeminent factor which determined past Aboriginal occupation of the land. The Project Area is bounded to the north by the Cudgegong River, a perennial river which would have served as an important, perennial source of water and other resources (food, shelter, transport) for local Aboriginal populations. Typically, this would imply that the area is of moderate archaeological potential and possibly containing sites such as artefact scatters and small campsites as noted by Flood (2008). Furthermore, the Project Area topographically comprised of low hills and gentle hillslopes. One part of the proposed development is located at the top of a hill which provides good views of the approaches to the north and west whilst also still being within 300 m of the Cudgegong River.

Rhyolite outcrops occur within the Project Area and, depending on quality and availability, may have served as a raw material source for stone artefact manufacture. Although there is a lack of Aboriginal sites within three km of the Project Area, this is more likely a reflection of the lack of archaeological assessment within the region and close to the Project Area.

In spite of these characteristics and features, the archaeological potential of the Project Area is heavily reduced due to past land use. Since the first occupation of the site by settlers and farmers in the 19th century, the Project Area has been almost fully cleared and utilised for agricultural purposes. Any Aboriginal sites such as rock shelters or scarred trees are unlikely to be found within the Project Area. Large portions of the lot have also been ploughed and disturbed for the extensive vineyards on the property. If Aboriginal sites are to be found in the Project Area, they are likely to be in the form of artefact scatters or isolated finds. Key areas which may retain Aboriginal sites include the hill and hillslope on the eastern end of the Project Area (DA2) which have not been converted to vineyards as well as within 100 m of the Cudgegong River riverbank.

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## 6. Archaeological survey

### 6.1. Aims

The primary aims of the survey were to:

- Identify and record Aboriginal sites, objects and areas of potential archaeological deposit (PAD) within the Project Area
- Verify if the Project Area contained areas of ground disturbance and record the extent and nature of that disturbance.
- Consult with the Bathurst LALC with regard to any management measures required for mitigation of impact to Aboriginal sites or objects.

### 6.2. Timing and personnel

A survey was undertaken of the Project Area over one day on the 19 March 2021. The survey was supervised by Vanessa Edmonds (Principal, Everick Heritage) with assistance from Donald Morgan (Representative, Bathurst LALC).

### 6.3. Constraints

The only constraint to the survey was the low level of ground surface visibility particularly across Development Area 1 (Figure 6-3; Figure 6-4; Figure 6-5).

### 6.4. Survey strategy and methodology

All requirements under the Code of practice were undertaken as part of the survey. The Project Area is relatively small, therefore a sampling strategy was not required. The Project Area was however divided into two survey units, Development Area 1 (DA1) and Development Area 2 (DA2), in order to calculate coverage.

The methodology was to undertake a series of pedestrian transect across each development area inspecting all mature indigenous vegetation for cultural scarring and targeting ground surface exposures

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for evidence of stone artefacts (Figure 6-1; Figure 6-2). Any bare rock surfaces were inspected for evidence of axe grinding grooves or quarrying (Figure 6-9; Figure 6-10). Both mature indigenous trees and bare rock surfaces were limited to DA2 (Figure 6-2). Only one survey team member had possession of the Global Positioning System (GPS) consequently only one set of transects, was able to be recorded (Figure 6-1; Figure 6-2).

Where sites and/or objects were identified during field survey, their location was recorded with a GPS (using GDA 94 datum) using a Samsung Tablet S2. The platform used for this mapping of data is called Avenza, which records the GPS points, track logs, and enables photographs to be taken with the GPS data. Survey notes were then described using the platform, Avenza Maps, a digital recording sheet. Within Fulcrum, notes were made of observable disturbance, vegetation communities and soil exposures where visible. Hand written survey notes were also made. A photographic record was kept of all survey units to record aspects such as surface exposures, vegetation, disturbance and areas of archaeological potential. Scales were used for photographs where appropriate (Figure 6-3 - Figure 6-10).

### 6.5. Survey coverage

The Project Area consists of two Development Areas. Development Area 1 (DA1) located on the northwest corner of the property is approximately 41,500 square metres or 4.150 hectares. Development Area 2 (DA2) located southeast of DA1 is covers approximately 90,000 square metres or nine hectares.

Vegetation cover across the Project Area was high and ground surface exposure low to moderate. Table 6-1 indicates effective coverage of each of the development areas was low at under 10 per cent, however it should be noted that the size of each development area surveyed is probably greater than the actual footprint of the development to allow for small changes in design and location. In addition, only one set of survey transects were recorded so coverage is actually greater than that shown on Figure 6-1 and Figure 6-2.

### 6.6. Results

No new Aboriginal cultural heritage sites or objects were identified in the Project Area. No areas of potential archaeological deposit were identified. DA1 has been heavily disturbed through clearing and ploughing and although flat and elevated it is likely that the elevated riverbank would have been a more favourable campsite location. There will be no development in that location. The soils on DA2 are very shallow especially at the crest and along the upper slopes where the development will be focussed.

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Figure 6-1: Survey transects across Development Area 1

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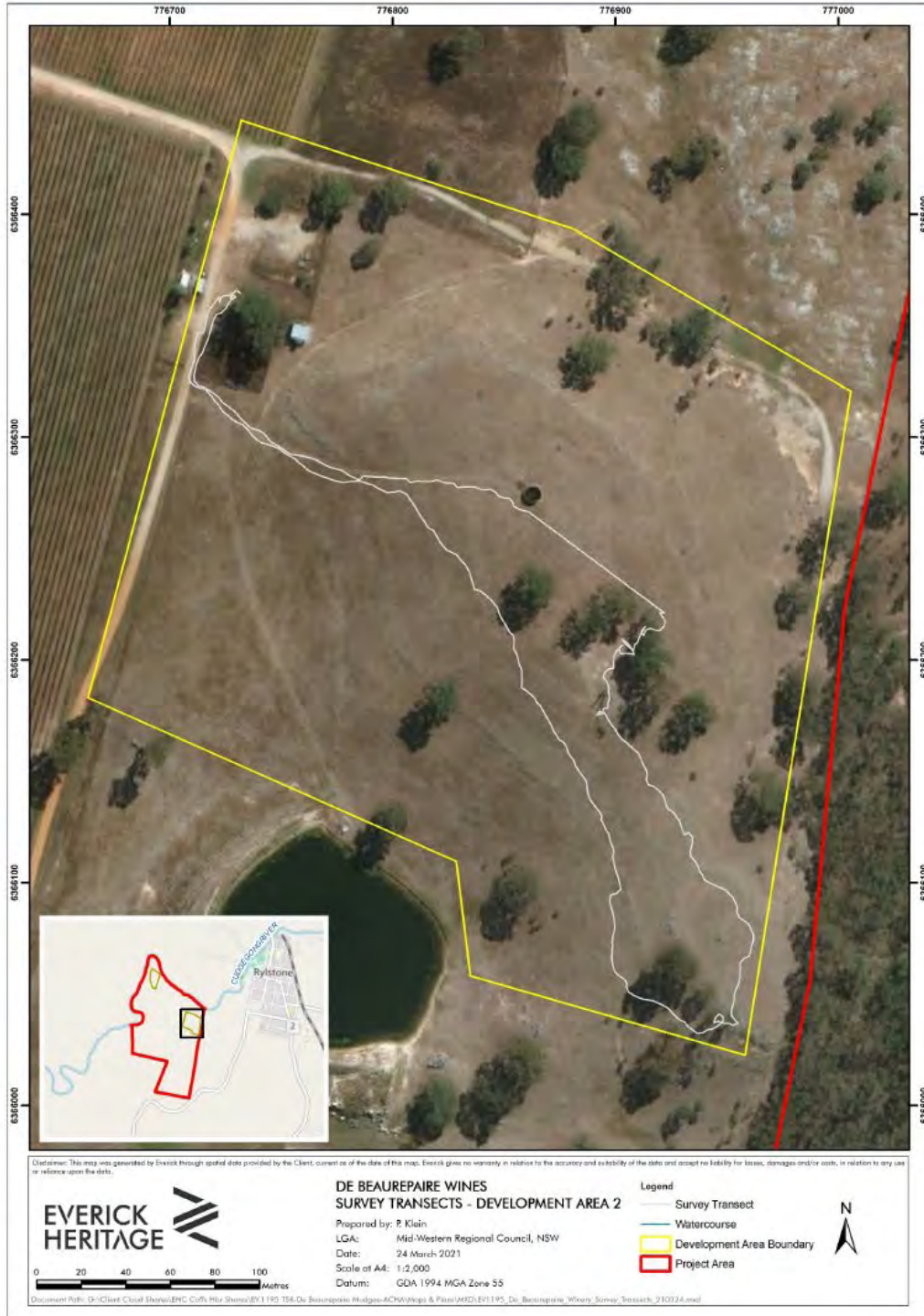


Figure 6-2: Survey transects across Development Area 2

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Table 6-1: Survey coverage

Survey unit	Landform	Survey unit area (square metres)	Survey unit coverage in square metres (%)	Visibility (%)	Exposure (%)	Effective maximum coverage in square metres (% of total)
DA1	Upper river terrace	41,500	29,050 (70)	30	20	1,743 (4.2)
DA2	Crest, upper and middle slopes of rise	90,000	72,000 (80)	30	30	6,480 (7)

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## Photograph



## Description

Figure 6-3:  
DA1 - view  
southwest  
from upper  
river  
terrace  
(proposed  
carpark) to  
elevated  
riverbank  
(19/3/21)



Figure 6-4:  
DA1 - view  
north from  
proposed  
future  
winery  
(19/3/21)



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Photograph	Description
	<p>Figure 6-5: DA1 -view north across proposed function room and restaurant (19/3/21)</p>
	<p>Figure 6-6: DA1 -view north across proposed cool store and part of the new roadway (19/3/21)</p>

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## Photograph





## Description

Figure 6-7:  
DA2 - view  
northeast  
from crest  
and area  
of  
proposed  
wellness  
centre  
(19/3/21)



Figure 6-8:  
DA2 – view  
southwest  
across  
proposed  
dwellings  
to dam  
(19/3/21)

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Photograph	Description
	<p>Figure 6-9: DA2 – view west across prosed new and future dwellings (19/3/21)</p>
	<p>Figure 6-10: DA2 – view northwest across proposed wellness centre and crest of rise (19/3/21)</p>

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## 7. Recommendations

The following recommendations were based on consideration of:

- Statutory requirements under the *National Parks and Wildlife Act 1974 (NSW)*
- The results of the background research and archaeological survey results
- The currently known nature of impacts of the Project.

### 7.1. Archaeological assessment

No Aboriginal sites or objects were located during the survey. No areas of potential archaeological deposit were identified during the survey. There is a low likelihood of Aboriginal objects being impacted by the two proposed developments at De Beaurepaire Wines. Therefore, no further archaeological assessment is recommended.

### 7.2. Unexpected finds

Unexpected Aboriginal objects remain protected by the *NPW Act*. If any such objects, or potential objects, are uncovered in the course of the activity, work in the vicinity must cease, and the Aboriginal Heritage Regulation Team (Heritage NSW) and Bathurst LALC be contacted for advice.

### 7.3. Suspected human remains

If suspected human remains are discovered and/or harmed in, on or under the land within the Project Area, the following actions must be undertaken:

- The remains must not be harmed/further harmed
- Immediately cease all works at that particular location
- Secure the area so as to avoid further harm to the remains
- Notify the NSW Police and the Environment Line (Department Planning, Industry & Environment [DPIE]) on 131 555 as soon as practicable and provide any details of the remains and their location.
- Do not recommence any work at the particular location unless authorised in writing by DPIE.

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### 7.4. Archaeological survey report

A copy of the final report should be forwarded with the report cover sheet (Appendix C) to the Manager, Aboriginal Heritage Information Management System at:

[heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

A copy of the final report must also be forwarded to Bathurst LALC:

Tonilee Scott

CEO, Bathurst LALC

PO Box 1500, BATHURST, NSW 2795

[CEO@Bathurstlalc.com](mailto:CEO@Bathurstlalc.com)

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### Appendix A– AHIMS Database Search Results

Site ID	Site name	Datum	Zone	Easting	Northing	Context	Site features
37-4-0094	BR1	AGD	56	229620	6374280	Open site	Artefact
37-4-0025	Swampy Creek;	AGD	56	231808	6367524	Closed site	Art (Pigment or Engraved)
37-4-0026	Cox's Creek;	AGD	56	229922	6375357	Closed site	Art (Pigment or Engraved)
37-4-0027	Cox's Creek;Cox's Creek 1;	AGD	56	229742	6375170	Closed site	Art (Pigment or Engraved) : -
37-4-0028	Cox's Creek 3;Cox's Creek;	AGD	56	229832	6375263	Closed site	Art (Pigment or Engraved) : -
37-4-0087	Braebeen;	AGD	56	222180	6378100	Closed site	Artefact : -
37-4-0088	Reedy Creek;	AGD	56	221890	6376550	Closed site	Artefact : -
37-4-0002	Brookside;	AGD	56	219280	6376894	Closed site	Art (Pigment or Engraved) : -
37-4-0003	Bylong;The Straight Arm;	AGD	56	220933	6376559	Open site	Grinding Groove : -
37-4-0004	Reedy Creek;	AGD	56	221754	6376666	Closed site	Art (Pigment or Engraved) : -
37-4-0007	Cox's Creek;	AGD	56	224866	6371784	Closed site	Art (Pigment or Engraved) : -
37-4-0019	Green Hills Swamp;Kay Jay Property;	GDA	56	220298	6383756	Open site	Artefact : -
36-6-0618	CC1;	AGD	55	778800	6353550	Open site	Artefact : -
36-6-0622	CC1;	AGD	55	778850	6353650	Open site	Artefact : -
37-4-0067	Reedy Creek;	AGD	56	220800	6377240	Closed site	Art (Pigment or Engraved) : -

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37-4-0068	Reedy Creek;	AGD	56	221000	6377240	Closed site	Art (Pigment or Engraved) :-
37-4-0069	Reedy Creek;	AGD	56	221400	6377250	Closed site	Art (Pigment or Engraved) :-
37-4-0070	Reedy Creek;	AGD	56	222050	6377240	Closed site	Artefact :-
36-6-0002	Tannabutta;Kaludabah;	AGD	55	757277	6379436	Open site	Artefact :-
36-6-0003	Swan Creek Cudgegong River	AGD	55	761176	6373614	Open site	Grinding Groove :-
36-6-0004	Lue;	AGD	55	768340	6383962	Closed site	Art (Pigment or Engraved) :-
36-6-0005	The Long Mountain;	AGD	55	770038	6356252	Closed site	Art (Pigment or Engraved) :-
36-6-0022	Swan Creek Dubbo	AGD	55	760516	6373090	Open site	Artefact :-
36-6-0023	White Rocks Cudgegong	AGD	55	770819	6367208	Open site	Artefact :-
36-6-0024	Cudgegong Riversdale	AGD	55	768025	6365940	Open site	Artefact :-
36-6-0025	Rylstone;	AGD	55	771800	6367000	Open site	Artefact :-
36-6-0026	Cudgegong	AGD	55	757877	6375935	Open site	Artefact :-
36-6-0027	Rylstone;Noola Station;	AGD	55	778589	6366914	Open site	Modified Tree (Carved or Scarred) :-
36-6-0028	Reedy Creek;Camboon;	AGD	55	778986	6377427	Open site	Grinding Groove :-
36-6-0029	Church Mountain;Charbon Colliery;	AGD	55	778633	6356018	Open site	Artefact :-
36-6-0031	Dungeree;MPB 5(MK);	AGD	55	770216	6375469	Open site	Artefact :-
36-6-0032	Dungeree;MPB 6(MK);	AGD	55	770216	6375469	Open site	Artefact :-



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36-6-0037	Lue/Lawsons Creek;Mudgee;	AGD	55	768773	6383305	Open site	Artefact : -
36-6-0038	Lue;Lue/Battens Road;Mudgee;	AGD	55	769075	6384026	Open site	Artefact : -
36-6-0039	BMP 37;Dungere;Mudgee;	AGD	55	770216	6375469	Open site	Artefact : -
36-6-0609	Bocoble JA-1;B/JA-1;	AGD	55	756620	6366500	Open site	Artefact : -
36-6-0610	Bocoble JA-2;B/JA-2;	AGD	55	754720	6363770	Open site	Artefact : -
36-6-0611	Charbon Site 1;	AGD	55	778900	6353150	Open site	Artefact : -
36-6-0612	Charbon Site 2;	AGD	55	779250	6353500	Open site	Artefact : -
36-6-0613	Charbon Site 3;	AGD	55	779150	6353650	Open site	Artefact : -
36-6-0615	Charbon Site 1;	AGD	55	778950	6353150	Open site	Artefact : -
36-6-0616	Charbon Site 2;	AGD	55	779250	6353550	Open site	Artefact : -
36-6-0617	Charbon Site 3;	AGD	55	779200	6353600	Open site	Artefact : -
36-6-0649	BC1	AGD	55	778650	6381900	Open site	Artefact : -
37-4-0171	Dunville Loop Road isolated find	GDA	56	228239	6355841	Open site	Artefact : -
36-6-0674	Crudine Creek	AGD	55	763400	6357000	Open site	Potential Archaeological Deposit (PAD) : -
36-6-0677	BC2	AGD	55	778890	6381680	Closed site	Potential Archaeological Deposit (PAD) : 1
36-6-0713	CEA1	AGD	55	778543	6355138	Open site	Artefact : 5
37-4-0109	Horse Gully 1	AGD	56	226086	6356715	Open site	Artefact : 6

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37-4-0110	Horse Gully 2	AGD	56	226035	6356839	Open site	Artefact : 6, Ochre Quarry : 4
36-6-0714	Charbon (CH-OS2 with PAD)	GDA	55	778467	6355507	Open site	Artefact : 2
36-6-0715	Charbon (CH-OS3 with PAD)	GDA	55	777797	6355869	Open site	Artefact
36-6-0716	Charbon (CH-OS5 with PAD)	GDA	55	779093	6356764	Open site	Artefact : 3
36-6-0718	Charbon (CH-OS1 with PAD)	GDA	55	777854	6356043	Open site	Artefact : -
36-6-0719	Charbon Rock Shelter 1 with PAD	GDA	55	779950	6357234	Open site	Artefact : 1
36-6-0720	Charbon Scarred Tree 1	GDA	55	779294	6356880	Open site	Artefact : 1
36-6-0721	Charbon Scarred Tree 2	GDA	55	779523	6356809	Open site	Modified Tree (Carved or Scarred) 1
36-6-0722	Charbon Scarred tree 3	GDA	55	779839	6356772	Open site	Modified Tree (Carved or Scarred) 1
36-6-0723	Charbon Scarred Tree 4	GDA	55	778776	6351846	Open site	Modified Tree (Carved or Scarred)
36-6-0724	Charbon Scarred Tree 5	GDA	55	779368	6351816	Open site	Modified Tree (Carved or Scarred) 1
36-6-0773	Havilah South HS46	GDA	55	759304	6384195	Open site	Artefact : 8
36-6-0794	Aarons Pass 1 (AP1)	GDA	55	762722	6360213	Open site	Artefact : 7
36-6-0795	Aarons Pass 2 (AP2)	AGD	55	762641	6362966	Open site	Artefact : 2619
36-6-0796	Aarons Pass 3 (AP3)	GDA	55	762638	6363136	Open site	Artefact : 8
36-6-0797	Aarons Pass 4 (AP4)	GDA	55	762725	6363358	Open site	Artefact : 6
36-6-0727	Charbon (CH-OS4 with PAD)	GDA	55	778866	6355587	Open site	Potential Archaeological Deposit (PAD) : 1, Artefact : -

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36-6-0809	RPS RS1	GDA	56	219339	6354367	Closed site	Artefact :-
36-6-0810	RPS RS2	GDA	56	217946	6354402	Open site	Potential Archaeological Deposit (PAD) :-
36-6-0811	RPS ST1	GDA	56	219260	6354431	Open site	Modified Tree (Carved or Scarred) :-
37-4-0121	Mt Echoe	GDA	56	231605	6374749	Closed site	Artefact :-, Ochre Quarry :-
37-4-0122	Mt Echoe 2	GDA	56	231786	6374736	Closed site	Ochre Quarry :-
37-4-0123	Cox Creek - DP1132646	GDA	56	227706	6372884	Closed site	Art (Pigment or Engraved) :-
33-4-0004	Restriction applied. Please contact ahims@environment.nsw.gov.au.					Closed site	
37-4-0119	Restriction applied. Please contact ahims@environment.nsw.gov.au.					Closed site	
36-6-0844	IB 1	GDA	55	774947	6353960	Open site	Artefact :-
36-6-0845	IB 2	GDA	55	778876	6368288	Open site	Artefact :-
36-6-0846	IB 3	GDA	55	780478	6375730	Closed site	Art (Pigment or Engraved) :-, Artefact :-
37-4-0125	IB 4	GDA	56	219879	6380312	Closed site	Grinding Groove :-
36-6-0836	Stubbs 1	GDA	55	754312	6378135	Open site	Artefact :-
37-4-0130	Coxs Creek IF1	GDA	56	231993	6374268	Open site	Artefact :-

## EVERICK HERITAGE

36-6-0850	Butterfactory brige 1 crudine	GDA	55	759573	6353917	Open site	Potential Archaeological Deposit (PAD) : -
36-6-0847	CS-OS1 with PAD	GDA	55	775343	6354989	Open site	Artefact : -, Potential Archaeological Deposit (PAD) : -
36-6-0848	CS-IF1	GDA	55	775193	6354691	Open site	Artefact : -
36-6-0849	CS-OS2 with PAD	GDA	55	775272	6354801	Open site	Artefact : -, Potential Archaeological Deposit (PAD) : -
37-4-0153	Olinda Isolated Find (OL IF)	GDA	56	229196	6367882	Open site	Artefact : -
36-6-0916	LUE 6	GDA	55	769550	6384100	Open site	Artefact : -
36-6-0980	BL28.	AGD	55	769150	6383780	Open site	Artefact : -
36-6-0981	BL29.	AGD	55	769100	6383700	Open site	Artefact : -
36-6-0982	BL30.	AGD	55	769180	6383900	Open site	Artefact : -
36-6-0984	BL32	GDA	55	769500	6384200	Open site	Artefact : -
36-6-0985	BL33	GDA	55	769480	6382428	Open site	Artefact : -
36-6-0962	BL9.	AGD	55	769100	6384050	Open site	Artefact : -
36-6-0964	BL10.	GDA	55	769100	6383950	Open site	Artefact : -
36-6-0966	BL13.	AGD	55	769490	6381750	Open site	Artefact : -
36-6-0875	IB 8	GDA	55	779386	6364913	Open site	Artefact : -
36-6-0876	IB 10	GDA	55	779144	6365981	Open site	Artefact : -

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36-6-0877	IB 9	GDA	55	779177	6365807	Open site	Artefact : -
36-6-0948	CRWF SU18/L1	GDA	55	758305	6356311	Open site	Artefact : -
36-6-0949	CRWF SU18/L2	GDA	55	758186	6356129	Open site	Artefact : -
36-6-0931	CRWF SU9/L1	GDA	55	750844	6356236	Open site	Artefact : -
36-6-0932	CRWF SU9/L2	GDA	55	750955	6355239	Open site	Artefact : -
36-6-0878	Carwell Creek Scatter 2	GDA	55	775518	6353526	Open site	Artefact : -
36-6-0879	Carwell Creek Isolated Find 1	GDA	55	775145	6353484	Open site	Artefact : -
36-6-0880	Carwell Creek Scatter 1	GDA	55	775007	6354191	Open site	Artefact : -
36-6-1006	RPS_Charb_as1	GDA	56	217647	6355394	Open site	Artefact : -
36-6-1007	RPS_Charb_if2	GDA	56	217593	6353106	Open site	Artefact : -
36-6-1008	RPS_Charb_if3	GDA	56	217529	6353450	Open site	Artefact : -
36-6-0997	Carwell Shelter 01 (CS 01)	GDA	55	774504	6364183	Open site	Artefact : -

# EVERICK HERITAGE

## Appendix B – Glossary

**Aboriginal cultural heritage:** The material (objects) and intangible (mythological places, dreaming stories etc.) traditions and practices associated with past and present day Aboriginal communities.

**Aboriginal object:** Any deposit, object or material evidence (not being a handicraft made for sale), including Aboriginal remains, relating to the Aboriginal habitation of NSW.

**Archaeological site:** A location that has evidence of past Aboriginal activity (both material and mythological/ritual).

**Artefact:** An item of cultural material created by humans.

**Artefact scatter:** Where two or more stone artefacts are found within an area of potential archaeological deposit or a site.

**Clay:** A type of sediment with particles less than 4 microns in size and that is composed of clay minerals (Keary 2001: 49).

**Flake:** A stone piece removed from a core by percussion (striking it) or by pressure. It is identified by the presence of a striking platform and bulb of percussion, not usually found on a naturally shattered stone.

**Floodplain:** The area covered by water during a major flood and/or the area of alluvium deposits laid down during past floods.

**In situ:** A description of any cultural material that lies undisturbed in its original point of deposition.

**Land system:** Description for an area of land based on an assessment of a series of environmental characteristics including geology, geomorphology, climate, soils and vegetation.

**Midden:** The term midden is a Danish word meaning a mound of kitchen refuse. In archaeological terms, a midden refers to an accumulation of shell deposited after people had collected and eaten shellfish. These could contain estuarine and freshwater shellfish species in addition to faunal remains, stone artefacts and charcoal from cooking fires. In northern NSW in many areas, burials have been recorded in direct association with midden deposits.

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**Potential Archaeological Deposit (PAD):** A PAD is a location that is considered to have a potential for subsurface cultural material. This is determined from a visual inspection of the site, background research of the area and the landform's cultural importance.

**Pleistocene:** The Pleistocene is an epoch within the early Quaternary period, extending from about 1.6 million years ago to about 11,700 years ago. The end of the Pleistocene is marked by the last of the great ice ages.

**Quarry:** In this report, 'quarry' can refer to a source of stone that was mined by Aboriginal people in the past. Rock from these sites could be used to make artefacts.

**Sand:** A material composed of small grains (0.625-2.0 mm) (Keary 2001: 233). Sand is formed from a variety of minerals and rocks, but commonly contains silica, such as quartz.

**Sediment:** Is a mineral that has undergone erosion or weathering and that is then deposited via aeolian, glacial or fluvial means.

**Silcrete:** Soil, clay or sand sediments that have silicified under basalt through groundwater percolation. It ranges in texture from very fine grained to coarse grained. At one extreme it is cryptocrystalline with very few clasts. It generally has characteristic yellow streaks of titanium oxide that occur within a grey and less commonly reddish background. Used for flaked stone artefacts.

**Silt:** A sediment with grains ranging from 4.0-62.5 microns in size (Keary 2001: 245). It can be found as a soil or in water.

**Spit:** Refers to an arbitrarily defined strata of soil removed during excavation (often 50 to 100 mm in depth).

**Stone artefact:** a piece or fragment of stone showing evidence of intentional human creation or modification

**Stratification:** The way in which soil forms in layers.

**Stratigraphy:** The study of soil stratification (layers) and deposition.

**Test excavation:** An archaeological method used to determine the cultural sensitivity of an area by excavating small (eg 1 m x 1 m) pits and recording the stratigraphy, material remains (such as stone tools) and disturbance.

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**Survey:** In archaeological terms, this refers to walking over a surface while studying the location of artefacts and landmarks. These are then recorded and photographed.

**TP:** Acronym for 'test pit'. Generally, this refers to a 1 m x 1 m or 2 m x 1 m pit dug by shovel, trowel or mattock. Test pits were used to determine the extent of possible features (such as shell middens) in a controlled excavation of 50 mm spits



## EVERICK HERITAGE

Appendix C – Report cover sheet

## EVERICK HERITAGE

<b>Report title</b>	De Beaurepaire Wines: Archaeological Survey Report
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<b>Author(s) organisation Name</b> (if applicable)	Everick Heritage Pty Ltd
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<b>Report prepared for</b>	Company name: De Beaurepaire Wines  Contact person: Richard DeBeaurepaire Address: 182 Cudgegong Road, Rylstone, NSW 2849  Email: Phone: Fax:
<b>Date of report</b>	May 2021
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**TRAFFIC IMPACT ASSESSMENT**

PROPOSED TOURIST ACCOMMODATION,  
FUNCTION ROOM AND WELLNESS CENTRE

“DE BEAUREPAIRE WINERY”

182 CUDGEGONG ROAD, RYLSTONE

(AMENDED IN RESPONSE TO COUNCIL  
LETTER DATED 5 AUGUST 2021)

Prepared for

**DE BEAUREPAIRE WINERY**

**4 AUGUST 2022**

Traffic Impact Assessment  
 De Beaurepaire Winery  
 182 Cudgegong Road, Rylstone



**DOCUMENT REGISTER**

RTE Reference            20471  
 Prepared by              Luke Rytenskild, Dare Janzekovic

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Traffic Impact Assessment  
De Beurepaire Winery  
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## 1.0 INTRODUCTION

Rytenschild Traffic Engineering (RTE) has been engaged by TSR Property Solutions to prepare a Transport Impact Assessment of a proposal to develop tourist accommodation at an existing winery near Rylstone.

This Traffic Impact Assessment report has been prepared in support of a Development Application to be lodged with the Mid-Western Regional Council. This is an amended version of the report submitted with the application and responds to the following matters raised by Council in its letter dated 5 August 2021:

- The Traffic Report submitted with the application is to be amended to include a fully detailed and dimensioned survey of the access from Cudgegong Road. The survey plan must be prepared and certified by a registered surveyor and show the extent of existing sealed pavement, line marking, vegetation in the immediate locality of the access, drainage structures, fencing, gates and horizontal and vertical alignment for no less than 200 metres in each direction to enable Council to assess sight distances and BAL/BAR compliance.
- The proposed development currently includes a significant variation (22.6%) to car parking requirements under the MWRDCP 2013, which is not supported. Comments from the landowner to Council's Development Engineers however noted use of a courtesy bus to transfer guests from the accommodation units to the restaurant, however, this detail has not been incorporated into the traffic impact assessment report submitted. As a result, a revised traffic assessment shall be provided incorporating the use of a bus onsite along with an amended site plan demonstrating compliance is achieved with the parking requirements of the MWRDCP 2013. In addition to this, the amended site plan of the car parking area(s) shall demonstrate compliance can be achieved with AS2890, including suitable location of safety barriers.

A brief response to the above items is provided as follows with more details provided throughout the report.

### Access -

- The site access is located approximately mid-way along a straight section of road with curves located approximately 180 metres in each direction.
- RTE re-inspected the site in June 2022 (with a Council officer in attendance) and taken critical measurements in order to produce a concept plan of the proposed access intersection.
- The plan indicates that an Austroads compliant intersection layout (Type BAL and BAR) can be achieved with a widening of approximately 3 metres on the northern side of Cudgegong Road, with all works contained within the road reserve.
- As shown in Section 7, the sight distance available exceeds the requirements of AS2890 for the road conditions. On-site measurements indicate that a distance of 208 metres is available looking to the west, with a greater distance available to the east.

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#### Car parking -

- Section 5 has been updated to make allowance for the proposed courtesy bus service. It is noted that the site is not constrained in relation to car parking and overflow parking can be provided on-site for any occasional increase in demand.

## **2.0 SUBJECT SITE**

As shown in Figure 2.1, the subject site is located on the western side of Cudgegong Road and just south of the Rylstone township. The site operates as *De Beaurepaire Wines* and comprises of an established commercial winery, cellar door premises and associated outbuildings.

The subject property is described in cadastral terms as Lot 1 DP 879337 and contains an area of 201.49 hectares which is bordered by Cudgegong River surrounding the northern extent of the land.

Images of the subject site and surrounding road networks are shown in Figure 2.1.



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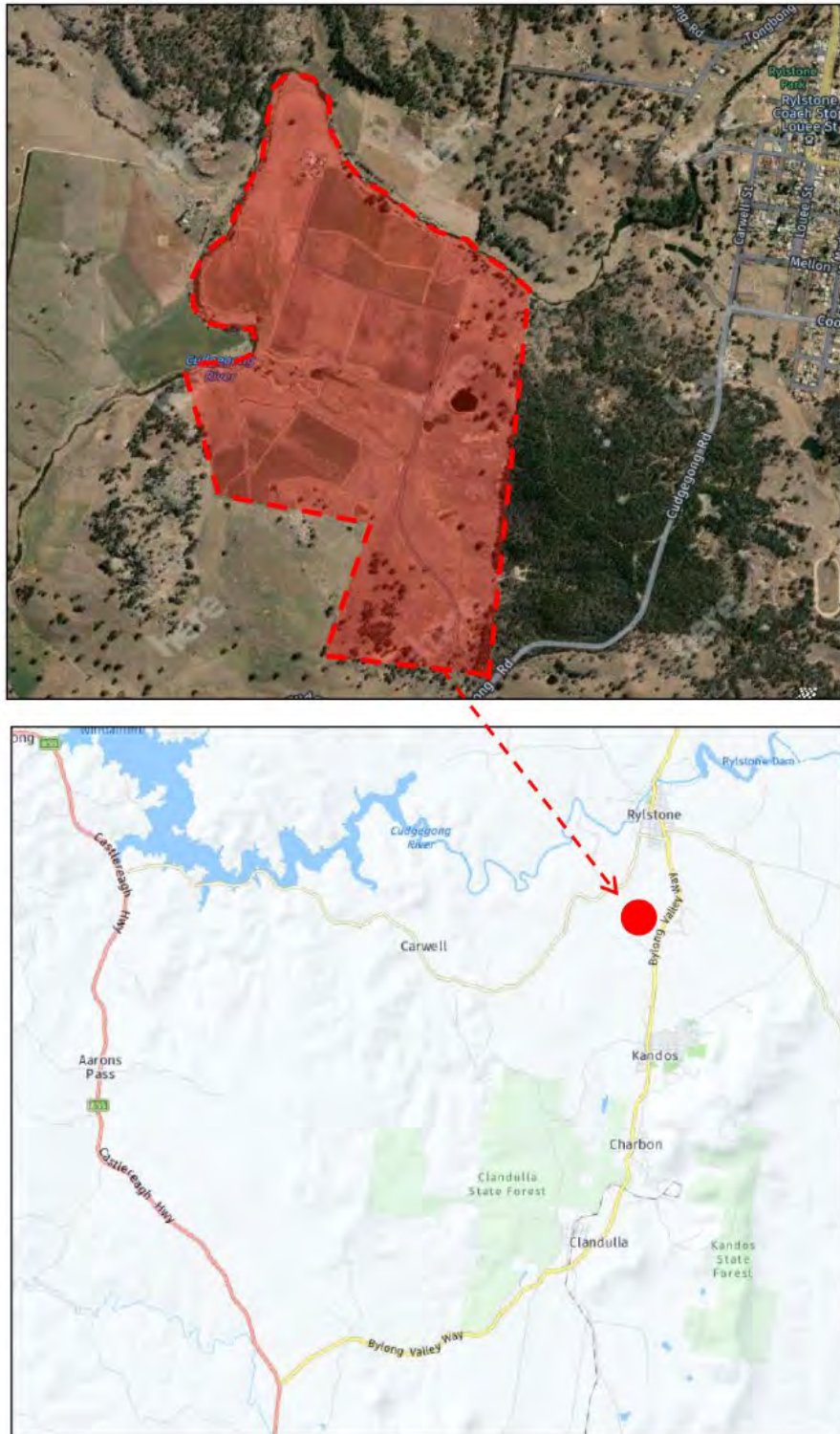


FIGURE 2.1 – LOCATION OF SUBJECT SITE

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FIGURE 2.2 – LAYOUT OF EXISTING SITE ACCESS INTERSECTION WITH CUDGEGONG ROAD

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### 3.0 ROAD NETWORK

#### 3.1 Road conditions

Cudgegong Road is a two lane rural road comprising of a 3.5 metre wide traffic lane in each direction and a gravel shoulder. It has a winding alignment over rolling terrain.

The Castlereagh Highway functions as rural highway and has a speed limit of 100 Km / Hr. Its intersections with Cudgegong Road and Bylong Valley Way comprise of Type AUL(S) left turn treatments. There is a Type AUR auxiliary right turn treatment at the Cudgegong Road intersection, and a Type CHR right turn treatment at Bylong Valley Way.

Images of the various roads and intersections in the area are shown in Figures 3.1 – 3.3.



FIGURE 3.1 TYPICAL VIEW OF CUDGEGONG ROAD

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**FIGURE 3.2 CUDGEGONG ROAD / CASTLEREAGH HIGHWAY INTERSECTION**



**FIGURE 3.3 CASTLEREAGH HIGHWAY / BYLONG VALLEY WAY INTERSECTION**

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### 3.2 Traffic count data

RTE carried out traffic counts at the following intersections over two typical weekdays and a weekend in March 2021:

- Castlereagh Highway / Cudgegong Road;
- Castlereagh Highway / Bylong Valley Way;
- Cudgegong Road (Carwell St) / Coomber Street;
- Bylong Valley Way / Coomber Street.

These locations are shown in Figure 3.4.

These locations are shown below. The traffic data is provided as Appendix A with a summary of the peak hour volumes provided as Figures 3.5 - 3.8. The traffic counts indicate the following peak hour and daily traffic volumes:

- |   |                    |
|---|--------------------|
| • Cudgegong Road, near the Castlereagh Highway -    | 40 vph, 400 vpd    |
| • Cudgegong Road, near Rylstone -                   | 25 vph, 250 vpd    |
| • Bylong Valley Way, near the Castlereagh Highway - | 100 vph, 1000 vpd  |
| • Bylong Valley Way, near Rylstone -                | 260 vph, 2600 vpd  |
| • Castlereagh Hwy, north of Cudgegong Road -        | 200 vph, 2000 vpd. |

Automatic traffic counts were also carried on Cudgegong Road using Metrocount equipment. As shown as Appendix B, the data indicates that Cudgegong Road (near the site) is carrying approximately 300 vehicles per day on weekdays and Saturdays, and 165 vehicles per day on Sundays.

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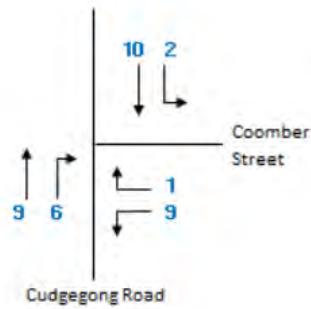


FIGURE 3.4 – RTE TRAFFIC COUNT COLLECTION POINTS

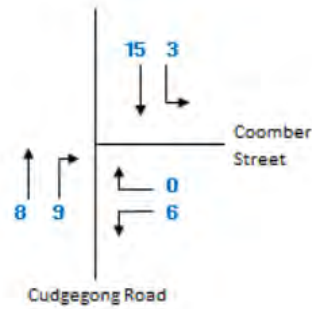
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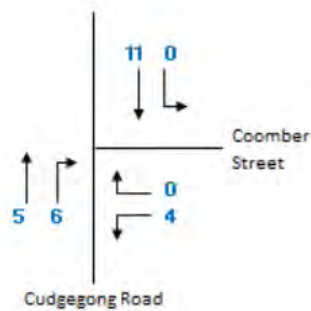
**AM PEAK HOUR TRAFFIC VOLUMES**  
 [10.00AM - 11.00AM THURS 18 MAR 2021]



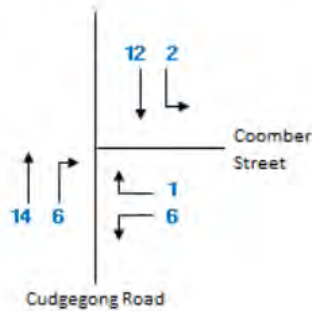
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 [3.00PM - 4.00PM THURS 18 MAR 2021]



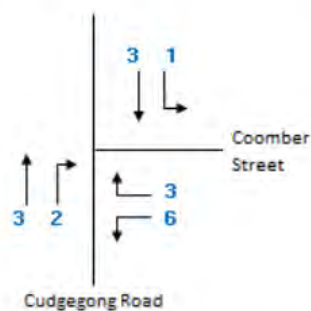
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 [9.15AM - 10.15AM FRI 19 MAR 2021]



**PM PEAK HOUR TRAFFIC VOLUMES**  
 [2.30PM - 3.30PM FRI 19 MAR 2021]

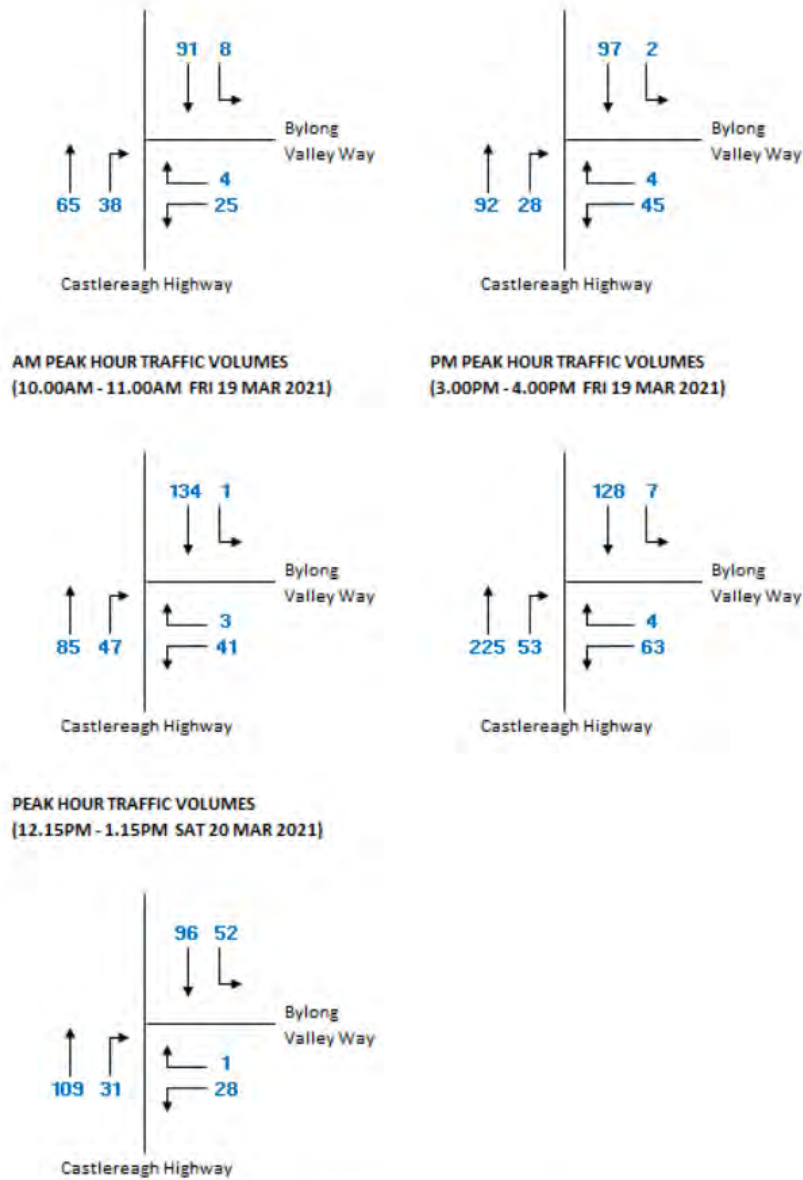


**PEAK HOUR TRAFFIC VOLUMES**  
 [11.45AM - 12.45PM SAT 20 MAR 2021]



**FIGURE 3.5 – SUMMARY OF TRAFFIC COUNTS AT THE CUDGEGONG ROAD / COOMBER STREET INTERSECTION**

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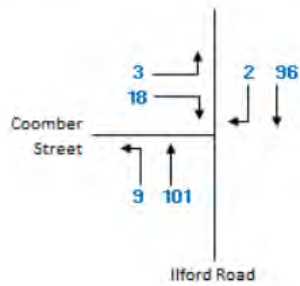
**FIGURE 3.6 – SUMMARY OF TRAFFIC COUNTS AT THE CASTLEREAGH HWY / BYLONG VALLEY WAY INTERSECTION**



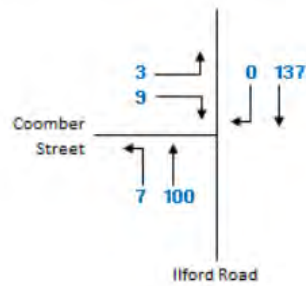
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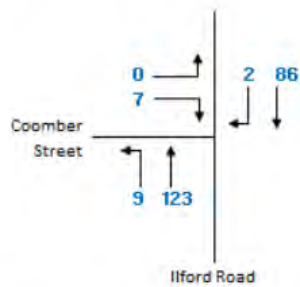
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 (8.00AM - 9.00AM THURS 18 MAR 2021)



PM PEAK HOUR TRAFFIC VOLUMES  
 (2.45PM - 3.45PM THURS 18 MAR 2021)



AM PEAK HOUR TRAFFIC VOLUMES  
 (9.45AM - 10.45AM FRI 19 MAR 2021)



PM PEAK HOUR TRAFFIC VOLUMES  
 (3.30PM - 4.30PM FRI 19 MAR 2021)



PEAK HOUR TRAFFIC VOLUMES  
 (10.45AM - 11.45AM SAT 20 MAR 2021)

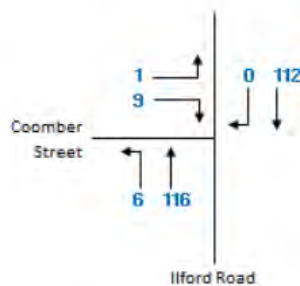
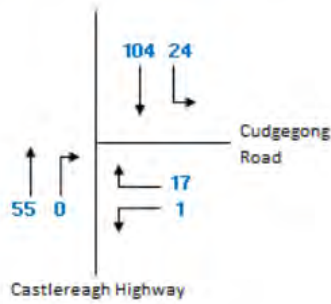


FIGURE 3.7 – SUMMARY OF TRAFFIC COUNTS AT THE  
 BYLONG VALLEY HWY / COOMBER STREET INTERSECTION

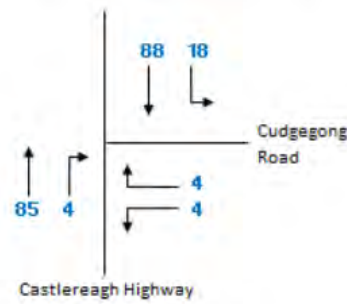
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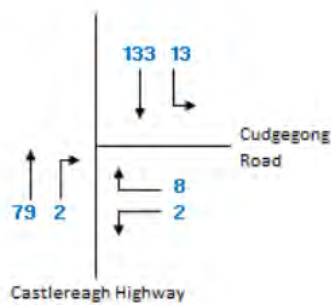
AM PEAK HOUR TRAFFIC VOLUMES  
(9.45AM - 10.45AM THURS 18 MAR 2021)



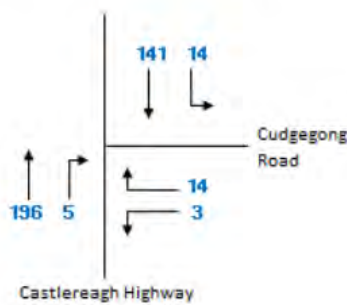
PM PEAK HOUR TRAFFIC VOLUMES  
(2.30PM - 3.30PM THURS 18 MAR 2021)



AM PEAK HOUR TRAFFIC VOLUMES  
(10.00AM - 11.00AM FRI 19 MAR 2021)



PM PEAK HOUR TRAFFIC VOLUMES  
(3.30PM - 4.30PM FRI 19 MAR 2021)



PEAK HOUR TRAFFIC VOLUMES  
(11.30AM - 12.30PM SAT 20 MAR 2021)

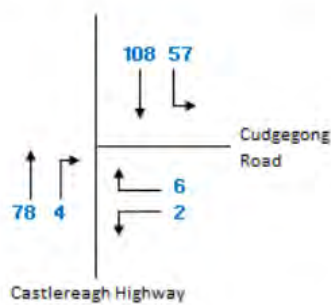


FIGURE 3.8 – SUMMARY OF TRAFFIC COUNTS AT THE CASTLEREAGH HWY / CUDGEGONG ROAD INTERSECTION

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#### 4.0 DEVELOPMENT PROPOSAL

It is proposed that the existing winery be expanded to include a restaurant and tourist cabins. It is proposed that the site will be developed in two stages, with the restaurant and 30 cabins provided in Stage 1, and the balance of works proposed to be provided in Stage 2, as follows:

##### STAGE 1

- Restaurant – 382m<sup>2</sup> / 60 people
- Tourist accommodation – 30 cabins
- Staff accommodation - 3 cabins

##### STAGE 2

- Tourist accommodation – 30 cabins
- Staff accommodation – 2 cabins.

It is noted that a wellness centre is proposed to be provided in the future as part of a separate application. The existing caretakers residence will be retained on the site.

The proposal provides a total of 65 car parking spaces, of which 28 are provided in a common facility for visitors near the new restaurant, and 12 spaces for staff in a separate facility near the staff residences. An additional 25 car parking spaces are proposed along the driveway adjacent to the the tourist accommodation units. It is proposed that all car parking will be provided as part of Stage 1.

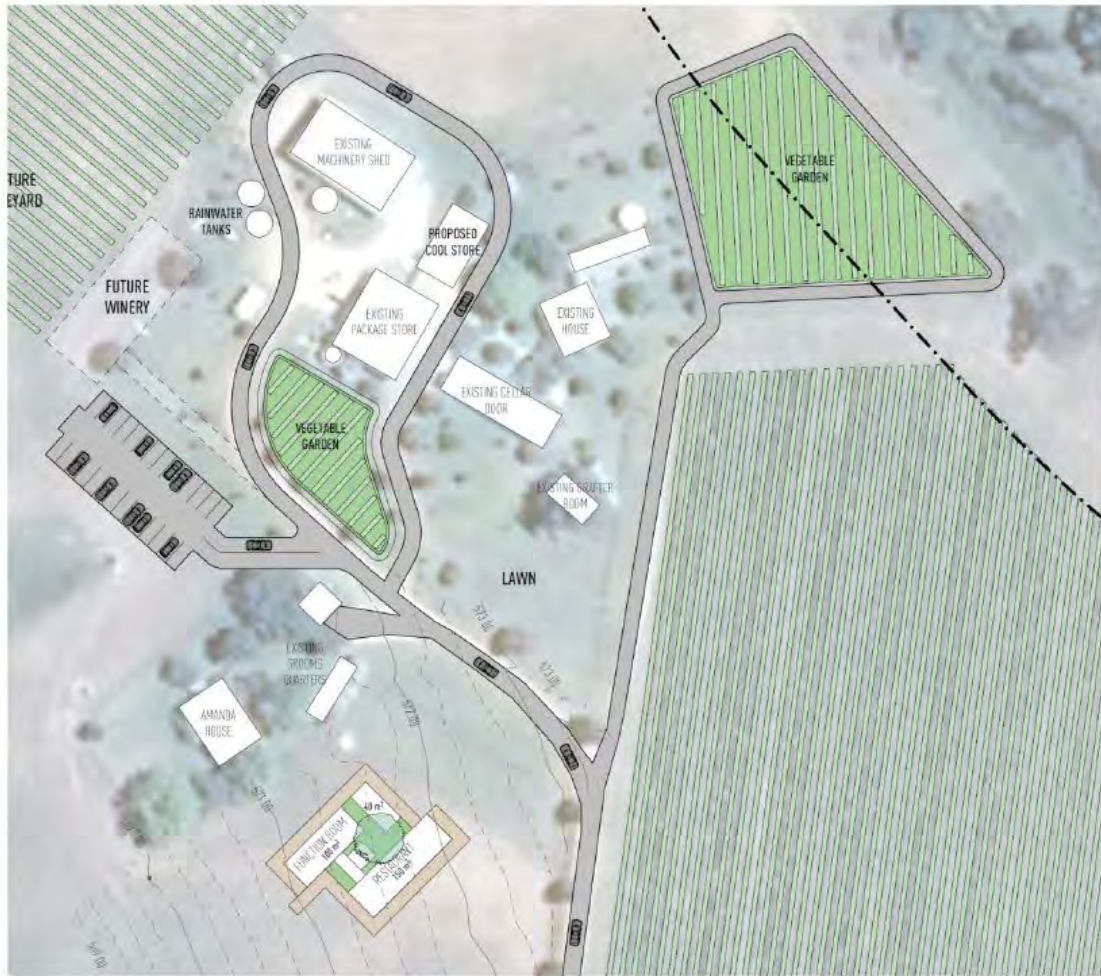
Access to the site will be gained from the existing driveway off Cudgegong Road. The proposed plan of development is provided as Figure 4.1, with the proposed staging works for the accommodation units shown in Figure 4.2 and 4.3

Traffic Impact Assessment  
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FIGURE 4.1 – PROPOSED SITE PLAN

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**FIGURE 4.2 – PROPOSED RESTAURANT AND FUNCTION ROOM**

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FIGURE 4.3 – PROPOSED TOURIST ACCOMMODATION

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**5.0 ON-SITE TRAFFIC ARRANGEMENTS**

**5.1 Car Parking Supply**

In accordance with the Mid-Western Regional Council Development Control Plan (DCP), the following car parking rates are applicable to the proposed facilities:

**Tourist and Visitor Accommodation (short-term)**

1 space per unit, plus 2 spaces per 3 employees

**Restaurant**

1 space per 7sqm or 1 space per 3 seats whichever is the greater

1 space per 4sqm for licensed floor including outdoor seating or dining

Based on the above rates, the following car parking requirements are applicable to the site.

**Table 5.1: Requirement for car parking under DCP (Mid-Western Regional Council)**

Component	Minimum Car Parking Spaces Required
Accommodation	
STAGE 1	
Visitor (30 cabins)	30 spaces
Staff (3 cabins)	2 spaces
STAGE 2	
Visitor (30 cabins)	30 spaces
Staff (2 cabins)	2 space
STAGE 1	
Restaurant (60 seats)	20 spaces
TOTAL PARKING REQUIRED	
STAGE 1	52 spaces
STAGE 2	<u>32 spaces</u>
<b>TOTAL</b>	84 spaces

The proposal provides a total of 65 car parking spaces, of which all will be provided in Stage 1. As shown in Table 5.1, the proposed results in a shortfall of 19 spaces in the context of the DCP. The proposed parking provisions are considered to be acceptable, given:

- The rural location the site and proposal to operate a courtesy bus (van) service to Rylstone, Mudgee and other surrounding areas.
- It is expected that a significant number of visitors to the restaurant will be accommodation guests, and therefore not generate additional car parking demand.
- The facility has been designed so that it will only operate at capacity when there is cross-use between the accommodation and restaurant / function facility.
- Should there be an occasional need for overflow parking, such could comfortably be accommodated on grassed areas that have satisfactory gradient and surface condition.

With regards to the courtesy bus service, it is intended that a 12 seat van would be used. The use of this van (3-4 trips to local areas) would equate to approximately 3 cars per trip and therefore up to 12 parking spaces for four trips.

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## 5.2 Car Parking Design

The geometric layout of the proposed parking facilities have been designed to comply with the relevant requirements specified in the Australian Standard publication AS2890.1:2004. .

The proposed car parking layout has the following dimensions:

**Table 5.2 – Car Parking Design Characteristics**

Design Aspect	Minimum AS2890 Standard	Proposed Provision	Compliance
Parking space length:			
- General	5.4 metres	5.4 metres	Compliant
- Parallel	6.1 metres	9.5 metres	Compliant
Parking space width:			
- General	2.4 metres	2.4 metres	Compliant
- Parallel	2.1 metres	2.4 metres	Compliant
- Visitor	2.5 metres	2.4 metres	Acceptable Solution
Aisle Width:			
- Parking aisle	4.5 metres	3.2 metres	Acceptable Solution
- Circulation aisle	5.8 metres	6.0 metres	Compliant
Maximum Gradient			
- Parking Bay	1:20 (5.0%)	<1:20 (5.0%)	Compliant
- Parking Aisle	1:16 (6.25%)	<1:20 (5.0%)	
- PWD Bay	1:40 (2.5%)	<1:40 (2.5%)	
Maximum Change in Grade	1:8 (12.5%) summit 1:6.67 (15.0%) sag	<1:8 (12.5%) summit <1:8 (12.5%) sag	Compliant
Parking Aisle Extension	1 metre beyond last bay	N/A	N/A

It is noted that the visitor car parking spaces will be widened to satisfy AS2890. The dimensioned plan of the proposed parking facilities is provided in Figure 5.1, with car park and circulation paths shown in Figure 5.2 and 5.3.



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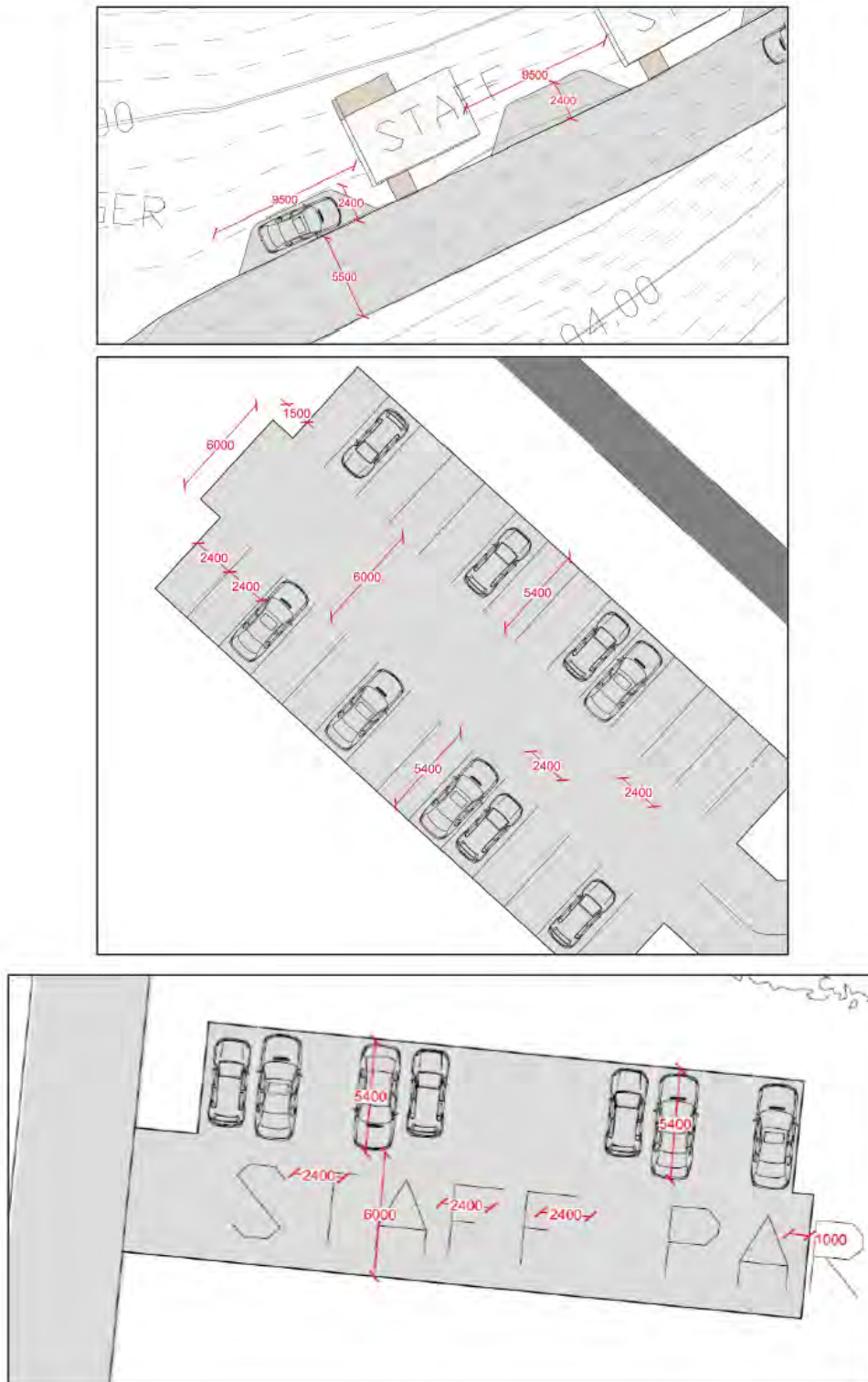


FIGURE 5.1 – DIMENSIONED CAR PARKING PLANS

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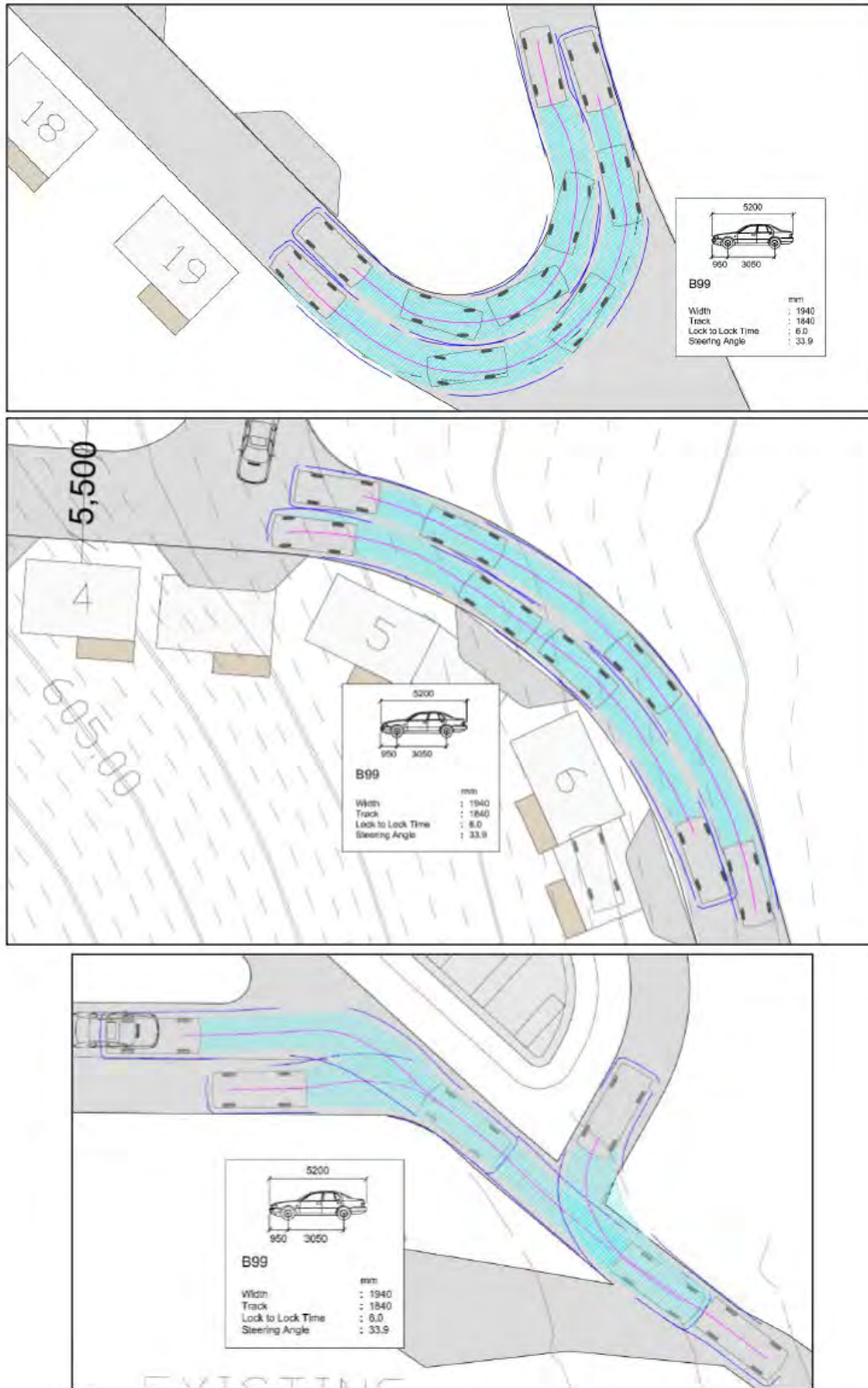


FIGURE 5.2 – 99<sup>TH</sup> PERCENTILE VEHICLE CIRCULATION

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FIGURE 5.3 – CAR PARK MANOEUVRING (B85 VEHICLE)

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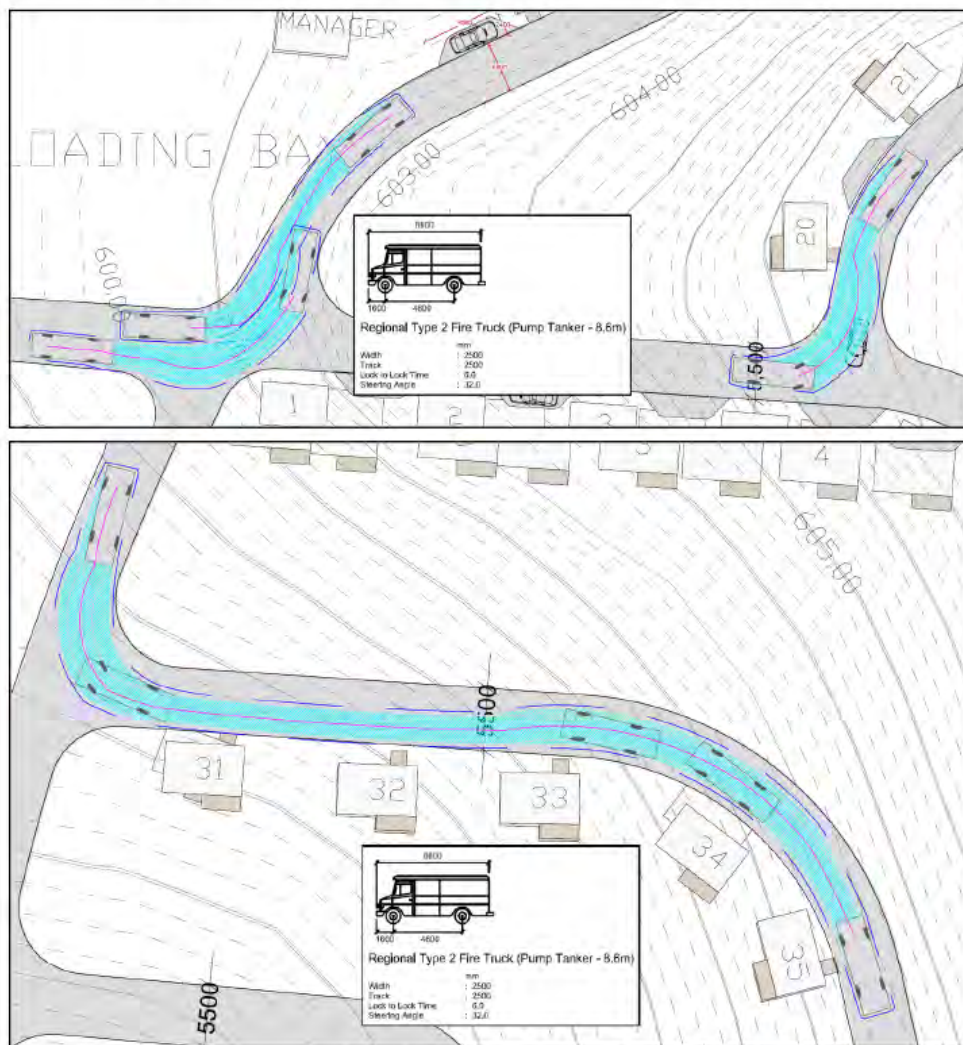


**5.3 Access road**

Access to the site is proposed to be retained at the existing crossover off Cudgegong Road. It is proposed that internal connections will be provided to the existing driveway leading to the accommodation units and new visitor car park at the rear.

**5.4 Emergency vehicle access**

It is intended that the internal carriageway will be designed appropriately to accommodate a rural fire truck as shown in Figures 5.5 and 5.6. It is note that some minor kerb adjustments are required to accommodate the vehicle path. These are considered to be minor modification to the plan and will be reflected on the plans during detailed design.



**FIGURE 5.5 – RURAL FIRE TRUCK MANOEUVRING**

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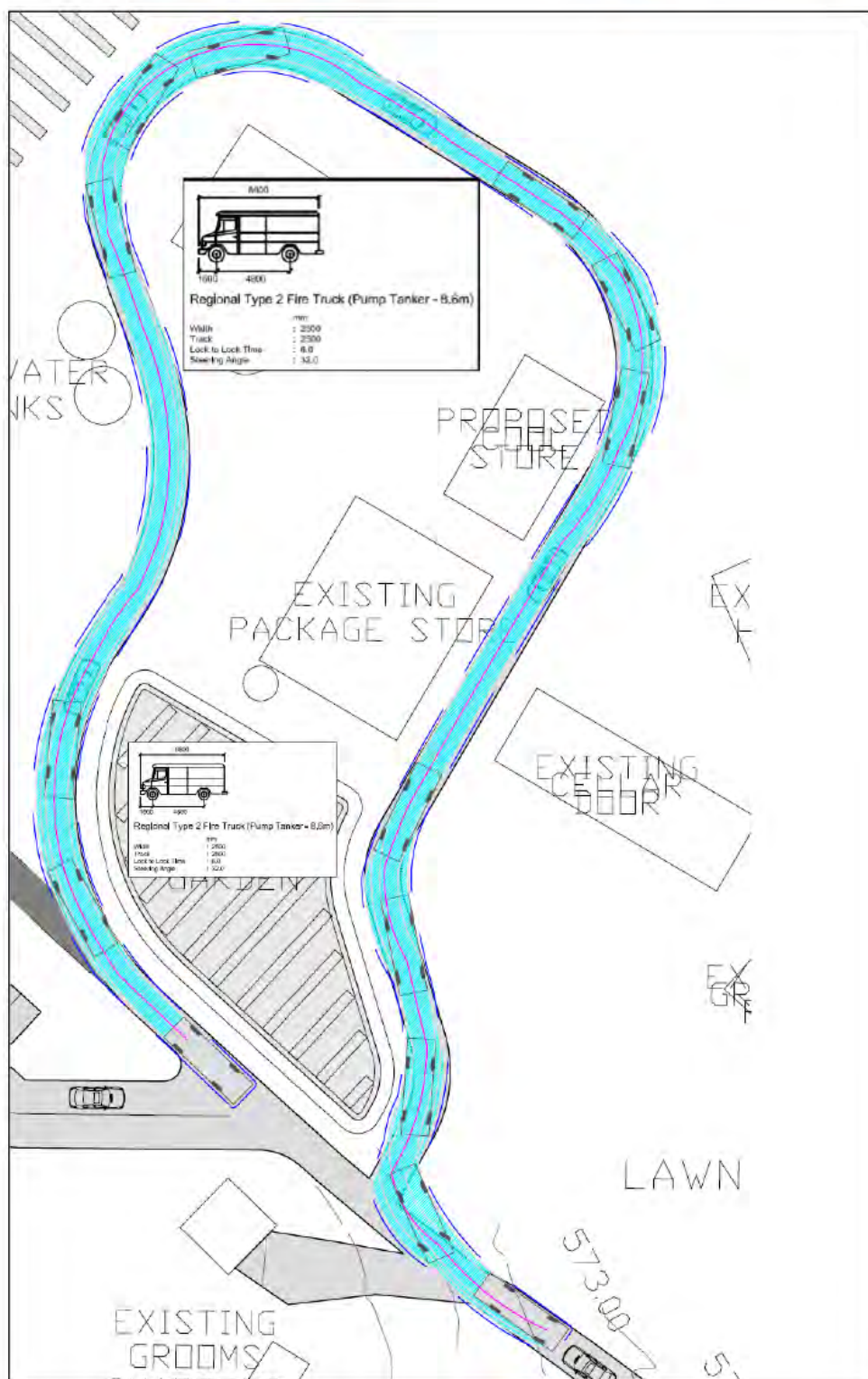


FIGURE 5.5 – RURAL FIRE TRUCK MANOEUVRING

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## 6.0 ROAD NETWORK IMPACT

### 6.1 Traffic generation

Given the nature of the proposed uses and rural location of the site, the traffic generation of the development will vary considerably depending on occupancy levels, and use of the restaurant and functions facility. Typically, the restaurant and functions facility will be used by guests staying at the site, however will also be available for use by day visitors.

Higher traffic volumes will be generated on weekends and during holiday periods.

It is estimated that the proposed tourist accommodation cabins would generate in the order of 4 vehicle trips per cabin per day, or 0.4 per cabin per hour. Assuming 100% occupancy, application of this rate equates to 240 vehicles per day.

Restaurants typically generate traffic at the following rates:

- 5 vehicle movements per hour per 100m<sup>2</sup> GFA;
- 60 vehicle movements per day per 100m<sup>2</sup> GFA.

The above rate for a restaurant is typical of an urban location. Given the location of the site in a rural area it is considered that the proposal will have a significantly lower generation. Furthermore, a significant proportion of customers will be guests staying at the site. Notwithstanding this, to be conservative the above traffic generation rate has been adopted.

It is likely that the function room will generally be used by guests staying at the site. However, the above trip generation rate for a restaurant has been assumed. Resultant trip generation estimates are shown in Table 6.1.

**Table 6.1 - Estimated Development Traffic Generation (peak hour) assuming full occupancy**

Component	AM peak hour			PM peak hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Accommodation (60 cabins )	16	8	24	8	16	24	120	120	240
Restaurant (382m <sup>2</sup> GFA)	10	10	20	10	10	20	115	115	230
<b>Total</b>	<b>26</b>	<b>18</b>	<b>44</b>	<b>18</b>	<b>16</b>	<b>44</b>	<b>135</b>	<b>135</b>	<b>470</b>

It is emphasised that the above traffic estimates assume full occupancy and full use of the restaurant / functions facility by day visitors. It is expected that the traffic generation of the proposal will be in the order of 10% - 20% of the above volume on average weekdays, and 50% on average weekends.

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## 6.2 Traffic distribution

Accommodation guests will typically travel from the surrounding region including Sydney and Newcastle. The following will be the primary routes to the site:

- From the south (eg Sydney) - Castlereagh Highway and Bylong Valley Way;
- From the north (eg Dubbo) - Castlereagh Highway and Cudgegong Road;
- From the east (eg Newcastle) - Bylong Valley Way.

Indicative peak hour development traffic movements, assuming full occupancy and use of both the restaurant and accommodation, are shown in Figure 6.2.

## 6.3 Road network impacts

The surveyed volumes at Cudgegong Road / Coomber Street and Bylong Valley Way / Coomber Street intersections indicate a through traffic demand of approximately 200 vehicles per peak hour on the Bylong Valley Highway with minimal turning demand to Coomber Street. Based on the surveyed demand and low traffic generation of the proposal these intersections only warrant the provision of 'Basic' turn treatments and are considered to be acceptable.

It is noted that a channelised right turn and an auxiliary left turn treatment are provided at the Castlereagh Highway / Bylong Valley Way intersection, with a Type AUR right turn treatment provided at the Castlereagh Highway / Cudgegong Road intersection. The proposal only generates 5 right turn movements from Castlereagh Highway to Bylong Walley Way, with no right turn demand at the Cudgegong Road intersection. It is therefore considered that the existing geometry of each intersection is satisfactory, and the proposal does not trigger additional works to accommodate peak development traffic demands.

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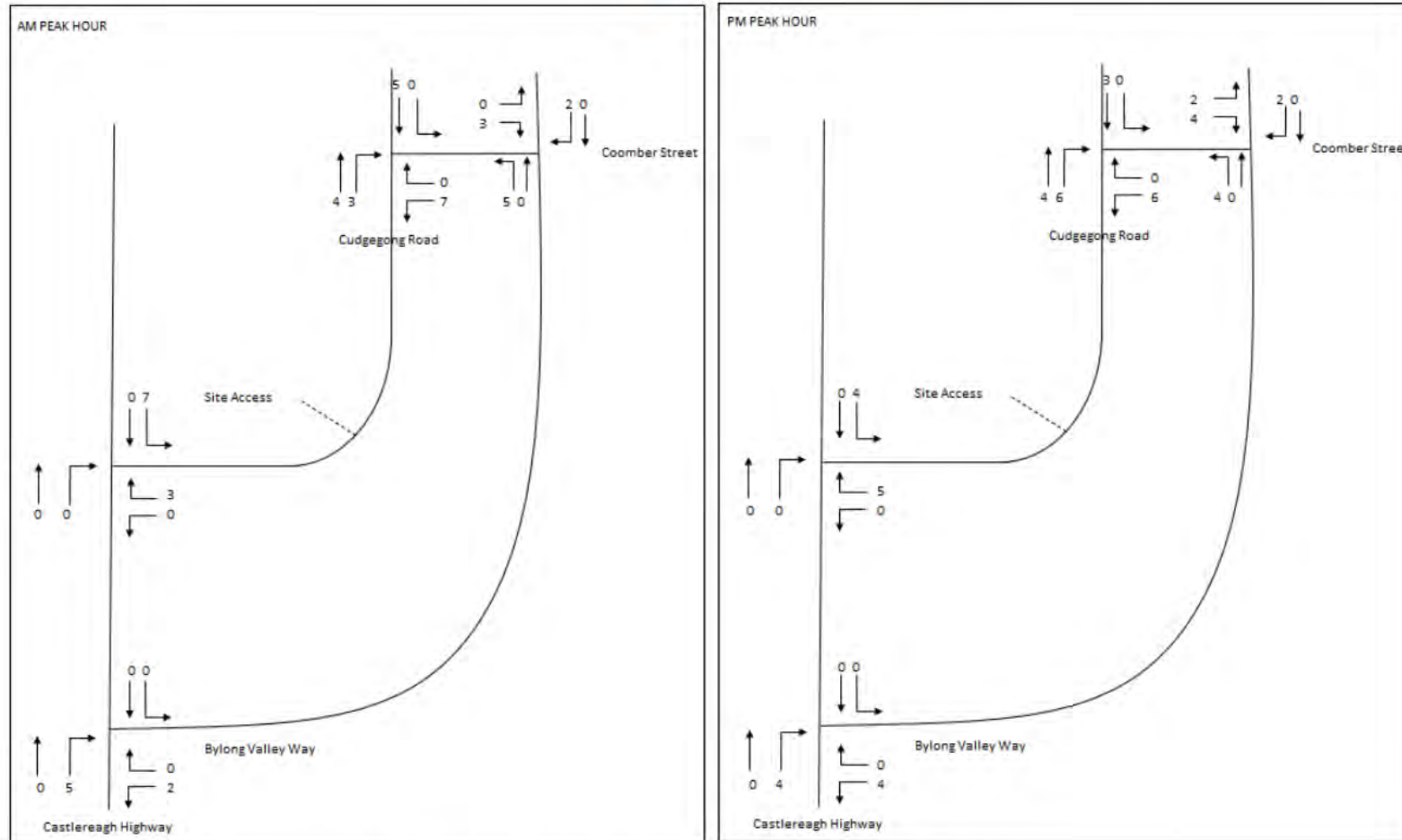


FIGURE 6.2 – INDICATIVE DEVELOPMENT TRAFFIC VOLUMES (PEAK HOUR)



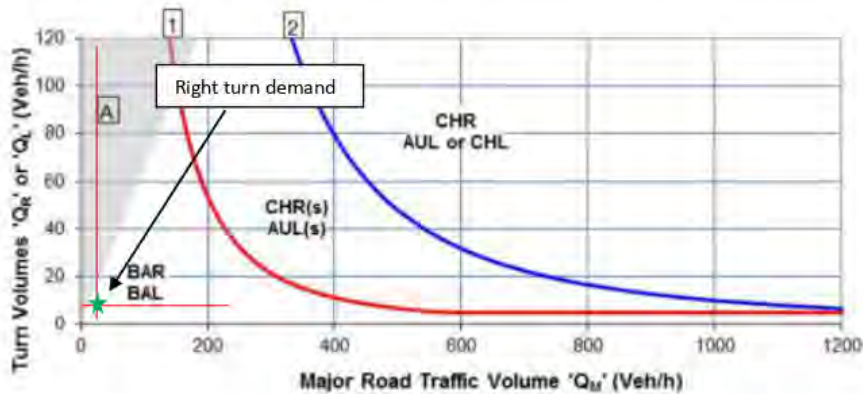
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**7.0 CUDGEGONG ROAD / SITE ACCESS INTERSECTION**

**7.1 Geometrical Layout**

Cudgegong Road carries in the order of 35 vehicles per hour during peak periods. As shown below, this volume warrants the provision of 'Basic' turn treatments regardless of the turning volume.



(b) 70 km/h < Design Speed < 100 km/h

**FIGURE 7.1 – TURN TREATMENT WARRANTS (SITE ACCESS INTERSECTION)**

The proposed site access intersection layout is shown in Figures 7.2 and 7.3. As shown, it is proposed that the road be widened on the northern side to allow for Type BAL and BAR turn treatments suitable for a 110 Km / Hr design speed.

Inspection of the site and the layout shown in Figures 7.2 and 7.3 indicates that an Austroads compliant intersection layout (Type BAL and BAR) can be achieved with a widening of approximately 3 metres on the northern side of Cudgegong Road, with all works contained within the road reserve.

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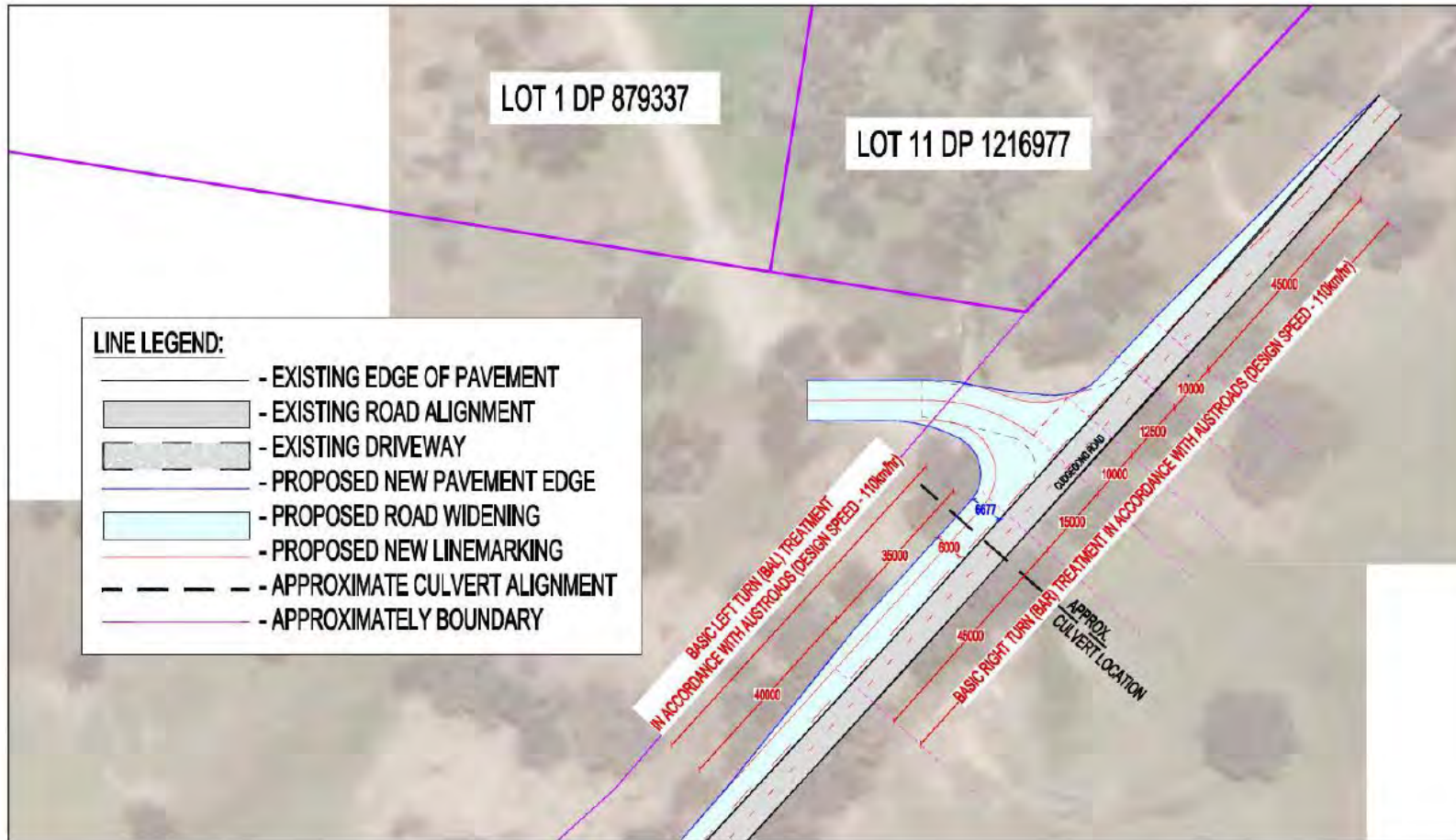


FIGURE 7.2 - PROPOSED CUDGEGONG ROAD / SITE ACCESS INTERSECTION LAYOUT (CONCEPT)

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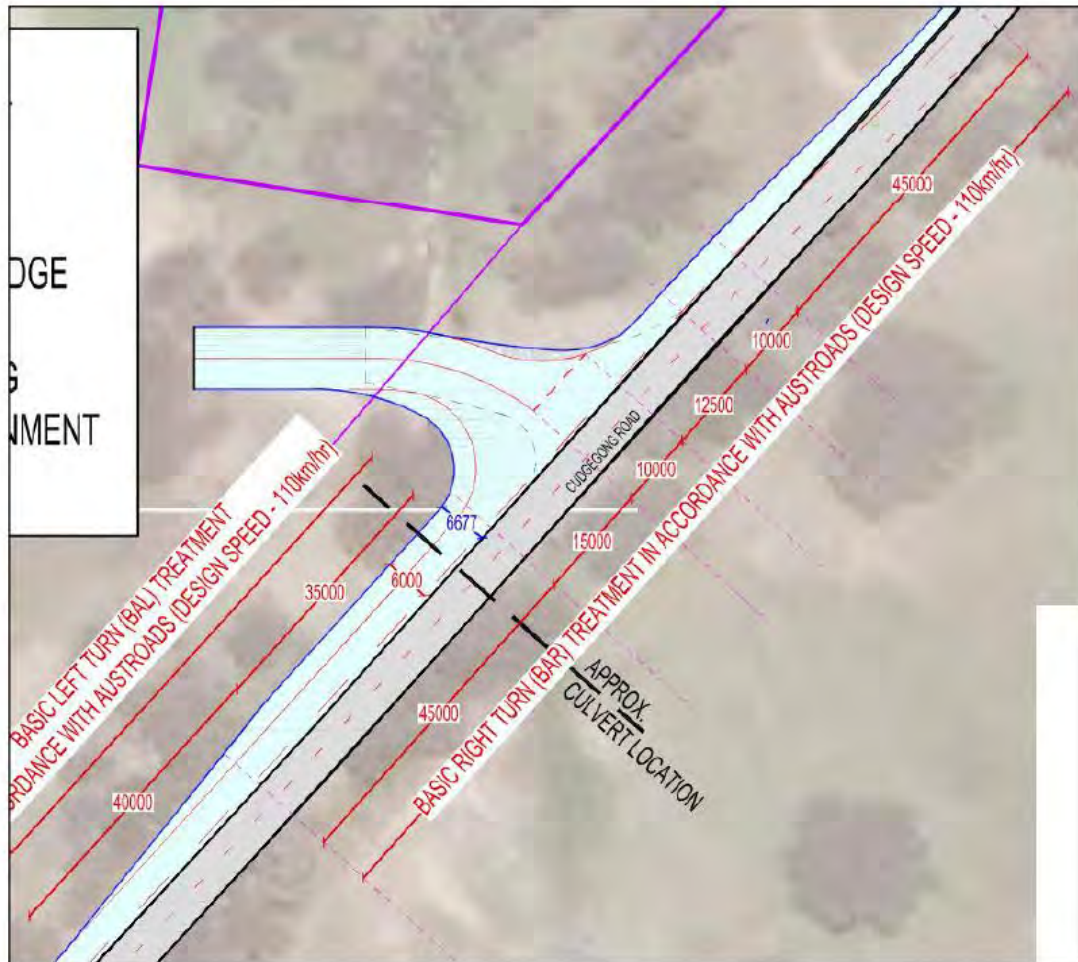


FIGURE 7.3 - PROPOSED CUDGEGONG ROAD / SITE ACCESS INTERSECTION LAYOUT (CONCEPT – MAGNIFIED)

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## 7.2 Sight distance

As shown as Appendix B, the Metrocount surveys indicate that the 85<sup>th</sup> percentile speeds at the access location are approximately as follows:

- Eastbound - 91 Km / Hr
- Westbound - 96 Km / Hr

In accordance with AS2890, a 'desirable' sight distance of 139 metres is required for a 100 Km / Hr design speed. As shown in Figures 7.2 and 7.3, the sight lines at the access location are in excess of 200 metres in each direction.

In June 2022, RTE inspected the site with a Council officer and measured the sight distance to the west as 208 metres. A greater sight distance is available to the east.

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Looking west (approx. 208m available)



Looking east (> 210m available)

**FIGURE 7.2 – VIEW LINES AT ACCESS INTERSECTION WITH CUDGEGONG ROAD**

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FIGURE 7.3 – APPROXIMATE SIGHT DISTANCE AVAILABLE FOR DRIVER EXITING SITE

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## 8.0 SUMMARY OF CONCLUSIONS & RECOMMENDATIONS

- The subject site is located on the western side of Cudgegong Road and just south of the Rylstone township. The site operates as *De Beaurepaire Wines* and comprises of an established commercial winery, cellar door premises and associated outbuildings.
- It is proposed that the existing winery be expanded to include a restaurant and tourist cabins. It is proposed that the site will be developed in two stages, with the restaurant and 30 cabins provided in Stage 1, and the balance of works proposed to be provided in Stage 2.
- The proposal provides a total of 65 car parking spaces, of which all will be provided in Stage 1. As discussed in Section 5, the proposed parking supply is considered to be satisfactory based on the location and function of the proposed facility. A courtesy bus is proposed to be used to transport guests between the site and surrounding areas including Mudgee and Rylstone.
- The geometric layout of the proposed parking facilities have been designed to comply with the relevant requirements specified in the Australian Standard publication AS2890.1:2004. It is noted that the proposed visitor parking will be made wide and the internal driveway adjusted to allow for adequate manoeuvring. The proposed changes are considered to be minor and will be reflected on the plan during detailed design.
- Access to the site is proposed to be retained at the existing driveway off Cudgegong Road. It is proposed that internal connections will be provided to the existing driveway leading to the accommodation units and new visitor car park at the rear. The location of the existing driveway complies with sight distance requirements set out in AS2890.
- Given the nature of the proposed uses, the traffic generation of the development will vary considerably depending on occupancy levels, and use of the restaurant. It is expected that higher traffic volumes will be generated on weekends and during holiday periods. As discussed in Section 6, the proposal is estimated to generate in the order of 44 trips during the morning and afternoon peak hour periods. This estimate assumes 100% occupancy and full use of the restaurant / functions facility by day visitors. It is expected that the traffic generation of the proposal will be in the order of 10% - 20% of this above volume on average weekdays, and 50% on average weekends.
- It is proposed that the site access intersection be upgraded to comply with Austroads Type BAL and BAR turn treatments suitable for a 110 Km / Hr design speed. Inspection of the site and the layout shown in Figures 7.2 and 7.3 indicates that an Austroads compliant intersection layout (Type BAL and BAR) can be achieved with a widening of approximately 3 metres on the northern side of Cudgegong Road, with all works contained within the road reserve.

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## APPENDICES

### APPENDIX A – TRAFFIC COUNT DATA



Traffic Impact Assessment  
 De Beaufort Winery  
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**APPENDIX A – TRAFFIC COUNT DATA**

**CAMERA 1 – THURSDAY 18<sup>TH</sup> MARCH 2021**

MANUAL TRAFFIC SURVEY RESULTS



Unit Type: Camera  
 RTE ID: 20471  
 Location: Cudgegong Road / Coomber Street  
 Date: Thursday, 18 March 2021  
 Comments: Fine weather

Class All Vehicles

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	1	0	0	0	0	0	0	0	0	0	0	0	1	
7:15	1	0	0	0	0	0	0	0	1	0	0	0	2	
7:30	1	0	0	1	0	0	0	0	1	0	0	0	3	
7:45	1	0	0	1	1	0	0	0	1	0	0	0	4	10
8:00	3	0	0	1	2	0	0	0	2	0	0	0	8	17
8:15	2	0	0	2	1	0	0	0	0	0	0	0	5	20
8:30	3	0	1	0	4	0	0	0	0	0	0	0	8	25
8:45	0	0	0	3	2	0	0	0	5	0	0	0	10	31
9:00	3	0	0	0	0	0	0	0	0	0	0	0	3	26
9:15	1	0	0	4	0	0	0	0	1	0	0	0	6	27
9:30	3	0	0	2	1	0	0	0	1	0	0	0	7	26
9:45	2	0	0	1	1	0	0	1	0	0	0	0	5	21
10:00	4	0	0	3	3	0	0	0	4	0	0	0	14	32
10:15	2	0	0	4	0	0	0	0	1	0	0	0	7	33
10:30	3	0	0	1	2	0	0	1	3	0	0	0	10	36
10:45	1	0	2	1	1	0	0	0	1	0	0	0	6	37
14:30	1	0	0	1	1	0	0	0	1	0	0	0	4	
14:45	2	0	0	1	1	0	0	0	0	0	0	0	4	
15:00	3	0	0	4	2	0	0	0	0	0	0	0	9	
15:15	2	0	1	2	3	0	0	0	4	0	0	0	12	29
15:30	4	0	1	0	2	0	0	0	1	0	0	0	8	33
15:45	6	0	1	2	2	0	0	0	1	0	0	0	12	41
16:00	1	0	0	2	1	0	0	0	0	0	0	0	4	36
16:15	0	0	0	1	1	0	0	1	4	0	0	0	7	31
16:30	2	0	0	2	1	0	0	0	5	0	0	0	10	33
16:45	0	0	0	4	2	0	0	0	0	0	0	0	6	27
17:00	0	0	0	1	0	0	0	0	3	0	0	0	4	27
17:15	1	0	0	1	3	0	0	0	1	0	0	0	6	26
AM PEAK HOUR	10	0	2	9	6	0	0	1	9	0	0	0	37	
PM PEAK HOUR	15	0	3	8	9	0	0	0	6	0	0	0	41	
7 HOUR TOTAL	53	0	6	45	37	0	0	3	41	0	0	0	185	

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## CAMERA 1 – FRIDAY 19<sup>TH</sup> MARCH 2021

### MANUAL TRAFFIC SURVEY RESULTS



Unit Type: Camera  
RTE ID: 20471  
Location: Cudgegong Road / Coomber Street  
Date: Friday, 19 March 2021  
Comments: Fine weather

**Class** All Vehicles

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	2	0	0	1	1	0	0	0	0	0	0	0	4	
7:15	2	0	0	1	3	0	0	0	1	0	0	0	7	
7:30	0	0	0	0	0	0	0	0	1	0	0	0	1	
7:45	2	0	0	1	1	0	0	0	1	0	0	0	5	17
8:00	3	0	0	0	1	0	0	0	0	0	0	0	4	17
8:15	3	0	0	2	1	0	0	0	2	0	0	0	8	18
8:30	2	0	0	2	2	0	0	0	1	0	0	0	7	24
8:45	3	0	0	1	2	0	0	0	1	0	0	0	7	26
9:00	1	0	1	0	4	0	0	0	0	0	0	0	6	28
9:15	4	0	0	1	2	0	0	0	3	0	0	0	10	30
9:30	1	0	0	1	0	0	0	1	1	0	0	0	4	27
9:45	6	0	0	0	1	0	0	1	2	0	0	0	10	30
10:00	0	0	0	1	3	0	0	0	3	0	0	0	7	31
10:15	1	0	0	0	2	0	0	0	0	0	0	0	3	24
10:30	1	0	2	2	1	0	0	0	2	0	0	0	8	28
10:45	3	0	0	6	0	0	0	0	1	0	0	0	10	28
14:30	6	0	2	8	1	0	0	0	2	0	0	0	19	
14:45	2	0	0	1	2	0	0	0	0	0	0	0	5	
15:00	3	0	0	3	1	0	0	0	4	0	0	0	11	
15:15	1	0	0	2	2	0	0	1	0	0	0	0	6	41
15:30	4	0	1	4	1	0	0	0	5	0	0	0	15	37
15:45	5	0	0	1	0	0	0	0	1	0	0	0	7	39
16:00	3	0	0	1	3	0	0	0	1	0	0	0	8	36
16:15	3	0	0	3	0	0	0	1	2	0	0	0	9	39
16:30	0	0	0	2	1	0	0	0	0	0	0	0	3	27
16:45	3	0	0	1	1	0	0	2	1	0	0	0	8	28
17:00	2	0	0	1	0	0	0	0	1	0	0	0	4	24
17:15	0	0	2	4	3	0	0	0	2	0	0	0	11	26
<b>AM PEAK HOUR</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>	
<b>PM PEAK HOUR</b>	<b>12</b>	<b>0</b>	<b>2</b>	<b>14</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>41</b>	
<b>7 HOUR TOTAL</b>	<b>66</b>	<b>0</b>	<b>8</b>	<b>50</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>207</b>	

Traffic Impact Assessment  
 De Beaurepaire Winery  
 182 Cudgegong Road, Rylstone



**CAMERA 1 SATURDAY 20<sup>TH</sup> MARCH 2021**

**MANUAL TRAFFIC SURVEY RESULTS**



Unit Type: Camera  
 RTE ID: 20471  
 Location: Cudgegong Road / Coomber Street  
 Date: Saturday, 20 March 2021  
 Comments: Fine weather

**Class All Vehicles**

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	1	0	0	0	0	0	0	0	0	0	0	0	1	
7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:30	0	0	0	0	1	0	0	0	1	0	0	0	2	
7:45	2	0	1	1	2	0	0	0	0	0	0	0	6	9
8:00	0	0	0	0	0	0	0	0	1	0	0	0	1	9
8:15	0	0	0	0	0	0	0	1	1	0	0	0	2	11
8:30	1	0	0	3	1	0	0	0	1	0	0	0	6	15
8:45	2	0	1	0	1	0	0	2	3	0	0	0	9	18
9:00	0	0	0	2	0	0	0	0	1	0	0	0	3	20
9:15	1	0	0	5	0	0	0	0	1	0	0	0	7	25
9:30	1	0	0	1	1	0	0	0	1	0	0	0	4	23
9:45	3	0	0	3	0	0	0	0	2	0	0	0	8	22
10:00	5	0	0	1	0	0	0	0	0	0	0	0	6	25
10:15	1	0	1	1	2	0	0	0	1	0	0	0	6	24
10:30	3	0	0	1	2	0	0	1	0	0	0	0	7	27
10:45	6	0	0	2	1	0	0	0	2	0	0	0	11	30
11:00	1	0	2	5	2	0	0	0	1	0	0	0	11	35
11:15	3	0	0	3	0	0	0	0	1	0	0	0	7	36
11:30	2	0	0	2	1	0	0	0	1	0	0	0	6	35
11:45	5	0	1	5	1	0	0	0	1	0	0	0	13	37
12:00	1	0	0	1	2	0	0	0	1	0	0	0	5	31
12:15	1	0	1	11	0	0	0	0	0	0	0	0	13	37
12:30	3	0	0	32	3	0	0	0	0	0	0	0	38	69
12:45	2	0	0	1	1	0	0	3	2	0	0	0	9	65
13:00	2	0	0	0	2	0	0	0	2	0	0	0	6	66
13:15	2	0	2	0	1	0	0	0	0	0	0	0	5	58
13:30	0	0	1	4	4	0	0	0	0	0	0	0	9	29
13:45	1	0	0	3	1	0	0	1	0	0	0	0	6	26
<b>PEAK HOUR</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	
<b>7 HOUR TOTAL</b>	<b>49</b>	<b>0</b>	<b>10</b>	<b>87</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>207</b>	

Traffic Impact Assessment  
De Beaurepaire Winery  
182 Cudgegong Road, Rylstone



**CAMERA 2 – THURSDAY 18<sup>TH</sup> MARCH 2021**

**MANUAL TRAFFIC SURVEY RESULTS**



Unit Type: Camera  
RTE ID: 20471  
Location: Castlereagh Highway / Bylong Valley Way  
Date: Thursday, 18 March 2021  
Comments: Fine weather

**Class All Vehicles**

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	10	0	0	6	0	0	0	1	5	0	0	0	22	
7:15	5	0	0	10	3	0	0	2	11	0	0	0	31	
7:30	17	0	1	10	5	0	0	1	4	0	0	0	38	
7:45	9	0	0	14	11	0	0	2	6	0	0	0	42	133
8:00	19	0	1	15	6	0	0	3	11	0	0	0	55	166
8:15	14	0	0	16	12	0	0	2	7	0	0	0	51	186
8:30	16	0	0	14	5	0	0	0	6	0	0	0	41	189
8:45	20	0	1	9	7	0	0	1	8	0	0	0	46	193
9:00	5	0	0	17	9	0	0	1	7	0	0	0	39	177
9:15	27	0	0	14	16	0	0	1	8	0	0	0	66	192
9:30	26	0	1	14	8	0	0	3	4	0	0	0	56	207
9:45	19	0	4	16	9	0	0	0	6	0	0	0	54	215
10:00	17	0	1	13	8	0	0	1	9	0	0	0	49	225
10:15	34	0	1	14	8	0	0	1	4	0	0	0	62	221
10:30	21	0	2	22	13	0	0	2	6	0	0	0	66	231
10:45	23	0	1	10	3	0	0	0	9	0	0	0	46	223
14:30	21	0	0	26	5	0	0	2	10	0	0	0	64	
14:45	27	0	0	24	6	0	0	2	19	0	0	0	78	
15:00	19	0	1	27	6	0	0	0	9	0	0	0	62	
15:15	30	0	1	15	11	0	0	0	7	0	0	0	64	268
15:30	15	0	2	18	9	0	0	0	14	0	0	0	58	262
15:45	20	0	1	16	12	0	0	1	12	0	0	0	62	246
16:00	26	0	3	30	9	0	0	0	5	0	0	0	73	257
16:15	17	0	0	21	12	0	0	1	5	0	0	0	56	249
16:30	25	0	2	18	7	0	0	1	9	0	0	0	62	253
16:45	19	0	0	29	9	0	0	1	6	0	0	0	64	255
17:00	18	0	1	11	10	0	0	0	3	0	0	0	43	225
17:15	12	0	1	15	11	0	0	0	5	0	0	0	44	213
<b>AM PEAK HOUR</b>	<b>91</b>	<b>0</b>	<b>8</b>	<b>65</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>231</b>	
<b>PM PEAK HOUR</b>	<b>97</b>	<b>0</b>	<b>2</b>	<b>92</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>268</b>	
<b>7 HOUR TOTAL</b>	<b>531</b>	<b>0</b>	<b>25</b>	<b>464</b>	<b>230</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>215</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1494</b>	

Traffic Impact Assessment  
 De Beaurepaire Winery  
 182 Cudgegong Road, Rylstone



**CAMERA 2 – FRIDAY 19<sup>TH</sup> MARCH 2021**

**MANUAL TRAFFIC SURVEY RESULTS**



Unit Type: Camera  
 RTE ID: 20471  
 Location: Castlereagh Highway / Bylong Valley Way  
 Date: Friday, 19 March 2021  
 Comments: Fine weather

**Class All Vehicles**

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	12	0	0	7	5	0	0	1	3	0	0	0	28	
7:15	18	0	0	11	4	0	0	2	4	0	0	0	39	
7:30	16	0	1	16	4	0	0	1	3	0	0	0	41	
7:45	18	0	0	15	10	0	0	0	7	0	0	0	50	158
8:00	22	0	0	18	7	0	0	2	7	0	0	0	56	186
8:15	20	0	0	19	14	0	0	2	5	0	0	0	60	207
8:30	22	0	0	18	6	0	0	1	8	0	0	0	55	221
8:45	15	0	2	20	12	0	0	0	11	0	0	0	60	231
9:00	27	0	2	23	6	0	0	0	12	0	0	0	70	245
9:15	19	0	2	15	7	0	0	1	7	0	0	0	51	236
9:30	31	0	1	18	13	0	0	1	11	0	0	0	75	256
9:45	34	0	0	22	7	0	0	2	6	0	0	0	71	267
10:00	20	0	0	27	18	0	0	0	9	0	0	0	74	271
10:15	34	0	0	23	7	0	0	2	10	0	0	0	76	296
10:30	42	0	1	21	13	0	0	1	11	0	0	0	89	310
10:45	38	0	0	14	9	0	0	0	11	0	0	0	72	311
14:30	26	0	0	39	5	0	0	0	19	0	0	0	89	
14:45	28	0	3	31	18	0	0	0	13	0	0	0	93	
15:00	34	0	0	55	17	0	0	1	21	0	0	0	128	
15:15	29	0	3	57	15	0	0	2	8	0	0	0	114	424
15:30	32	0	2	60	12	0	0	0	15	0	0	0	121	456
15:45	33	0	2	53	9	0	0	1	19	0	0	0	117	480
16:00	27	0	1	52	11	0	0	1	15	0	0	0	107	459
16:15	40	0	2	41	8	0	0	1	12	0	0	0	104	449
16:30	38	0	1	56	9	0	0	1	11	0	0	0	116	444
16:45	28	0	3	42	11	0	0	0	10	0	0	0	94	421
17:00	24	0	0	49	17	0	0	1	18	0	0	0	109	423
17:15	42	0	1	42	8	0	0	1	6	0	0	0	100	419
<b>AM PEAK HOUR</b>	<b>134</b>	<b>0</b>	<b>1</b>	<b>85</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>311</b>	
<b>PM PEAK HOUR</b>	<b>128</b>	<b>0</b>	<b>7</b>	<b>225</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>480</b>	
<b>7 HOUR TOTAL</b>	<b>769</b>	<b>0</b>	<b>27</b>	<b>864</b>	<b>282</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>292</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2259</b>	

Traffic Impact Assessment  
De Beaurepaire Winery  
182 Cudgegong Road, Rylstone



## CAMERA 2 – SATURDAY 20<sup>TH</sup> MARCH 2021

### MANUAL TRAFFIC SURVEY RESULTS



Unit Type: Camera  
RTE ID: 20471  
Location: Castlereagh Highway / Bylong Valley Way  
Date: Saturday, 20 March 2021  
Comments: Fine weather

**Class** All Vehicles

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	5	0	0	3	3	0	0	0	2	0	0	0	13	
7:15	5	0	0	6	2	0	0	0	3	0	0	0	16	
7:30	11	0	0	17	1	0	0	0	1	0	0	0	30	
7:45	8	0	0	10	3	0	0	2	12	0	0	0	35	94
8:00	15	0	0	19	6	0	0	1	7	0	0	0	48	129
8:15	20	0	0	12	5	0	0	0	6	0	0	0	43	156
8:30	18	0	0	9	11	0	0	1	5	0	0	0	44	170
8:45	18	0	0	18	8	0	0	0	6	0	0	0	50	185
9:00	20	0	0	20	6	0	0	0	8	0	0	0	54	191
9:15	25	0	0	22	7	0	0	0	15	0	0	0	69	217
9:30	32	0	0	21	6	0	0	0	6	0	0	0	65	238
9:45	23	0	2	24	5	0	0	0	10	0	0	0	64	252
10:00	32	0	0	27	9	0	0	1	11	0	0	0	80	278
10:15	32	0	0	23	12	0	0	0	5	0	0	0	72	281
10:30	28	0	1	28	10	0	0	1	7	0	0	0	75	291
10:45	21	0	1	19	6	0	0	0	9	0	0	0	56	283
11:00	19	0	0	29	9	0	0	3	9	0	0	0	69	272
11:15	18	0	1	27	7	0	0	0	12	0	0	0	65	265
11:30	16	0	0	30	7	0	0	0	7	0	0	0	60	250
11:45	24	0	1	23	6	0	0	0	9	0	0	0	63	257
12:00	23	0	0	25	7	0	0	1	7	0	0	0	63	251
12:15	24	0	31	24	9	0	0	1	8	0	0	0	97	283
12:30	20	0	19	25	8	0	0	0	7	0	0	0	79	302
12:45	20	0	1	29	7	0	0	0	6	0	0	0	63	302
13:00	32	0	1	31	7	0	0	0	7	0	0	0	78	317
13:15	14	0	0	22	8	0	0	0	4	0	0	0	48	268
13:30	13	0	0	15	4	0	0	1	10	0	0	0	43	232
13:45	26	0	0	12	9	0	0	0	10	0	0	0	57	226
<b>PEAK HOUR</b>	<b>96</b>	<b>0</b>	<b>52</b>	<b>109</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>317</b>	
<b>7 HOUR TOTAL</b>	<b>562</b>	<b>0</b>	<b>58</b>	<b>570</b>	<b>188</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>209</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1599</b>	

Traffic Impact Assessment  
 De Beaurepaire Winery  
 182 Cudgegong Road, Rylstone



**CAMERA 3 – THURSDAY 18<sup>TH</sup> MARCH 2021**

**MANUAL TRAFFIC SURVEY RESULTS**



Unit Type: Camera  
 RTE ID: 20471  
 Location: Ilford Road / Coomber Street  
 Date: Thursday, 18 March 2021  
 Comments: Fine weather

**Class All Vehicles**

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	9	1	0	15	0	0	0	0	0	0	0	0	25	
7:15	4	0	0	17	0	1	0	0	0	0	0	0	22	
7:30	14	0	0	11	0	1	0	0	0	0	2	1	29	
7:45	16	0	0	23	0	1	0	0	0	0	1	1	42	118
8:00	17	1	0	28	0	2	0	0	0	0	1	1	50	143
8:15	22	0	0	19	0	0	0	0	0	0	2	1	44	165
8:30	33	0	0	27	0	1	0	0	0	0	7	1	69	205
8:45	24	1	0	27	0	6	0	0	0	0	8	0	66	229
9:00	16	0	0	18	0	0	0	0	0	0	1	1	36	215
9:15	25	0	0	29	0	2	0	0	0	0	0	0	56	227
9:30	12	0	0	34	0	2	0	0	0	0	3	0	51	209
9:45	18	0	0	28	0	2	0	0	0	0	1	0	49	192
10:00	15	1	0	31	0	5	0	0	0	0	0	2	54	210
10:15	14	0	0	23	0	4	0	0	0	0	0	0	41	195
10:30	27	2	0	23	0	1	0	0	0	0	0	2	55	199
10:45	21	0	0	34	0	2	0	0	0	0	3	2	62	212
14:30	22	2	0	18	0	0	0	0	0	0	1	1	44	
14:45	38	0	0	23	0	0	0	0	0	0	0	0	61	
15:00	34	0	0	18	0	2	0	0	0	0	3	0	57	
15:15	31	0	0	26	0	3	0	0	0	0	5	1	66	228
15:30	34	0	0	33	0	2	0	0	0	0	1	2	72	256
15:45	25	0	0	20	0	2	0	0	0	0	1	0	48	243
16:00	25	1	0	18	0	3	0	0	0	0	0	1	48	234
16:15	25	0	0	31	0	4	0	0	0	0	2	1	63	231
16:30	28	0	0	22	0	2	0	0	0	0	0	0	52	211
16:45	25	0	0	18	0	1	0	0	0	0	2	1	47	210
17:00	19	1	0	16	0	3	0	0	0	0	1	0	40	202
17:15	12	1	0	21	0	3	0	0	0	0	3	2	42	181
<b>AM PEAK HOUR</b>	<b>96</b>	<b>2</b>	<b>0</b>	<b>101</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>3</b>	<b>229</b>	
<b>PM PEAK HOUR</b>	<b>137</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>3</b>	<b>256</b>	
<b>7 HOUR TOTAL</b>	<b>605</b>	<b>11</b>	<b>0</b>	<b>651</b>	<b>0</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>21</b>	<b>1391</b>	

Traffic Impact Assessment  
De Beaurepaire Winery  
182 Cudgegong Road, Rylstone



**CAMERA 3 – FRIDAY 19<sup>TH</sup> MARCH 2021**

**MANUAL TRAFFIC SURVEY RESULTS**



Unit Type: Camera  
RTE ID: 20471  
Location: Ilford Road / Coomber Street  
Date: Friday, 19 March 2021  
Comments: Fine weather

**Class All Vehicles**

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	6	2	0	10	0	0	0	0	0	0	3	1	22	
7:15	7	0	0	12	0	1	0	0	0	0	1	1	22	
7:30	15	1	0	8	0	1	0	0	0	0	3	0	28	
7:45	18	0	0	27	0	2	0	0	0	0	1	0	48	120
8:00	12	1	0	21	0	2	0	0	0	0	3	0	39	137
8:15	18	1	0	30	0	1	0	0	0	0	1	1	52	167
8:30	36	0	0	17	0	3	0	0	0	0	3	0	59	198
8:45	26	0	0	20	0	1	0	0	0	0	5	0	52	202
9:00	24	1	0	24	0	0	0	0	0	0	4	0	53	216
9:15	16	0	0	22	0	4	0	0	0	0	3	1	46	210
9:30	19	0	0	19	0	1	0	0	0	0	0	1	40	191
9:45	22	1	0	41	0	4	0	0	0	0	1	0	69	208
10:00	27	0	0	27	0	2	0	0	0	0	3	0	59	214
10:15	18	1	0	34	0	3	0	0	0	0	1	2	59	227
10:30	19	0	0	21	0	0	0	0	0	0	1	0	41	228
10:45	21	0	0	22	0	3	0	0	0	0	0	0	46	205
14:30	32	0	0	22	0	2	0	0	0	0	2	2	60	
14:45	28	1	0	23	0	2	0	0	0	0	5	1	60	
15:00	24	1	0	23	0	5	0	0	0	0	2	1	56	
15:15	29	1	0	20	0	5	0	0	0	0	2	0	57	233
15:30	40	0	0	36	0	1	0	0	0	0	3	0	80	253
15:45	32	1	0	29	0	2	0	0	0	0	0	0	64	257
16:00	25	0	0	33	0	3	0	0	0	0	3	0	64	265
16:15	31	0	0	29	0	0	0	0	0	0	1	0	61	269
16:30	22	0	0	18	0	0	0	0	0	0	1	0	41	230
16:45	39	1	0	21	0	4	0	0	0	0	1	2	68	234
17:00	17	0	0	20	0	2	0	0	0	0	0	0	39	209
17:15	23	0	0	25	0	2	0	0	0	0	1	1	52	200
<b>AM PEAK HOUR</b>	<b>86</b>	<b>2</b>	<b>0</b>	<b>123</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>228</b>	
<b>PM PEAK HOUR</b>	<b>128</b>	<b>1</b>	<b>0</b>	<b>127</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>269</b>	
<b>7 HOUR TOTAL</b>	<b>646</b>	<b>13</b>	<b>0</b>	<b>654</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>	<b>14</b>	<b>1437</b>	



Traffic Impact Assessment  
 De Beaurepaire Winery  
 182 Cudgegong Road, Rylstone



**CAMERA 3 – SATURDAY 20<sup>TH</sup> MARCH 2021**

**MANUAL TRAFFIC SURVEY RESULTS**



Unit Type: Camera  
 RTE ID: 20471  
 Location: Ilford Road / Coomber Street  
 Date: Saturday, 20 March 2021  
 Comments: Fine weather

**Class All Vehicles**

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	8	0	0	6	0	0	0	0	0	0	0	0	14	
7:15	9	0	0	10	0	0	0	0	0	0	0	0	19	
7:30	5	0	0	17	0	1	0	0	0	0	2	0	25	
7:45	7	0	0	10	0	1	0	0	0	0	4	0	22	80
8:00	11	0	0	11	0	0	0	0	0	0	0	0	22	88
8:15	10	1	0	16	0	3	0	0	0	0	1	0	31	100
8:30	10	0	0	10	0	1	0	0	0	0	2	0	23	98
8:45	13	0	0	16	0	5	0	0	0	0	2	0	36	112
9:00	11	0	0	25	0	2	0	0	0	0	2	0	40	130
9:15	17	0	0	12	0	2	0	0	0	0	0	0	31	130
9:30	18	1	0	24	0	2	0	0	0	0	2	0	47	154
9:45	22	1	0	19	0	3	0	0	0	0	0	0	45	163
10:00	17	0	0	18	0	0	0	0	0	0	1	0	36	159
10:15	25	0	0	22	0	1	0	0	0	0	4	1	53	181
10:30	26	0	0	32	0	1	0	0	0	0	4	0	63	197
10:45	32	0	0	30	0	3	0	0	0	0	2	0	67	219
11:00	24	0	0	29	0	0	0	0	0	0	5	0	58	241
11:15	23	0	0	30	0	1	0	0	0	0	0	0	54	242
11:30	33	0	0	27	0	2	0	0	0	0	2	1	65	244
11:45	29	0	0	25	0	0	0	0	0	0	1	0	55	232
12:00	24	1	0	19	0	1	0	0	0	0	2	0	47	221
12:15	21	0	0	19	0	1	0	0	0	0	1	0	42	209
12:30	20	0	0	34	0	1	0	0	0	0	2	0	57	201
12:45	19	0	0	49	0	4	0	0	0	0	3	0	75	221
13:00	23	1	0	20	0	3	0	0	0	0	0	1	48	222
13:15	15	0	0	25	0	0	0	0	0	0	4	1	45	225
13:30	24	0	0	18	0	5	0	0	0	0	0	1	48	216
13:45	23	1	0	16	0	3	0	0	0	0	2	0	45	186
<b>PEAK HOUR</b>	<b>112</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>1</b>	<b>244</b>	
<b>7 HOUR TOTAL</b>	<b>519</b>	<b>6</b>	<b>0</b>	<b>589</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>5</b>	<b>1213</b>	

Traffic Impact Assessment  
De Beaufort Winery  
182 Cudgegong Road, Rylstone



## CAMERA 4 – THURSDAY 18<sup>TH</sup> MARCH 2021

### MANUAL TRAFFIC SURVEY RESULTS



Unit Type: Camera  
RTE ID: 20471  
Location: Castlereagh Highway / Cudgegong Road  
Date: Thursday, 18 March 2021  
Comments: Fine weather

**Class** All Vehicles

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	7	0	11	0	0	0	0	1	0	0	0	0	19	
7:15	11	0	1	9	0	0	0	1	0	0	0	0	22	
7:30	14	0	2	12	0	0	0	2	0	0	0	0	30	
7:45	15	0	2	10	0	0	0	4	0	0	0	0	31	102
8:00	20	0	1	20	0	0	0	5	0	0	0	0	46	129
8:15	16	0	6	17	0	0	0	2	3	0	0	0	44	151
8:30	15	0	3	14	0	0	0	4	1	0	0	0	37	158
8:45	16	0	0	10	0	0	0	0	1	0	0	0	27	154
9:00	22	0	2	11	0	0	0	5	0	0	0	0	40	148
9:15	29	0	3	14	1	0	0	2	0	0	0	0	49	153
9:30	24	0	2	16	0	0	0	2	0	0	0	0	44	160
9:45	23	0	11	17	0	0	0	7	0	0	0	0	58	191
10:00	28	0	3	8	0	0	0	0	0	0	0	0	39	190
10:15	29	0	7	16	0	0	0	6	0	0	0	0	58	199
10:30	24	0	3	14	0	0	0	4	1	0	0	0	46	201
10:45	18	0	4	20	0	0	0	5	1	0	0	0	48	191
14:30	23	0	3	18	1	0	0	2	0	0	0	0	47	
14:45	21	0	8	26	0	0	0	1	0	0	0	0	56	
15:00	23	0	4	21	2	0	0	1	3	0	0	0	54	
15:15	21	0	3	20	1	0	0	0	1	0	0	0	46	203
15:30	24	0	2	11	3	0	0	3	1	0	0	0	44	200
15:45	24	0	1	22	3	0	0	4	2	0	0	0	56	200
16:00	14	0	2	26	0	0	0	3	0	0	0	0	45	191
16:15	27	0	4	14	0	0	0	4	0	0	0	0	49	194
16:30	24	0	6	19	0	0	0	2	0	0	0	0	51	201
16:45	14	0	3	25	1	0	0	3	0	0	0	0	46	191
17:00	15	0	6	27	1	0	0	2	1	0	0	0	52	198
17:15	16	0	3	15	0	0	0	1	0	0	0	0	35	184
<b>AM PEAK HOUR</b>	<b>104</b>	<b>0</b>	<b>24</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>201</b>	
<b>PM PEAK HOUR</b>	<b>88</b>	<b>0</b>	<b>18</b>	<b>85</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>203</b>	
<b>7 HOUR TOTAL</b>	<b>557</b>	<b>0</b>	<b>106</b>	<b>452</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1219</b>	

Traffic Impact Assessment  
 De Beaufort Winery  
 182 Cudgegong Road, Rylstone



### CAMERA 2 – FRIDAY 19<sup>TH</sup> MARCH 2021

#### MANUAL TRAFFIC SURVEY RESULTS



Unit Type: Camera  
 RTE ID: 20471  
 Location: Castlereagh Highway / Cudgegong Road  
 Date: Friday, 19 March 2021  
 Comments: Fine weather

**Class All Vehicles**

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	20	0	2	13	0	0	0	1	0	0	0	0	36	
7:15	17	0	0	4	0	0	0	2	1	0	0	0	24	
7:30	15	0	2	19	0	0	0	2	0	0	0	0	38	
7:45	25	0	0	13	0	0	0	3	0	0	0	0	41	139
8:00	21	0	2	13	0	0	0	3	1	0	0	0	40	143
8:15	14	0	4	25	1	0	0	3	0	0	0	0	47	166
8:30	30	0	1	16	1	0	0	3	1	0	0	0	52	180
8:45	22	0	4	14	0	0	0	0	1	0	0	0	41	180
9:00	20	0	2	18	0	0	0	4	0	0	0	0	44	184
9:15	37	0	2	16	1	0	0	0	0	0	0	0	56	193
9:30	28	0	2	17	0	0	0	7	0	0	0	0	54	195
9:45	22	0	3	16	0	0	0	2	0	0	0	0	43	197
10:00	29	0	3	20	1	0	0	3	2	0	0	0	58	211
10:15	42	0	3	21	1	0	0	2	0	0	0	0	69	224
10:30	40	0	4	22	0	0	0	1	0	0	0	0	67	237
10:45	29	0	2	14	2	0	0	1	0	0	0	0	48	242
14:30	32	0	2	48	1	0	0	5	0	0	0	0	88	
14:45	26	0	5	32	0	0	0	3	3	0	0	0	69	
15:00	28	0	0	33	3	0	0	4	0	0	0	0	68	
15:15	33	0	2	43	6	0	0	5	0	0	0	0	89	314
15:30	39	0	2	48	3	0	0	2	0	0	0	0	94	320
15:45	22	0	5	60	2	0	0	7	2	0	0	0	98	349
16:00	37	0	3	46	0	0	0	3	0	0	0	0	89	370
16:15	43	0	4	42	0	0	0	2	1	0	0	0	92	373
16:30	30	0	1	37	2	0	0	1	0	0	0	0	71	350
16:45	25	0	4	49	1	0	0	0	1	0	0	0	80	332
17:00	31	0	3	35	3	0	0	6	0	0	0	0	78	321
17:15	29	0	6	42	2	0	0	2	1	0	0	0	82	311
AM PEAK HOUR	133	0	13	79	2	0	0	8	2	0	0	0	237	
PM PEAK HOUR	141	0	14	196	5	0	0	14	3	0	0	0	373	
7 HOUR TOTAL	786	0	73	776	30	0	0	77	14	0	0	0	1756	

Traffic Impact Assessment  
De Beaurepaire Winery  
182 Cudgegong Road, Rylstone



## CAMERA 4 – SATURDAY 20<sup>TH</sup> MARCH 2021

### MANUAL TRAFFIC SURVEY RESULTS



Unit Type: Camera  
RTE ID: 20471  
Location: Castlereagh Highway / Cudgegong Road  
Date: Saturday, 20 March 2021  
Comments: Fine weather

Class All Vehicles

Time	N-Thru	N-Right	N-Left	S-Thru	S-Right	S-Left	E-Thru	E-Right	E-Left	W-Thru	W-Right	W-Left	Total	Cumul Tot
7:00	5	0	0	2	0	0	0	1	0	0	0	0	8	
7:15	11	0	1	5	0	0	0	1	0	0	0	0	18	
7:30	8	0	0	7	0	0	0	0	1	0	0	0	16	
7:45	12	0	0	13	0	0	0	2	0	0	0	0	27	69
8:00	23	0	0	12	0	0	0	3	0	0	0	0	38	99
8:15	17	0	4	17	0	0	0	2	0	0	0	0	40	121
8:30	23	0	0	5	0	0	0	1	1	0	0	0	30	135
8:45	12	0	3	7	0	0	0	1	3	0	0	0	26	134
9:00	29	0	2	16	1	0	0	5	0	0	0	0	53	149
9:15	31	0	5	26	0	0	0	0	0	0	0	0	62	171
9:30	26	0	0	15	0	0	0	3	4	0	0	0	48	189
9:45	29	0	2	20	0	0	0	2	1	0	0	0	54	217
10:00	34	0	1	28	0	0	0	3	1	0	0	0	67	231
10:15	20	0	2	22	0	0	0	2	0	0	0	0	46	215
10:30	31	0	2	15	1	0	0	3	0	0	0	0	52	219
10:45	17	0	3	27	1	0	0	1	0	0	0	0	49	214
11:00	24	0	3	18	1	0	0	2	1	0	0	0	49	196
11:15	11	0	1	22	1	0	0	0	2	0	0	0	37	187
11:30	23	0	3	33	0	0	0	2	2	0	0	0	63	198
11:45	16	0	6	17	0	0	0	1	0	0	0	0	40	189
12:00	34	0	17	15	1	0	0	2	0	0	0	0	69	209
12:15	35	0	31	13	3	0	0	1	0	0	0	0	83	255
12:30	18	0	6	19	1	0	0	2	0	1	0	0	47	239
12:45	28	0	2	15	1	0	0	5	0	0	0	0	51	250
13:00	20	0	6	19	2	0	0	1	0	0	0	0	48	229
13:15	11	0	10	14	1	0	0	4	0	0	0	0	40	186
13:30	21	0	3	10	2	0	0	2	0	0	0	0	38	177
13:45	19	0	1	15	1	0	0	2	0	0	0	0	38	164
<b>PEAK HOUR</b>	<b>108</b>	<b>0</b>	<b>57</b>	<b>78</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>255</b>	
<b>7 HOUR TOTAL</b>	<b>588</b>	<b>0</b>	<b>114</b>	<b>447</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>53</b>	<b>17</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1237</b>	

Traffic Impact Assessment  
 De Beaurepaire Winery  
 182 Cudgegong Road, Rylstone



**APPENDIX B – AUTOMATIC TRAFFIC COUNT ON CUDGEGONG ROAD (NEAR SITE)**

**Weekly Vehicle Counts**

**WeeklyVehicle-48**

**Site:** Cudgegong Rd Rylstone.0.1NS  
**Description:** Near access to #182 Cudgegong Rd  
**Filter time:** 0:52 Tuesday, 16 March 2021 => 21:17 Sunday, 18 April 2021  
**Scheme:** Vehicle classification (AustRoads94)  
**Filter:** Cls(1-12) Dir(NESW) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

Hour	Mon 15 Mar	Tue 16 Mar	Wed 17 Mar	Thu 18 Mar	Fri 19 Mar	Sat 20 Mar	Sun 21 Mar	Averages 1 - 5	1 - 7
0000-0100	*	0	0	0	0	0	0	0.0	0.0
0100-0200	*	0	0	0	1	0	0	0.3	0.2
0200-0300	*	0	0	0	1	0	0	0.3	0.2
0300-0400	*	0	0	0	2	0	0	0.5	0.3
0400-0500	*	0	1	4	3	1	1	2.0	1.7
0500-0600	*	0	12	9	8	0	0	7.3	4.8
0600-0700	*	0	15	14	20	6	0	12.3	9.2
0700-0800	*	0	19	31	23	13	7	18.3	15.5
0800-0900	*	0	18	22	23	21	14	15.8	16.3
0900-1000	*	0	21	35	19	21	27	18.8	20.5
1000-1100	*	0	20	28	22	27	17	17.5	19.0
1100-1200	*	0	29	21	33	73	25	20.8	30.2
1200-1300	*	0	14	20	39	23	23	18.3	19.8
1300-1400	*	0	35	22	33	17	14	22.5	20.2
1400-1500	*	0	25	33	29	18	6	21.8	18.5
1500-1600	*	0	20	23	16	10	12	14.8	13.5
1600-1700	*	0	15	16	23	25	5	13.5	14.0
1700-1800	*	0	11	12	9	9	5	8.0	7.7
1800-1900	*	0	2	5	4	4	5	2.8	3.3
1900-2000	*	0	5	4	6	3	2	3.8	3.3
2000-2100	*	0	2	0	2	5	1	1.0	1.7
2100-2200	*	0	1	0	1	0	0	0.5	0.3
2200-2300	*	0	0	0	1	1	0	0.3	0.3
2300-2400	*	0	0	0	0	0	0	0.0	0.0
<b>Totals</b>									
0700-1900	*	0	229	268	273	261	160	192.5	198.5
0600-2200	*	0	252	286	302	275	163	210.0	213.0
0600-0000	*	0	252	286	303	276	163	210.3	213.3
0000-0000	*	0	265	299	318	277	164	220.5	220.5
<b>AM Peak</b>	*	1100	1100	0900	1100	1100	0900		
	*	0	29	35	33	73	27		
<b>PM Peak</b>	*	2300	1300	1400	1200	1600	1200		
	*	0	35	33	39	25	23		

Traffic Impact Assessment  
De Beaurepaire Winery  
182 Cudgegong Road, Rylstone



## SPEED STATISTICS

### Northbound

#### Speed Statistics

##### SpeedStat-50

**Site:** Cudgegong Rd Rylstone.0 1NS  
**Description:** Near access to #182 Cudgegong Rd  
**Filter time:** 0:52 Tuesday, 16 March 2021 => 21:17 Sunday, 18 April 2021  
**Scheme:** Vehicle classification (AustRoads94)  
**Filter:** Cls(1-12) Dir(N) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

Vehicles = 965  
Posted speed limit = 60 km/h, Exceeding = 725 (75.13%), Mean Exceeding = 82.47 km/h  
Maximum = 142.1 km/h, Minimum = 10.7 km/h, Mean = 70.4 km/h  
85% Speed = 90.36 km/h, 95% Speed = 97.20 km/h, Median = 78.12 km/h  
20 km/h Pace = 72 - 92, Number in Pace = 509 (52.75%)  
Variance = 567.99, Standard Deviation = 23.83 km/h

### Southbound

#### Speed Statistics

##### SpeedStat-51

**Site:** Cudgegong Rd Rylstone.0 1NS  
**Description:** Near access to #182 Cudgegong Rd  
**Filter time:** 0:52 Tuesday, 16 March 2021 => 21:17 Sunday, 18 April 2021  
**Scheme:** Vehicle classification (AustRoads94)  
**Filter:** Cls(1-12) Dir(S) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

Vehicles = 679  
Posted speed limit = 60 km/h, Exceeding = 622 (91.61%), Mean Exceeding = 84.24 km/h  
Maximum = 154.8 km/h, Minimum = 10.9 km/h, Mean = 80.3 km/h  
85% Speed = 95.94 km/h, 95% Speed = 104.76 km/h, Median = 81.00 km/h  
20 km/h Pace = 68 - 88, Number in Pace = 360 (53.02%)  
Variance = 413.85, Standard Deviation = 20.34 km/h

# Biodiversity Assessment Report

## De Beaurepaire Wines



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Prepared for: De Beaurepaire Wines Pty Ltd  
© GeoLINK, 2021

<i>UPR</i>	<i>Description</i>	<i>Date Issued</i>	<i>Issued By</i>
3905-1003	Version 1	24/06/2021	Theresa Choi
3905-1023	Version 2	28/06/2021	Theresa Choi
3905-1023	Version 2.1	29/06/2021	Theresa Choi
3905-1024	Version 3.2 Draft	29/09/2021	Theresa Choi
3905-1044	Version 3.2 Final	12/10/2021	Theresa Choi



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## Appendices

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<u>Appendix C</u>	<u>BioNet and PMST Database Search Results</u>
<u>Appendix D</u>	<u>Threatened Species Potential Occurrence Assessment</u>
<u>Appendix E</u>	<u>Five-part Tests of Significance</u>
<u>Appendix F</u>	<u>EPBC Act Assessment of Significance</u>

## Executive Summary

This Biodiversity Assessment Report has been completed for De Beaurepaire Wines Pty Ltd to inform a development application for a mixed use development proposed within the expansion of an existing commercial vineyard and cellar door premises known as *De Beaurepaire Wines*, Lot 1 DP 879337, 182 Cudgegong Road, Rylstone.

Development consent is sought for the expansion of the existing commercial vineyard and cellar door premises incorporating the following mixed use development elements:

- Restaurant with an internal floor area of 382 m<sup>2</sup>, with associated car park, cool store and rainwater tanks.
- Tourist accommodation (hotel and motel accommodation) – comprising 60 cabins and associated roads.
- Five cabins for staff accommodation directly associated with the operation of the tourist and visitor accommodation.
- Owners' residence (detached dual occupancy).
- Wellness Centre.
- Associated civil works, car parking and landscaping.

Throughout the design process, recommendations were provided to the client to minimise biodiversity impacts. This assessment is based on Revision B of the proposed plans dated 19.08.2021 (refer to **Appendix A**).

The site does not contain land mapped as being of biodiversity value (as per the Office of Environment and Heritage (OEH) Biodiversity Values Map and Threshold Tool). Cudgegong River adjacent to the site is mapped on the Biodiversity Values Map, however, this would not be impacted as part of the proposed development.


Woodland vegetation at the site comprises the following threatened ecological communities (TECs):

- *White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland* TEC - listed under the EPBC Act
- *White Box Yellow Box Blakely's Red Gum Woodland* TEC - listed under the BC Act.

Although the existing vegetation at the site has significant ecological value as it comprises a *Biodiversity Conservation Act 2016* and *Environment Protection and Biodiversity Conservation Act 1999* listed TEC, the area required for clearing for the proposal poses a minor biodiversity constraint for development. It provides low quality habitat for locally recorded threatened fauna and migratory species, and local populations of these species would not be exclusively dependant on the habitat on-site. No threatened flora species were recorded at the site.

Review of statutory instruments relevant to the proposal were completed as follows:

- Mid-western Regional Local Environmental Plan 2012 (LEP 2012): The subject land has a minimum lot size of 100 hectares in the west of the site and 40 hectares in the remaining areas, therefore a clearing threshold of up to 1 ha applies before a Biodiversity Development Assessment Report (BDAR) is triggered.
- State Environmental Planning Policy (SEPP) Koala Habitat Protection: no Schedule 2 tree species occur at the site therefore the site is not assessed as potential Koala habitat.

- 
- *Biodiversity Conservation Act 2016* (BC Act): development of the site would be undertaken in a way that minimises biodiversity impacts and would be unlikely to significantly affect threatened species or communities. The minimum lot size proposed for the site is 100 ha in the west of the site and 40 ha in the remaining, and hence up to 1 ha of native vegetation may be cleared before triggering the Biodiversity Offsets Scheme (BOS). Due to approximately 0.97 ha of native vegetation requiring removal, a BDAR is not required.
  - *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act): review of Matters of Environmental Significance (MNES) listed in the Act indicates that development of the site is unlikely to significantly affect any threatened species or community, or migratory species listed in the EPBC Act.

# 1. Introduction

## 1.1 Background

GeoLINK has been engaged by De Beaurepaire Wines Pty Ltd to prepare a Biodiversity Assessment Report to assess the biodiversity values of Lot 1 DP 879337, 182 Cudgegong Road, Rylstone (the Proposal).

This assessment has been prepared to:

- Identify any ecological constraints relevant to the Proposal (eg. habitat for threatened species or ecological communities listed in the *Biodiversity Conservation Act 2016* (BC Act) and/ or *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- Identify any significant trees or fauna habitat features of biodiversity importance.
- Examine the Proposal against relevant statutory requirements.

## 1.2 The Site

The site is described as Lot 1 DP 879337, located at 182 Cudgegong Road, Rylstone (refer to **Illustration 1.1** and **Illustration 1.2**). The total area of the site is approximately 201.5 ha.

One medium sized dam around 8,000 m<sup>2</sup> in surface area is located adjacent to the Private Zone. The site is not prone to flooding.

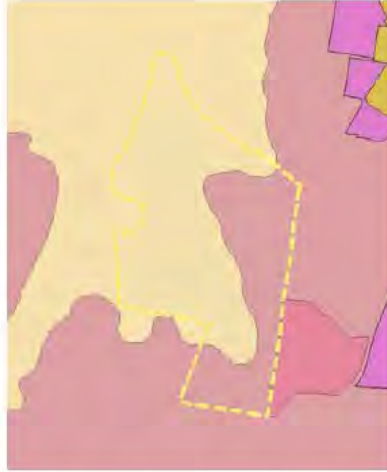
The site has an elevation of between 570 and 630 m (RL) with a predominant slope of around 4 per cent with a westerly fall. Based on the NSW Office of Environment and Heritage (OEH) eSPADE mapping, the soil landscapes within the site consists of the 'Rylstone' soil type.

Plans for the proposed development are provided in **Appendix A** and photographs of the site are provided at **Appendix B**.

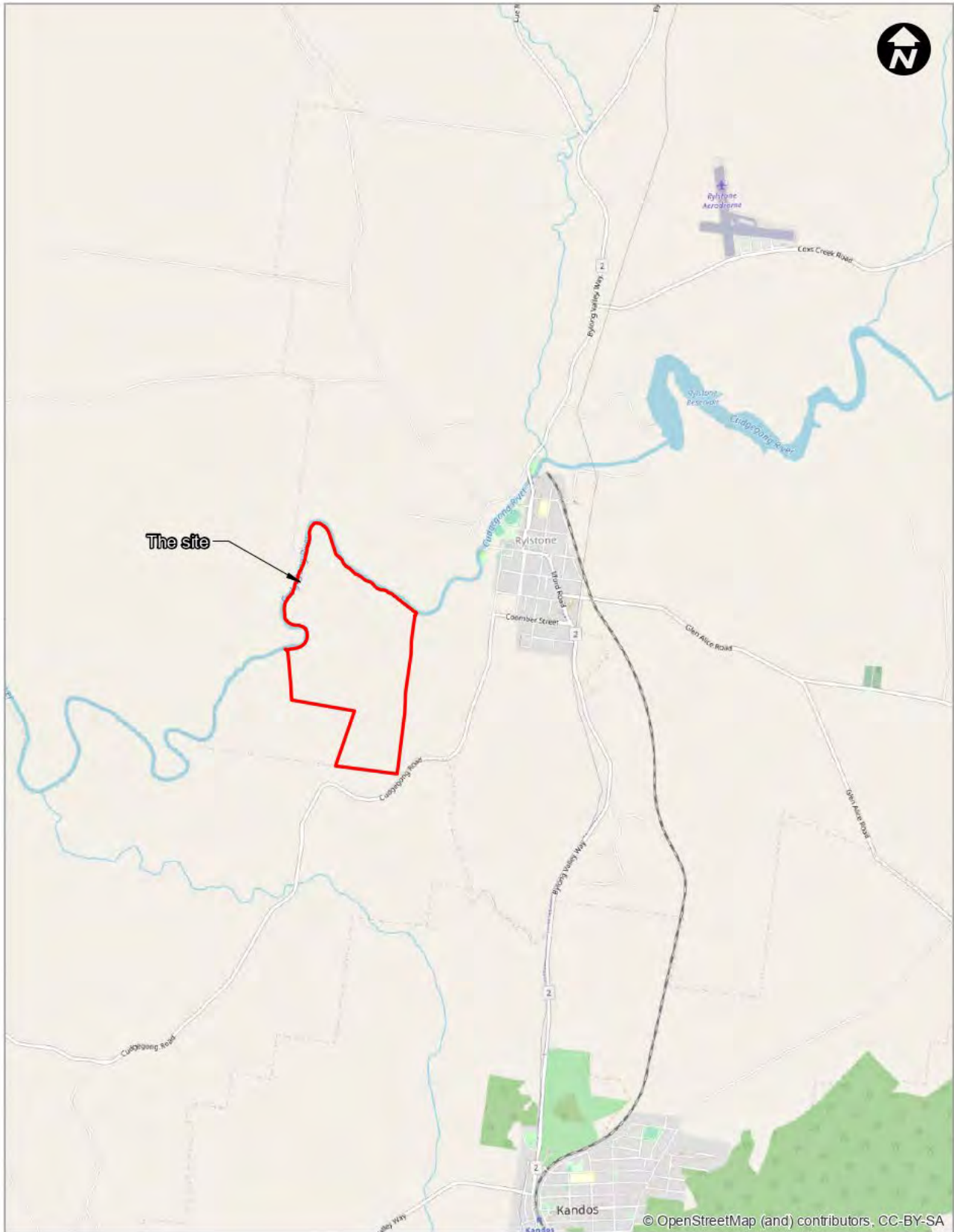
The site is identified on the Mid-western Regional Local Environmental Plan (LEP) 2012 maps as zoned RU1 Primary Production (refer to **Table 1.1**). The subject land has a minimum lot size of 100 ha in the west of the site and 40 ha in the remaining areas (refer to **Figure 1.1**).

**Table 1.1 LEP Minimum Lot Size and Clearing Thresholds**

Zone	LEP Zoning	LEP Minimum Lot Size	Clearing Threshold
Public	RU1	100 ha	Up to 1 ha
Private	RU1	40 ha	Up to 1 ha



**Figure 1.1 Minimum Lot Size mapping (yellow: 100 ha, pink: 40 ha).**  
Source Mid-western Regional LEP 2012



0 1 Km



Biodiversity Assessment Report - De Beaupaire Wines  
3905-1004

### Site Locality - Illustration 1.1

*Information shown is for illustrative purposes only*  
Drawn by: AB Checked by: RE Reviewed by: TJC  
Source of base data: OpenStreet Map  
Date: 11/05/2021



- LEGEND**
- ▭ Lot boundary
  - ▭ Survey area - private zone
  - ▭ Survey area - public zone
  - Watercourse
  - Site plan



The Site - Illustration 1.2



### 1.3 Biodiversity Values

The site does not contain any areas of land mapped as being of biodiversity value (as per the OEH Biodiversity Values Map and Threshold Tool; accessed 3 February 2021). Cudgegong River, which bounds the property to the north, is mapped as being of biodiversity value, however the proposed development is not located within 40 m of the top of bank.

### 1.4 The Proposal

Development consent is sought for the expansion of the existing commercial vineyard and cellar door premises incorporating the following mixed-use development elements:

- Restaurant with an internal floor area of 382m<sup>2</sup>, with associated car park, cool store and rainwater tanks.
- Tourist accommodation (hotel and motel accommodation) – comprising 60 cabins and associated roads.
- Five cabins for staff accommodation directly associated with the operation of the tourist and visitor accommodation.
- Owners' residence (detached dual occupancy).
- Wellness Centre.
- Associated civil works, car parking and landscaping.

This assessment is based on Revision B of the proposed plans dated 19.08.2021 (refer to **Appendix A**).



## 2. Methodology

### 2.1 Desktop Review

The following desktop review was completed prior to field assessment:

- A search of the BioNet Wildlife Atlas (10 km x 10 km grid centred on the site); completed March 2021
- A search of the Protected Matters Search Tool (PMST) for Matters of National Environmental Significance (MNES) within a 5 km radius of the site; completed March 2021
- Review of Biodiversity Value mapping (as per the OEH Biodiversity Values Map and Threshold Tool).

### 2.2 Field Assessment

A field assessment was completed on 21 April 2021, using the following methodology:

- Walking survey to identify and map vegetation types
- Search of the site for threatened flora or ecological communities listed in the BC Act or EPBC Act
- Develop a flora species list for the site
- Identification of significant fauna habitat features (e.g. hollow-bearing trees, nests, significant foraging resources)
- Searches for Koala scats under preferred Koala feed trees.

A total of three hours of site survey was undertaken. Given the small area of the site, the scope of assessment is considered adequate.

## 3. Vegetation

### 3.1 Desktop Analysis

#### 3.1.1 Database Search Results

BioNet search results identified records of eight threatened flora species (including five species also listed in the EPBC Act) and 19 threatened ecological communities (TECs); 12 of which are listed under the EPBC Act within or with potential to occur within the search area (refer to **Appendix C**). PMST results identified habitat for 13 threatened flora species and four TECs within a 5 km radius of the site. These species were target species during threatened flora surveys.

### 3.2 Site Features

#### 3.2.1 Vegetation

##### 3.2.1.1 Public Zone

This site has been historically cleared and is comprised of exotic plantings such as Liquidambar (*Liquidambar* sp.), Chinese Pistachio (*Pistacia chinensis*), Ash (*Fraxinus angustifolia*) and Poplar (*Populus* sp.). The groundcover is dominated by agricultural weed species such as Soft Brome (*Bromus hordeaceus*), Flaxleaf Fleabane (*Conyza bonariensis*) and Feathertop Rhodes Grass (*Chloris virgata*).

This vegetation is not representative of any native PCTs.

##### 3.2.1.2 Private Zone

This site is dominated by a few remnant trees comprised of Yellow Box (*Eucalyptus melliodora*) and Blakely's Red Gum (*Eucalyptus blakelyi*). The shrub African Boxthorn (*Lycium ferocissimum*) occurs under the canopy of the woodland trees. The groundcover is comprised of native grasses and forbs such as Red Grass (*Bothriochloa macra*), Speargrass (*Austrostipa scabra*), Kangaroo Grass (*Themeda triandra*) and Windmill Grass (*Chloris truncata*).

The vegetation at this site is representative of one plant community type (PCT) (refer to **Illustration 3.1**), *PCT281 Rough-barked Apple – Red Gum – Yellow Box Woodland on alluvial clay to loam soils on valley flats in the NSW*.

A list of flora species for the site is provided in **Table 3.1**.

Table 3.1 Flora Species List

Family	Species		Common Name
<b>Public Zone</b>			
Altingiaceae	<i>Liquidambar sp.</i>	*	Liquidambar
Anacardiaceae	<i>Pistacia chinensis</i>	*	Chinese Pistachio
Asteraceae	<i>Hypochaeris radicata</i>	*	Catsear
Asteraceae	<i>Conyza bonariensis</i>	*	Flaxleaf Fleabane
Asteraceae	<i>Cirsium vulgare</i>	*	Spear Thistle
Asteraceae	<i>Carthamus lanatus</i>	*	Saffron Thistle
Asteraceae	<i>Bidens pilosa</i>	*	Cobbler's Pegs
Fabaceae (Faboideae)	<i>Trifolium arvense</i>	*	Haresfoot Clover
Fabaceae (Faboideae)	<i>Trifolium spp.</i>	*	
Oleaceae	<i>Fraxinus angustifolia</i>	*	Ash
Plantaginaceae	<i>Plantago lanceolata</i>	*	Lamb's Tongues
Platanaceae	<i>Platanus sp.</i>	*	Plane Tree
Poaceae	<i>Cynodon dactylon</i>		Common Couch
Poaceae	<i>Setaria parviflora</i>	*	
Poaceae	<i>Eragrostis brownii</i>		Brown's Lovegrass
Poaceae	<i>Bromus hordeaceus</i>	*	Soft Brome
Poaceae	<i>Chloris virgata</i>	*	Feathertop Rhodes Grass
Polygonaceae	<i>Rumex brownii</i>		Swamp Dock
Rosaceae	<i>Prunus sp.</i>	*	Cherry Blossom
Salicaceae	<i>Populus sp.</i>	*	Poplar
Ulmaceae	<i>Ulmus parvifolia</i>	*	Chinese Elm
<b>Private Zone</b>			
Asteraceae	<i>Bidens pilosa</i>	*	Cobbler's Pegs
Asteraceae	<i>Vittadinia cuneata</i>		
Asteraceae	<i>Carthamus lanatus</i>	*	Saffron Thistle
Asteraceae	<i>Conyza bonariensis</i>	*	Flaxleaf Fleabane
Asteraceae	<i>Cirsium vulgare</i>	*	Spear Thistle
Cactaceae	<i>Opuntia stricta</i>	*^	Common Pear
Myrtaceae	<i>Eucalyptus blakelyi</i>		Blakely's Red Gum
Myrtaceae	<i>Eucalyptus melliodora</i>		Yellow Box
Poaceae	<i>Phalaris aquatica</i>	*	Phalaris
Poaceae	<i>Paspalum dilatatum</i>	*	Paspalum
Poaceae	<i>Bothriochloa macra</i>		Red Grass

Family	Species	Common Name
Poaceae	<i>Austrostipa scabra</i>	Speargrass
Poaceae	<i>Themeda triandra</i>	
Poaceae	<i>Chloris truncata</i>	Windmill Grass
Poaceae	<i>Aristida ramosa</i>	Purple Wiregrass
Poaceae	<i>Rytidosperma</i> spp.	
Polygonaceae	<i>Rumex brownii</i>	Swamp Dock
Solanaceae	<i>Lycium ferocissimum</i>	*^ African Boxthorn

<sup>^</sup> denotes exotic flora.

<sup>^</sup> denotes priority weed species for the Central Tablelands listed under the *Biosecurity Act 2015*.

### 3.2.2 Threatened Flora

No threatened flora species were detected at the site. The site does not contain potential habitat for any threatened flora species.

### 3.2.3 Threatened Ecological Communities

Woodland vegetation at the site comprises the following TECs:

- *White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland* TEC - listed under the EPBC Act
- *White Box Yellow Box Blakely's Red Gum Woodland* TEC - listed under the BC Act.

Areas of TEC to be cleared as part of the Proposal include:

- 0.97 ha of *White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland* TEC - listed under the EPBC Act
- 0.001 ha of *White Box Yellow Box Blakely's Red Gum Woodland* TEC - listed under the BC Act.

### 3.2.4 Priority Weeds

The site includes a number of environmental weed species, including the following Priority Weeds as listed in the *Biosecurity Act 2015* for the Central Tablelands:

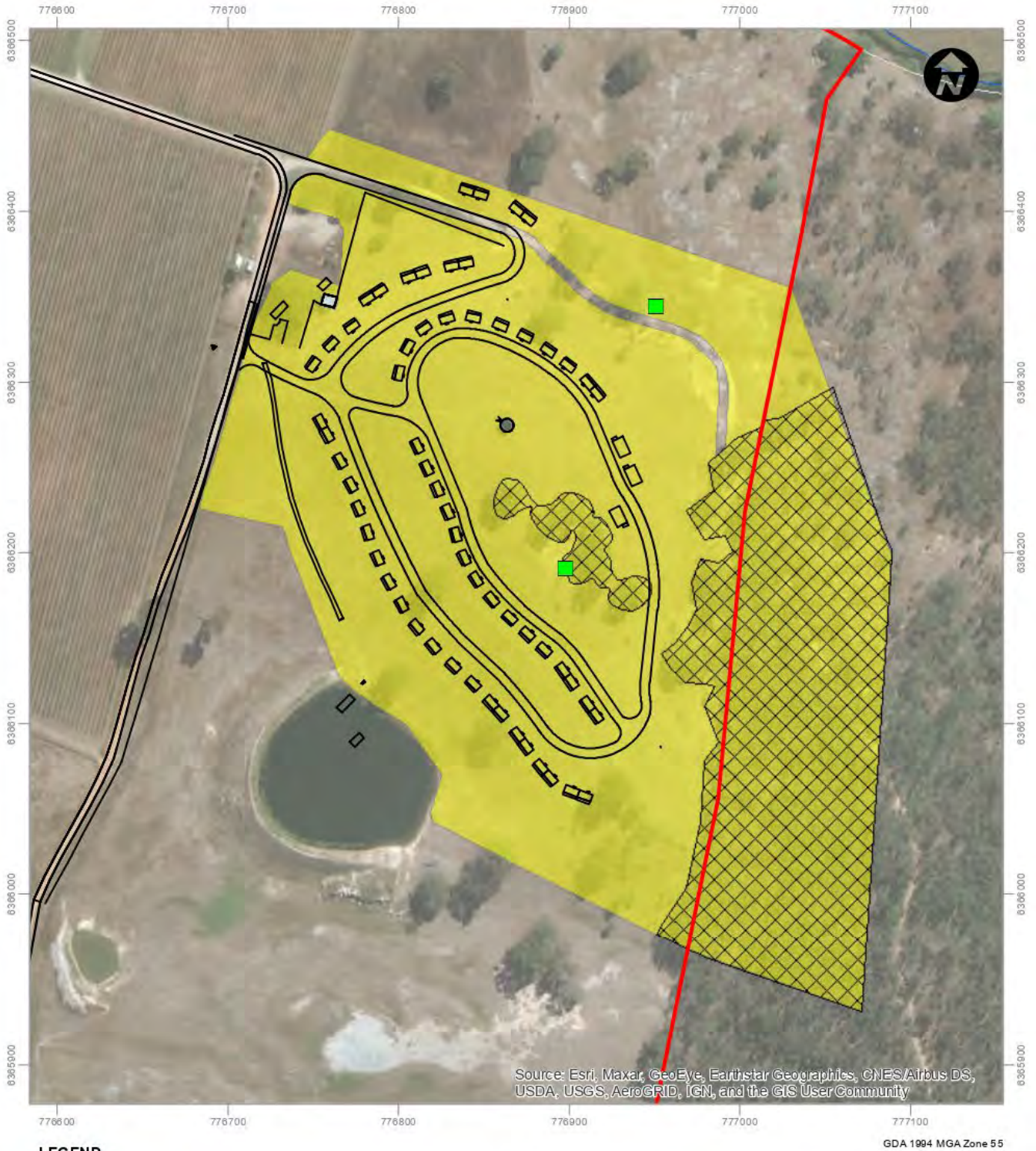
- *African Boxthorn (Lycium ferocissimum)*. Duty: Land managers should mitigate the risk of new weeds being introduced to their land. Land managers should mitigate spread from their land. The plant should not be bought, sold, grown, carried or released into the environment.
- *Common Pear (Opuntia stricta)*. Duty: All plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable.
- *Blackberry Complex (Rubus fruticosus sp. agg.)*. Duty: Land managers should mitigate the risk of new weeds being introduced to their land. Land managers should mitigate spread from their land. The plant should not be bought, sold, grown, carried or released into the environment.

Relevant biosecurity duties must be enacted by land managers for weeds listed as Priority Weeds under the *Biosecurity Act 2015*.

### 3.2.5 Condition

The condition of the site is described as follows:

- Mid-storey cleared over majority of the site: highly modified and disturbed
- Areas of remnant native canopy across the Private Zone: Moderate condition with weeds and edge effects apparent.



**LEGEND**

- Lot boundary
- Cadastre
- PCT 281 Rough-barked Apple - Red Gum - Yellow Box Woodland on alluvial clay to loam soils on valley flats in the NSW and White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland TEC (EPBC Act)
- White Box Yellow Box Blakely's Red Gum Woodland TEC (BC Act)
- Site plan
- Watercourse
- Hollow-bearing tree - not to be removed

GDA 1994 MGA Zone 55



**Vegetation Plan**  
 Illustration 3.1 - Sheet 1 of 2



GDA 1994 MGA Zone 55

**LEGEND**

- Lot boundary
- Cadastre
- Site plan
- Watercourse
- Nest - not to be removed



**Vegetation Plan**  
 Illustration 3.1 - Sheet 2 of 2



## 4. Fauna Habitat

### 4.1 Desktop Analysis

#### 4.1.1 Database Search Results

BioNet search results identified records of 34 threatened fauna species listed under the BC Act and/ or EPBC Act within the 10 km x 10 km search area centred on the site (excluding marine species and seabirds; refer to **Appendix B**). PMST results identified habitat for 21 threatened fauna species (excluding marine species and seabirds) within the 5 km radius search area around the site.

### 4.2 Site Features

#### 4.2.1 Habitat Values

A range of common fauna species were recorded during the field assessment (e.g. Painted Button-quail, Australian Raven, Australian Magpie, Grey Butcherbird, White-winged Chough, Sulfur-crested Cockatoo and Galah). The site provides habitat for a range of common 'open country' fauna species which utilise disturbed vegetation and rural environments, a common habitat type in the locality. Owing to the lack of native vegetation, the Proposal footprint provides poor fauna resources for foraging and breeding in a local context.

Two small stick nests and two hollow-bearing trees occur within the development areas; however these trees will not be removed (refer to **Illustration 3.1**). No other significant fauna habitat features occur.

No threatened fauna species were confirmed at the site. The site provides low quality habitat for threatened fauna due to historical clearing at the site, its agricultural use, limited floristic diversity and the low incidence of attributes such as hollow-bearing trees, woody debris, a well-developed litter or shrub layer.

No tree removal is required for the proposed development. No long-term biodiversity impacts are expected as a result of the Proposal.

Wollemi National Park and Capertee National Park are located 21 km east and 22 km south of the site, respectively, and provide higher quality fauna habitat.

#### 4.2.2 Potential Threatened Fauna Occurrence

The threatened fauna potential occurrence assessment (refer to **Appendix D**) considers the potential for locally recorded threatened fauna species to occur on-site giving consideration to the habitat present. Five threatened fauna species were considered potential occurrences on-site:

- Speckled Warbler
- Barking Owl
- Powerful Owl
- Grey-crowned Babbler
- Diamond Firetail.

Tests of significance ('five-part tests') in accordance with Section 7.3 of the BC Act have been completed for these five threatened fauna species (refer to **Appendix E**). It is unlikely that the local population of any of these species would be dependent on the habitat on-site given their mobility, the limited extent of potential habitat on-site and the extent of alternative habitat locally. The existing cleared/ developed portion does not provide significant habitat value for any threatened fauna species.

## 5. Impacts

### 5.1 Direct Impacts of Development

The Proposal would have the following direct impacts on biodiversity at the site:

- Clearing of native vegetation for proposed wellness centre, tourist accommodation and associated parking and access roads (as summarised in **Table 5.1**).
- Establishment and maintenance of the Asset Protection Zone (APZ) of 45 m on the northern downslope of the proposed tourist accommodation envelopes and between 60-67 m to the west (GeoLINK 2021). Due to the sparse distribution of trees around the proposed building envelopes to the north and east, tree removal would not be required to ensure crown separation can be achieved and vegetation does not overhang buildings in the APZ. The APZs can be established by managing the ground cover and landscaping as identified in NSW RFS document Standards for Asset Protection Zones.

It is estimated that approximately 0.97 ha of native vegetation would be cleared in total (refer to **Table 5.1**). The extent of clearing is based on plans and information current at the time of writing. The extent of clearing for access roads does not include the existing access road to the north, as no additional clearing is required.

**Table 5.1 Clearing Areas and Vegetation**

<i>Clearing Area</i>	<i>PCT 281 (m<sup>2</sup>)</i>	<i>NSW TEC (m<sup>2</sup>)</i>	<i>Commonwealth TEC (m<sup>2</sup>)</i>	<i>TOTAL area of clearing (m<sup>2</sup>)</i>
Tourist accommodation and staff and management cabins	3180.80		3180.80	3180.80
Associated parking and access roads	6547.15	0.001	6547.15	6547.15
<b>TOTAL</b>	<b>9727.95</b>	<b>0.001</b>	<b>9727.95</b>	<b>9727.95</b>

### 5.2 Indirect Impacts of Development

Other potential indirect impacts from the Proposal include:

- Increased edge effects and weed invasion in retained vegetation. This is unlikely to be detrimental for the retained vegetation given the historic and adjoining land uses.
- Incremental loss or modification of retained vegetation.

## 6. Statutory Requirements

The following sections examine the findings of the site assessment with regard to relevant statutory requirements which require consideration for the development application.

### 6.1 State Environmental Planning Policy (SEPP) (Koala Habitat Protection) 2020 and 2021

State Environmental Planning Policy (Koala Habitat Protection) 2021 ('Koala SEPP 2021') commenced 17 March 2021. The Koala SEPP 2021 reinstates the policy framework of SEPP Koala Habitat Protection 2019 to 83 Local Government Areas (LGA) in NSW. At this stage:

- In nine of these LGAs – Metropolitan Sydney (Blue Mountains, Campbelltown, Hawkesbury, Ku-Ring-Gai, Liverpool, Northern Beaches, Hornsby, Wollondilly) and the Central Coast LGA – Koala SEPP 2021 applies to all zones.
- In all other identified LGAs, Koala SEPP 2021 does not apply to land zoned RU1 Primary Production, RU2 Rural Landscape or RU3.

The subject site is zoned RU1 under the Mid-western Regional LEP 2012, therefore Koala SEPP 2021 does not apply. For all RU1, RU2 and RU3 zoned land outside of the Sydney Metropolitan Area and the Central Coast, Koala SEPP 2020 continues to apply. This is an interim measure while new land management and private native forestry codes are developed.

The Koala SEPP 2020 replicates the objectives and provisions of SEPP 44, which was in force from 1995 through to 2019. Circular B35 (Department of Urban Affairs and Planning, 1995) underpins SEPP 44 and sets out the framework for SEPP 44 assessments over several steps as indicated in **Figure 6.1**.

Circular B35 (Department of Urban Affairs and Planning, 1995) underpins SEPP 44 and sets out the framework for SEPP 44 assessments over several steps as indicated below:

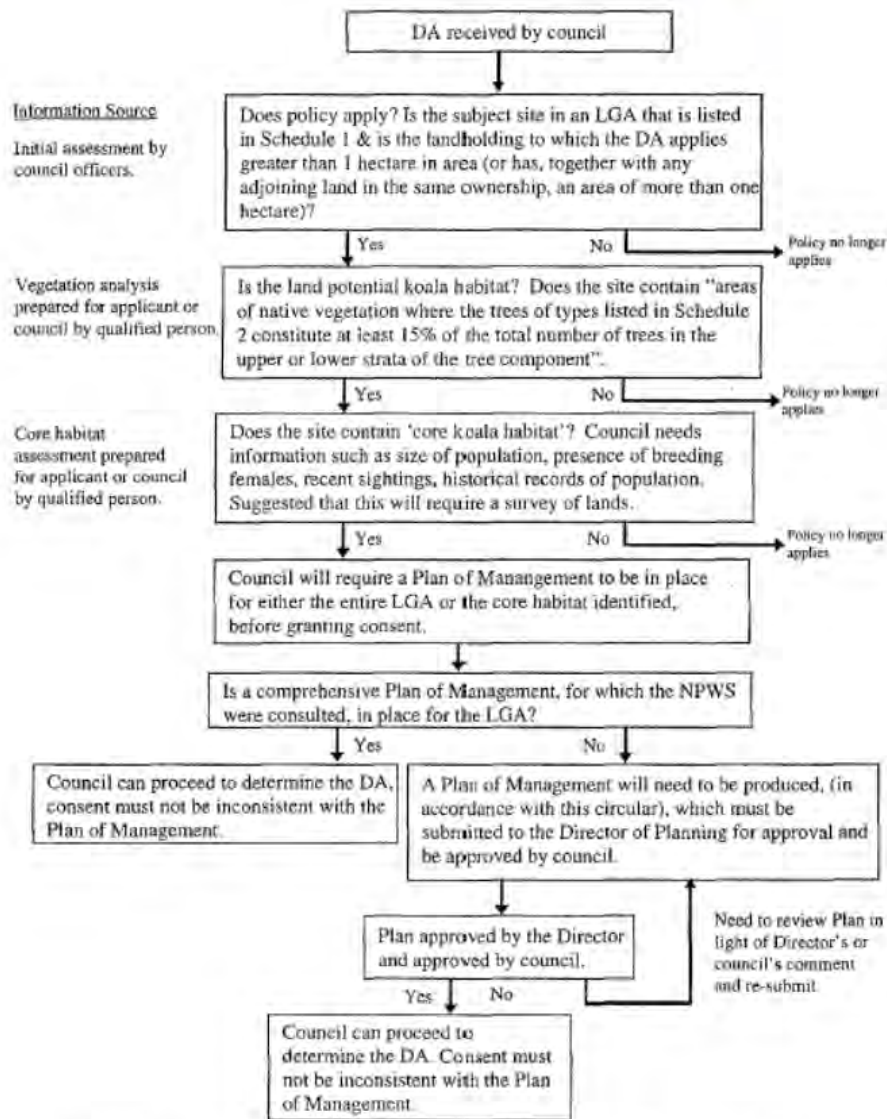


Figure 6.1 Koala SEPP 2020 Policy Guideline (as per Circular B35)

Based on the above, the following assessment has been completed:

**Is the Land Potential Koala Habitat?**

The Koala SEPP 2020 defines potential Koala habitat as “*areas of native vegetation where Schedule 2 trees constitute at least 15% of the total number of trees in the upper or lower strata of the tree component*”.

No Schedule 2 tree species occur at the site.

On this basis, potential Koala habitat does not occur and in accordance with Circular B35, the Policy requires no further consideration.

## 6.2 Biodiversity Conservation Act 2016 (BC Act)

Given that the Proposal to develop the site would be unlikely to require substantial native vegetation loss, and that the site is not mapped as containing biodiversity value land as per the Biodiversity Values Map and Threshold Tool, the Biodiversity Offsets Scheme (BOS) would not be triggered. It is noted that the minimum lot size proposed for the site is 100 ha in the west of the site and 40 ha in the remaining, and hence up to 1 ha of native vegetation may be cleared before triggering the BOS. On this basis, the Proposal does not require a *Biodiversity Development Assessment Report* (BDAR).

The BC Act requires a test of significance (five-part test) when assessing whether an action, development or activity is likely to significantly affect threatened species, ecological communities or their habitats. Based on the potential for several threatened fauna species to occur at the site and the presence of *White Box Yellow Box Blakely's Red Gum Woodland* TEC, five-part tests of significance (refer to **Appendix E**) have been undertaken. Based on these assessments it is considered unlikely that the local population of any of the subject species or the local occurrence of the subject TEC would be placed at significant risk of extinction as a result of the Activity.

## 6.3 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act protects/ regulates matters of national environmental significance (MNES), including:

- World heritage properties
- National heritage places
- Wetlands of international importance
- Nationally threatened species and ecological communities
- Migratory species
- Commonwealth marine areas
- The Great Barrier Reef Marine Park
- Nuclear actions (including uranium mining)
- A water resource, in relation to coal seam gas development and large coal mining development.

Based on the search results and site assessment, significant impacts to any MNES would not be likely to result from the Proposal (refer to **Table 6.1**). An assessment of significance was undertaken for the *White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland* TEC (refer to **Appendix F**) which concluded that the Proposal is considered unlikely to result in a significant impact on the TEC.

**Table 6.1 Assessment of MNES**

<b>Matter</b>	<b>Potential Impact</b>
<b>Any impact on a World Heritage property?</b>	
No World Heritage properties occur within a 5 km radius of the site.	Nil
<b>Any impact on a National Heritage place?</b>	
No National Heritage places occur within a 5 km radius of the site.	Nil
<b>Any impact on a Wetland of International Importance?</b>	
No wetlands of international importance (Ramsar sites) occur within a 5 km radius of the site.	Nil
<b>Any impact on the Great Barrier Reef Marine Park?</b>	
The Great Barrier Reef Marine park is distant from the site.	Nil
<b>Any impact on a Commonwealth marine area?</b>	
No Commonwealth marine areas occur within a 5 km radius of the site.	Nil
<b>Any impact on nationally threatened species and ecological communities?</b>	
Habitat for four TECs and 41 threatened species are identified within 10 km of the site. One EPBC Act TEC, <i>White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland</i> occurs at the site. 0.97 ha of this community would be cleared for the Proposal. No threatened flora occur at the site. No listed threatened fauna species were recorded. The Proposal would be highly unlikely to result in impacts to any threatened fauna species in a local context and would not contribute significantly to any listed key threatening processes.	Minimal
<b>Any impact on Migratory species?</b>	
Habitat for 12 terrestrial migratory species is identified within 10 km of the site. Given the relatively fragmented and disturbed habitat present, migratory species are unlikely to be significantly affected by the Proposal.	Negligible

## 7. Safeguards and Mitigation

To minimise biodiversity impacts from the Proposal, the following mitigation measures are prescribed:

- The limit of vegetation clearing must be clearly delineated on-site prior to works occurring.
- Vegetation to be removed must be inspected daily for fauna prior to removal. If fauna are present, works in the vicinity of the fauna will stop and a suitability licenced, and experienced wildlife carer or ecologist would be contacted to relocate the animal. In the event that a Koala is present within vegetation to be removed, 24 hours must be allowed for the animal to disperse freely of its own accord.
- Vegetation with weed propagules (including *Biosecurity Act 2015* listed weed species) will be appropriately disposed of during clearing works at a licenced waste facility.
- Erosion and sediment controls will be installed and maintained as appropriate.



## 8. Conclusion

This Biodiversity Assessment Report has been completed for De Beaurepaire Wines Pty Ltd to inform a development application for a mixed use development proposed within the expansion of an existing commercial vineyard and cellar door premises known as *De Beaurepaire Wines*, Lot 1 DP 879337, 182 Cudgegong Road, Rylstone.

Woodland vegetation at the site comprises the following threatened ecological communities (TECs):

- *White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland* TEC - listed under the EPBC Act
- *White Box Yellow Box Blakely's Red Gum Woodland* TEC - listed under the BC Act.

Although the existing vegetation at the site has significant ecological value as it comprises a *Biodiversity Conservation Act 2016* and *Environment Protection and Biodiversity Conservation Act 1999* listed TEC, the area required for clearing for the proposal poses a minor biodiversity constraint for development. It provides low quality habitat for locally recorded threatened fauna and migratory species, and local populations of these species would not be exclusively dependant on the habitat on-site. No threatened flora species were recorded at the site.

The minimum lot size proposed for the site is 100 ha in the west of the site and 40 ha in the remaining, and hence up to 1 ha of native vegetation may be cleared before triggering the Biodiversity Offsets Scheme (BOS). Due to approximately 0.97 ha of native vegetation requiring removal, a BDAR is not required.

*Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act): review of Matters of Environmental Significance (MNES) listed in the Act indicates that development of the site is unlikely to significantly affect any threatened species or community, or migratory species listed in the EPBC Act.

The proposed works would have low impacts on biodiversity due to the nominal impacts on native vegetation/habitat. A Biodiversity Development Assessment Report is not required and referral to the federal Minister of the Department of Agriculture, Water and the Environment is not required.



## References

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**Appendix A**  
**Development Plan**

# DA CIVIL ENGINEERING DESIGN

## DE BEAUREPAIRE WINES PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGEGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849

### DRAWING SCHEDULE

36209-C00	CIVIL COVER SHEET
36209-C01	EXISTING SITE PLAN
36209-C02	EXISTING PART SITE PLANS
36209-C03	PROPOSED PART SITE PLANS
36209-C04	GENERAL PAVEMENT & ROAD SPECIFICATIONS
36209-C05	BULK EARTHWORKS PLAN
36209-C06	GENERAL BULK EARTHWORKS SPECIFICATIONS
36209-C07	PROPOSED STORMWATER MANAGEMENT PLAN
36209-C08	PROPOSED SEDIMENT & EROSION CONTROL PLAN
36209-C09	PROPOSED SEDIMENT & EROSION CONTROL DETAILS

SUBMISSION FOR DA



182 CUDGEGONG ROAD  
 RYLSTONE NSW 2849  
 DE BEAUREPAIRE WINES  
 PROPOSED RESTAURANT & ACCOMMODATION UNITS

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH OTHER DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND IS NOT TO BE USED IN ISOLATION. THE USER OF THIS DRAWING IS ADVISED THAT THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

Client: DE BEAUREPAIRE WINES  
 Project: PROPOSED RESTAURANT & ACCOMMODATION UNITS,  
 182 CUDGEGONG ROAD "DE BEAUREPAIRE WINES"  
 RYLSTONE NSW 2849  
 Drawing title: COVER PAGE

Rev: A Date: 13/09/2022 Amendment: 01  
 02 Date: 22/08/2022 Amendment: 02

Design: EG  
 Drawn: AA  
 Check: LM  
 Original Sheet Size: A1  
 Certification: 36209 - C00  
 Revision: B



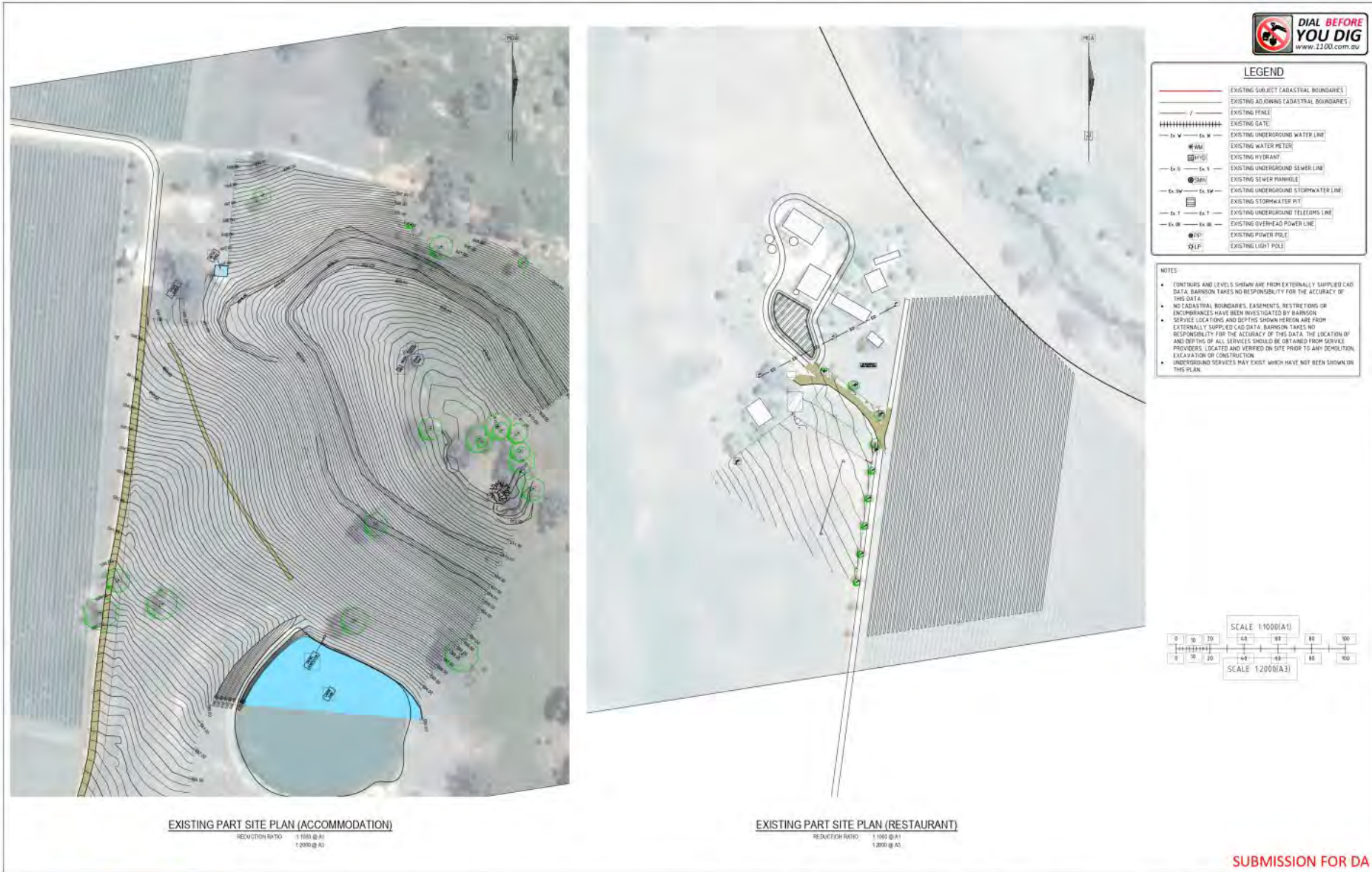
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| 0800 000 000  
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Client: DE BEAUREPAIRE WINES  
Project: PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
Drawing title: EXISTING SITE PLAN

Rev: 0  
Date: 12/08/2022  
Amendment: ISSUED FOR CLIENT REVIEW  
ISSUED FOR DA

Design: EG  
Certification:  
Drawn: AA  
Check: LM  
Original Sheet Size: A1  
Drawing Number: 36209 - C01  
Revision: B



**EXISTING PART SITE PLAN (ACCOMMODATION)**  
 REDUCTION RATIO 1:1000 @ A1  
 1:2000 @ A3

**EXISTING PART SITE PLAN (RESTAURANT)**  
 REDUCTION RATIO 1:1000 @ A1  
 1:2000 @ A3

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 Project: PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
 Drawing Title: EXISTING PART SITE PLANS

Rev	Date	Amendment
A	13.06.2021	ISSUED FOR CLIENT REVIEW
B	19.08.2021	ISSUED FOR DA
C	23.09.2021	ROAD EXTENTS AMENDED

Design: EG Certification

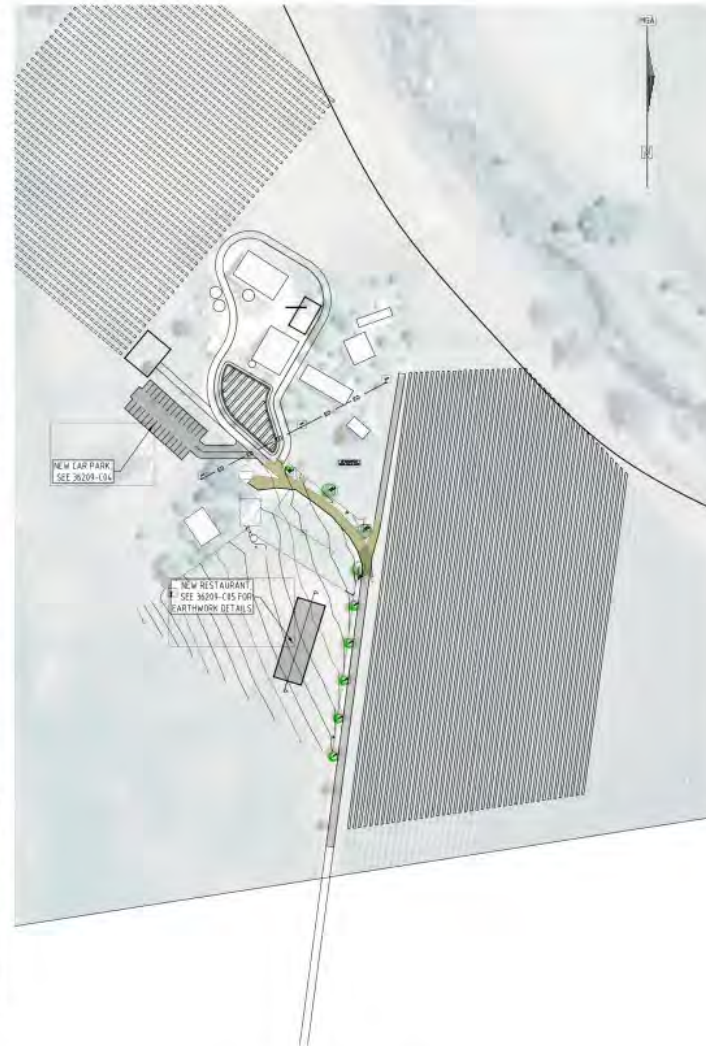
Drawn: AA

Check: LM Drawing Number: 36209 - C02  
 Original Sheet Size = A1  
 Revision: C



PROPOSED PART SITE PLAN (ACCOMMODATION)

REDUCTION RATIO: 1:100 @ A1  
1:2000 @ A3



PROPOSED PART SITE PLAN (RESTAURANT)

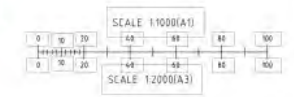
REDUCTION RATIO: 1:100 @ A1  
1:2000 @ A3



**LEGEND**

[Symbol]	EXISTING SUBJECT CADASTRAL BOUNDARIES
[Symbol]	EXISTING ADJOINING CADASTRAL BOUNDARIES
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING GATE
[Symbol]	EXISTING UNDERGROUND WATER LINE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING HYDRANT
[Symbol]	EXISTING UNDERGROUND SEWER LINE
[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	EXISTING UNDERGROUND STOPWATER LINE
[Symbol]	EXISTING STOPWATER RT
[Symbol]	EXISTING UNDERGROUND TELECOMS LINE
[Symbol]	EXISTING OVERHEAD POWER LINE
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	PROPOSED GRAVEL PAVEMENT - SEE 36209-C03

- NOTES**
- CONTOURS AND LEVELS SHOWN ARE FROM EXTERNALLY SUPPLIED CAD DATA. BARNSON TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
  - NO CADASTRAL BOUNDARIES, EASEMENTS, RESTRICTIONS OR ENCUMBRANCES HAVE BEEN INDICATED BY BARNSON.
  - SERVICE LOCATIONS AND DEPTHS SHOWN HEREON ARE FROM EXTERNALLY SUPPLIED CAD DATA. BARNSON TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. THE LOCATION OF AND DEPTHS OF ALL SERVICES SHOULD BE OBTAINED FROM SERVICE PROVIDERS LOCATED AND VERIFIED ON SITE PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
  - UNDERGROUND SERVICES MAY EXIST WHICH HAVE NOT BEEN SHOWN ON THIS PLAN.



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Project: PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
Drawing Title: PROPOSED PART SITE PLANS

Rev	Date	Amendment
A	13.06.2022	ISSUED FOR CLIENT REVIEW
B	19.08.2022	ISSUED FOR DA
C	02.09.2023	SITE PLAN AMENDED
D	27.09.2023	ROAD EXPERTS AMENDED

Design	EG	Certification	
Drawn	AA		
Check	LM	Drawing Number	Revision
Original Sheet Size = A1		36209 - C03	D



### SITEWORKS NOTES

**ORIGIN OF LEVELS – AHD**

SUB-CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.

ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS AND THE DIRECTIONS OF THE SUPERINTENDENT.

EXISTING SURVEYS HAVE BEEN OBTAINED FROM SURFACE INSPECTION ONLY. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLAIMS/LAUNDS SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.

WHERE NEW WORKS ADJUT EXISTING THE SUB-CONTRACTOR SHALL INSURE THAT A SMOOTH EVEN PROFILE FREE FROM ABRUPT CHANGES IS OBTAINED.

THE SUB-CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.

CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES UNLESS EXCAVATED IN THESE AREAS.

ON COMPLETION OF CONSTRUCTION, ALL DISBURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.

MAKE SMOOTH TRANSITION TO EXISTING SURFACES.

THE SUB-CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND KERBS TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE SUMPS AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS.

ALL WORK TO BE UNDERTAKEN WITH REFERENCE TO THE REQUIREMENTS OF THE SOIL AND WATER MANAGEMENT PLAN.

11 THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS.

### CROSS-OVER NOTES

1 CONSTRUCTION OF DRIVEWAY SLABS IS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH DUBBO REGIONAL COUNCIL'S ROAD OPENING POLICY AND RELEVANT AUS-SPEL DOCUMENTATION. THESE DOCUMENTS ARE AVAILABLE FROM COUNCIL'S CUSTOMERS SERVICE AREA.

2 CONTRACTORS/OWNERS/DEVELOPERS ARE RESPONSIBLE FOR THE LAYOUT OF ALL UNDERGROUND SERVICES AND THE ARRANGING AND COMPLETION OF REPAIRS WITH THE APPROPRIATE AUTHORITY SHOULD THEY BE BROKEN OR DAMAGED DURING CONSTRUCTION.

3 THE DRIVEWAY SLAB IS TO BE CONSTRUCTED TO THE DIMENSIONS AND SPECIFICATIONS SHOWN ON THIS PLAN. THE THICKNESS SHALL BE AS FOLLOWS:

- a) FOR A COMMERCIAL SITUATION, THE CONCRETE SHALL BE 125mm THICK WITH ONE LAYER OF S6.2 MESH WITH 100mm TOP AND BOTTOM COVER AND A BROOK FINISH.

THE COMPRESSIVE STRENGTH OF THE CONCRETE IS TO BE 25MPa AT 28 DAYS. ALL EXPOSED EDGES ARE TO FORM KERBS. ADDITIONALLY ALL FLOOR SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL MATERIAL. ALL SUBGRADES ARE TO BE WELL COMPACTED BEFORE THE PLACEMENT OF THE BASE MATERIAL. FLOORING MUST EXTEND FROM FINISHED CONCRETE HEIGHT TO THE BASE MATERIAL FOR THE TOTAL AREA OF THE DRIVEWAY SLAB.

4 THE FOLLOWING INSPECTIONS ARE TO BE CARRIED OUT PRIOR, DURING AND AFTER CONSTRUCTION. IN THIS REGARD, 24 HOURS NOTICE IS TO BE GIVEN BY PHONE AND L100. THE INSPECTION REQUIRED ARE AS FOLLOWS:

- a) SITE INSPECTION PRIOR TO THE COMMENCEMENT OF WORK.
- b) WHEN THE FORMWORK AND COMPACTED BASE ARE IN PLACE AND PRIOR TO THE MESH BEING PLACED.
- c) WHEN THE MESH HAS BEEN PLACED.
- d) PRIOR TO THE BITUMEN SEALING OR ASPHALT WORKS.
- e) AT THE COMPLETION OF ALL THE WORKS INCLUDING RESTORATION OF THE SITE.

FAILURE TO HAVE THE ABOVE INSPECTION CARRIED OUT MAY RESULT IN THE REJECTION OF THE CROSSING.

5 THE FINISHED SURFACE IS TO BE KEPT FROM DRYING OUT TOO RAPIDLY BY COVERING WITH SAND OR PLASTIC SHEETING.

6 AN APPROVED TRAFFIC AND PEDESTRIAN CONTROL PLAN COMPLETED BY AN APPROPRIATELY QUALIFIED PERSON IN ACCORDANCE WITH AS 1743-2009 IS TO BE IN PLACE PRIOR TO ANY CONSTRUCTION WORKS COMMENCING AND DURING ANY CONSTRUCTION WORKS.

7 PRIOR TO CONSTRUCTION OF DRIVEWAY SLAB, SECTION 138 ROAD ACT – APPROVAL FOR WORKS IN THE PUBLIC ROAD TO BE LODGED AND APPROVED BY COUNCIL.

8 THE POTENTIAL FOR EROSION AND THE TRANSPORTATION OF SEDIMENT IS TO BE ADDRESSED. APPROPRIATE MEASURES ARE TO BE IN PLACE TO PREVENT THIS FROM HAPPENING.

9 THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL FORMWORK AND REFINISH ASSOCIATED WITH THE CONSTRUCTION FROM THE SITE AND THE REINSTATEMENT OF THE SURFACE ADJACENT TO THE WORKS UPON COMPLETION.

10 IF THE LENGTH OR WIDTH OF DRIVEWAY SLAB EXCEEDS AN 8M EXPANSION JOINT IS TO BE PROVIDED AT THE MID-POINT (SEE EXPANSION JOINT DETAIL).

### SUBGRADE COMPACTION NOTES

1 STRIP TOPSOIL TO EXPOSE NATURALLY OCCURRING MATERIAL.

2 WHERE FILLING IS REQUIRED TO ACHIEVE DESIGN SUBGRADE, PROOF ROLL EXPOSED NATURAL SURFACE WITH A MINIMUM OF TEN PASSES OF A VIBRATING ROLLER IMMEDIATE WEIGHT OF 10 TONNES IN THE PRESENCE OF THE SUPERINTENDENT.

3 ALL SOFT, WET OR UNSUITABLE MATERIAL TO BE REMOVED AS DIRECTED BY THE SUPERINTENDENT AND REPLACED WITH APPROVED MATERIAL SATISFYING THE REQUIREMENTS LISTED BELOW.

4 ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING:

- a) FREE FROM ORGANIC AND FERROUS MATTER
- b) MAXIMUM PARTICLE SIZE 75mm
- c) PLASTICITY INDEX BETWEEN 2% AND 15%

5 ALL FILL MATERIAL SHALL BE PLACED IN MAXIMUM 200mm THICK LAYERS AND COMPACTED AT OPTIMUM MOISTURE CONTENT ± 0.5 TO 2% TO ACHIEVE A DRY DENSITY DETERMINED IN ACCORDANCE WITH AS 1289.331 IF NOT LESS THAN THE FOLLOWING STANDARD MINIMUM DRY DENSITIES IN ACCORDANCE WITH AS 1289.331:

LOCATION	STANDARD DRY DENSITY
CARPAK	90% STD PRO

6 THE SUB-CONTRACTOR SHALL PROGRAMME THE EARTHWORKS OPERATION SO THAT THE WORKING AREAS ARE ADEQUATELY GRADED DURING THE PERIOD OF CONSTRUCTION. THE SURFACE SHALL BE GRADED AND SLOPED OFF TO REMOVE IMPRESSIONS, RILLER MARKS AND SHEAR WHICH WOULD ALLOW WATER TO POND AND PENETRATE THE UNDERLYING MATERIAL. ANY DAMAGE RESULTING FROM THE SUB-CONTRACTOR NOT OBSERVING THESE REQUIREMENTS SHALL BE RECEIVED BY THE SUB-CONTRACTOR AT THEIR COST.

7 TESTING OF THE SUBGRADE SHALL BE CARRIED OUT BY AN APPROVED HATA REGISTERED LABORATORY AT THE SUB-CONTRACTORS EXPENSE.

### INSPECTION HOLD POINTS

- INSTALLATION OF SEDIMENT & EROSION CONTROL MEASURES
- WATER & SEWER LINE INSTALLATION PRIOR TO BACKFILL
- ESTABLISHMENT OF LINE & LEVEL FOR KERB & GUTTER PLACEMENT
- ROAD PAVEMENT CONSTRUCTION
- ROAD PAVEMENT SURFACING
- PRACTICAL COMPLETION

### SERVICES INSTALLATION

- INSTALLATION OF ALL UNDERGROUND PIPES BE INSTALLED PRIOR TO INSTALLATION OF ROAD PAVEMENT.

**SUBMISSION FOR DA**

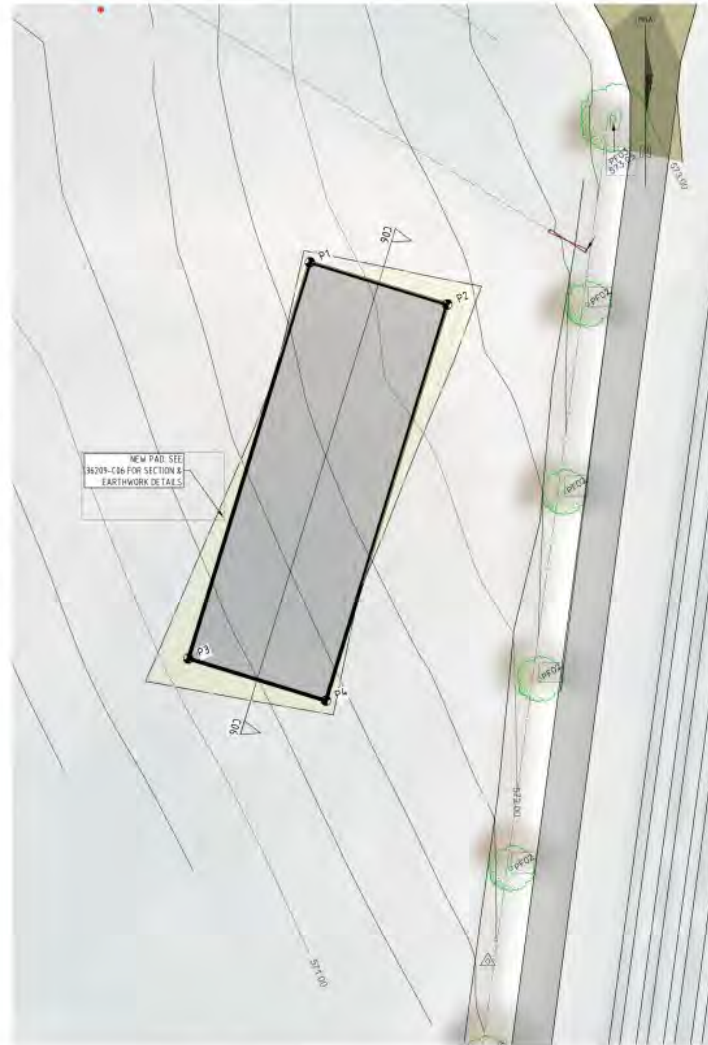
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**Client:** DE BEAUREPAIRE WINES  
**Project:** PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
**Drawing title:** GENERAL PAVEMENT & ROAD SPECIFICATIONS

**Rev** | **Date** | **Amendment**  
 A | 13/06/2022 | SHEET PRELIMINARY REVIEW  
 B | 29/08/2022 | ISSUED FOR DA  
 C | 02/09/2022 | ROAD WIDTH AMENDMENT

**Design:** EG | **Certification:**  
**Drawn:** AA  
**Check:** LM | **Drawing Number:** | **Revision:**  
**Original Sheet Size:** A1 | **36209 - C04** | **C**

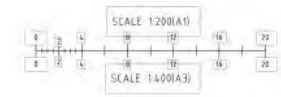


**LEGEND**

	EXISTING SUBJECT CADASTRAL BOUNDARIES
	EXISTING ADJOINING CADASTRAL BOUNDARIES
	EXISTING FENCE
	EXISTING GATE
	EXISTING UNDERGROUND WATER LINE
	EXISTING WATER METER
	EXISTING HYDRANT
	EXISTING UNDERGROUND SEWER LINE
	EXISTING SEWER MANHOLE
	EXISTING UNDERGROUND STOPWATER LINE
	EXISTING STOPWATER PIT
	EXISTING UNDERGROUND TELECOMS LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	PROPOSED GRAVEL PAVEMENT - SEE 36209-C06

**NOTES**

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- UNDERGROUND SERVICES MAY EXIST WHICH HAVE NOT BEEN SHOWN ON THIS PLAN.



**POINT SET-OUT TABLE**

CODE	Easting	Northing	Elevation
P1	775785.537	6200854.936	571.075
P2	775797.526	6200875.352	571.075
P3	775774.227	6200874.421	571.075
P4	775798.508	6200870.742	571.075

**PROPOSED BULK EARTHWORKS PLAN (RESTAURANT)**  
REDUCTION RATIO: 1:1000 @ A1  
1:2000 @ A3

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Project: PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGONG ROAD "DE BEAUPAIRE WINES" RYLSTONE NSW 2849  
Drawing Title: PROPOSED BULK EARTHWORKS PLAN

Rev: A - 13.06.2022 ISSUED FOR CLIENT REVIEW  
B - 19.08.2022 ISSUED FOR DA

Design: EG Certification  
Drawn: AA  
Check: LM Drawing Number: 36209 - C05  
Original Sheet Size: A1  
Revision: B

### SITEWORKS NOTES

- ORDER OF LEVELS - AND
- SUB-CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE 'SPECIFICATIONS' AND THE DIRECTIONS OF THE SUPERINTENDENT.
- EXISTING SERVICES HAVE BEEN OBTAINED FROM SURFACE INSPECTION ONLY. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- WHERE NEW WORKS ABOUT EXISTING THE SUB-CONTRACTOR SHALL ENSURE THAT A SMOOTH SLOPE PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
- THE SUB-SITE-CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
- ON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.
- MAKE SMOOTH TRANSITION TO EXISTING SURFACES.
- THE SUB-CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND HOLES TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE SLUMPS AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS. ALL WORK TO BE UNDERTAKEN WITH ADHERENCE TO THE REQUIREMENTS OF THE SOIL AND WATER MANAGEMENT PLAN.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS.

### SOIL CONTAMINATION

IF ANY SUSPECTED GROUND OR GROUND WATER CONTAMINATION SHALL BE INVESTIGATED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.

### CONSTRUCTION RECORDS

1. ADEQUATE RECORDS SHALL BE KEPT THROUGHOUT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO:  
 LOCATION AND QUANTITY OF EXCESS CUT (DUMP SITE).  
 THE AREAS ON SITE OF ALL FILL:  
 LEVELS OF STRIPPED SURFACE.  
 LOCATION OF ANY VEGETATION REMOVED.  
 LOCATION OF SITE (CONTAMINATION/UNSATURABLE) MATERIAL.  
 LEVELS AT COMPLETION OF BULK EARTHWORKS WORK.  
 DETAILS OF SUB-GRADE TEST ROLLING (PROOF ROLLING).  
 TYPES/SOURCE OF FILL MATERIAL.  
 LOCATION LEVEL AND RESULT OF EACH COMPACTION TEST.  
 RECORD OF ALL ACTIONS TAKEN ON SITE.

### UNSATURABLE MATERIALS

1. REFER TO GEOTECHNICAL ENGINEER, AS REQUIRED FOR DETERMINATION OF SUITABILITY OF MATERIAL WON ON SITE, OR BORROW PIT TO BE USED AS FILL MATERIAL.  
 2. ALL UNSATURABLE FILL SHALL BE EITHER REMOVED OR USED ORGANIC MAT FILL FROM BUILDING AND PAVEMENT AREAS TO AN 8' DEPTH TO ANY EARTHWORKS STOP TOPSOIL, CONTAINING AS PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT APPROXIMATE DEPTH OF 0.8M. SOIL MATERIAL AS DIRECTED BY THE MANAGER, REMOVE, REMOVE, OVER SATURATED MATERIALS AND ALL ORGANIC MATTER.

### TESTING/INSPECTIONS

1. ALL TESTING OF EARTHWORKS SHALL BE DONE AT THE SUB-CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE. SHALL A SUB-GRADE OR PROOF ROLL INSPECTION FAIL, OR 2 ADDITIONAL INSPECTIONS BE REQUIRED FOR ANY REASON OUTSIDE, THE SUB-CONTRACTOR WILL BEAR THE COSTS OF ANY SUBSEQUENT RE-INSPECTIONS UNLESS NOTED OTHERWISE.

### EARTHWORKS SEQUENCE

- INSTALL ALL VEGETATION PROTECTION, EROSION AND SEDIMENT CONTROL, AND SITE-SPECIFIC MEASURES PRIOR TO THE COMMENCEMENT OF ANY WORK.
- STRIP ALL TOPSOIL/ORGANIC MATERIAL FROM CONSTRUCTION AREA AND REMOVE FROM SITE OR STOCKPILE AS DIRECTED BY THE SUPERINTENDENT.
- EXCAVATE MATERIAL AS INDICATED ON THE BULK EARTHWORKS PLAN.
- PRIOR TO PLACING FILL, PROOF ROLL EXPOSED SUB-GRADE WITH AN 8 TONNE (MINIMUM) ROLLER OR WATER TRUCK TO DETECT THEN REMOVE SOFT SPOTS, REPLACE UNSATURABLE MATERIAL WITH SATURABLE GRANULAR MATERIAL AND COMPACT TO THE MINIMUM COMPACTION REQUIREMENTS LISTED (TO BE UNDERTAKEN IN THE PRESENCE OF A CIVIL GEOTECHNICAL ENGINEER).
- GEOTECHNICAL ENGINEER TO UNDERTAKE SUB-GRADE COMPACTION TESTING TO LEVEL 1, AS PER AS 1998 (2010) AND PROVIDE COR VALUES FOR ADJUSTMENT TO PAVEMENT DESIGN.
- FILLING IS TO BE PLACED AND COMPACTED IN MAXIMUM 300MM LAYERS AND TO THE MINIMUM COMPACTION REQUIREMENTS LISTED.
- AFTER ALL BULK EARTHWORKS HAVE OCCURRED, PROOF ROLL THE FINISHED PAD LEVEL WITH AN 8 TONNE (MINIMUM) ROLLER OR WATER TRUCK TO DETECT, THEN REMOVE SOFT SPOTS, REPLACE UNSATURABLE MATERIAL WITH SATURABLE GRANULAR MATERIAL AND COMPACT TO THE MINIMUM COMPACTION REQUIREMENTS LISTED.

### SCOUR PROTECTION NOTES

- SCOUR PROTECTION IS TO BE PROVIDED AS A 300mm WEEP DISTRIBUTION x 300mm DEEP (200mm HRP RAMP PLACED ON A SINGLE LAYER OF DEXTETILE (BIMM 434 OR EQUIVALENT)).
- GRADING TO BE AS PER TABLE BELOW.

EQUIVALENT SPHERICAL DIAMETER (mm)	PERCENT BY WEIGHT BY RAMP OF 300mm SIZE
15 - 20 TIMES D <sub>50</sub>	100%
D <sub>50</sub>	50%
0.3 D <sub>50</sub>	30 - 40%

### TYPICAL EARTHWORKS EMBANKMENT NOTES

IF IT IS THE BULKWORKS RESPONSIBILITY TO ENSURE THAT THE SITE WORKS DO NOT COMPROMISE/UNDERMINE OR PLACE ADDITIONAL SURCHARGE ON ANY EXISTING STRUCTURES.

BATTER ANGLES MUST COMPLY WITH LOCAL AUTHORITY REQUIREMENTS AND ARE TO COMFORM TO THE ABOVE DIAGRAM.

ALL BATTERS SHALL BE PROTECTED FROM EROSION AND ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

SHOULD THE ABOVE CONDITIONS NOT BE ACHIEVED, BARRISONS MUST BE CONTACTED PRIOR TO ANY SITE WORKS BEING UNDERTAKEN.

### PAD AND FINISHED LEVEL NOTES

1. ACTUAL FINISHED LEVELS SHOWN ON THIS PLAN ARE FOR THE SUB-CONTRACTOR'S GUIDANCE ONLY. ACTUAL FINISHED LEVELS SHALL BE SET-OUT IN ACCORDANCE WITH ARCHITECTURAL PLANS UNLESS ANY DISCREPANCIES TO BARRISONS IMMEDIATELY.

**TYPICAL EARTHWORKS DETAIL (NOT SITE SPECIFIC)**  
NOT TO SCALE

### BATTER ANGLES - SHORT TERM

SLOPE - H:1 (H:2V)	MATERIAL TYPE (REFER GEOTECHNICAL REPORT)				
	STABLE ROCK	SAND	SILT	CLAY	SOFT CLAY/SILT
COMPACTED FILL	0.1	0.3	1.4	1.2	N/A
CLAYING	N/A	0.3	1.4	1.2	N/A

N/A = REFER TO GEOTECHNICAL REPORT FOR TREATMENT OF UNSATURABLE MATERIAL.  
 ALL BATTER ANGLES ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

LEVEL	10+00	10+20	10+40	10+60	10+80	11+00	11+20	11+40	11+60	11+80	12+00	12+20	12+40	12+60	12+80	13+00	13+20	13+40	13+60	13+80	14+00	
COFFILL	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000
EROSION	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000
MATERIAL	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000
FINISH	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000	101.000

SECTION - C05



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**Author:** Phillip | **Manager:** Sydney | **Drawn:**

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**Client:** DE BEAUREPAIRE WINES  
**Project:** PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGEGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849

**Drawing Title:** GENERAL BULK EARTHWORKS SPECIFICATIONS

**Rev:** 01  
**Date:** 13/09/2022  
**Amendment:** 01 - ISSUED FOR DA REVIEW  
 02 - ISSUED FOR DA

**SUBMISSION FOR DA**

**Design:** EG  
**Checked:** LM  
**Original Sheet Size:** A1

**Approval:** EG  
**Drawing Number:** 36209 - C06  
**Revision:** B



**STORMWATER MANAGEMENT PLAN (ACCOMMODATION)**

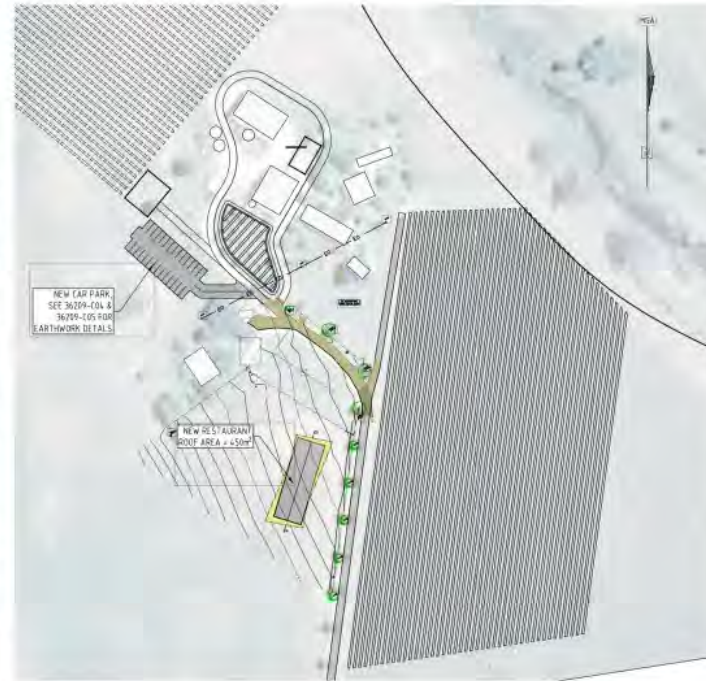
REDUCTION RATIO: 1:100 @ 1h  
1:200 @ 1h

**STORMWATER ANALYSIS**  
1 DESIGN CALCULATIONS AS PER AS3500.3-2015  
2 RAINFALL INTENSITY FOR 5 MINUTES DURATION AND 5% AEP  $i_5 = 14.1 \text{ mm/hr}$

**HYDRAULIC ANALYSIS**  
1 DESIGN CALCULATIONS AS PER AS3500.3-2015  
A) PRE-DEVELOPED  
- TOTAL APPLICABLE CATCHMENT AREA (A) =  $35 \text{ m}^2$   
- RAINFALL INTENSITY ( $i_5$ ) =  $14.1 \text{ mm/hr}$  (5min 5% AEP)  
- Cr = RUNOFF COEFFICIENT FOR ROOF AREA = 1.0  
- Ar = TOTAL ROOF AREA =  $0 \text{ m}^2$   
- Cp = RUNOFF COEFFICIENT FOR PERVIOUS GRASS AREA = 0.3  
- Ap = TOTAL PERVIOUS GRASS AREA =  $35 \text{ m}^2$   
- TOTAL FLOW  $Q_{avg} = (Cr Ar + Cp Ap) i / 3600 = 0.43 \text{ l/s}$

B) POST-DEVELOPED FLOW  
- TOTAL APPLICABLE CATCHMENT AREA (A) =  $35 \text{ m}^2$   
- RAINFALL INTENSITY ( $i_5$ ) =  $14.1 \text{ mm/hr}$  (5min 5% AEP)  
- Cr = RUNOFF COEFFICIENT FOR ROOF AREA = 1.0  
- Ar = TOTAL ROOF AREA =  $35 \text{ m}^2$   
- Cp = RUNOFF COEFFICIENT FOR PERVIOUS GRASS AREA = 0.3  
- Ap = TOTAL PERVIOUS GRASS AREA =  $0 \text{ m}^2$   
- TOTAL FLOW  $Q_{avg} = (Cr Ar + Cp Ap) i / 3600 = 1.43 \text{ l/s}$

2. ON-SITE DETENTION  
- OSD FOR 5% AEP:  $(1.43 \text{ l/s} - 0.43 \text{ l/s}) \times 60 \times 5 = 300 \text{ l}$   
- PROVIDE RAINWATER TANK WITH MIN 300L OSD PER UNIT  
- OUTFLOW =  $0.43 \text{ l/s}$



**STORMWATER MANAGEMENT PLAN (RESTAURANT)**

REDUCTION RATIO: 1:100 @ 1h  
1:200 @ 1h

**STORMWATER ANALYSIS**  
1 DESIGN CALCULATIONS AS PER AS3500.3-2015  
2 RAINFALL INTENSITY FOR 5 MINUTES DURATION AND 5% AEP  $i_5 = 14.1 \text{ mm/hr}$

**HYDRAULIC ANALYSIS**  
1 DESIGN CALCULATIONS AS PER AS3500.3-2015  
A) PRE-DEVELOPED  
- TOTAL APPLICABLE CATCHMENT AREA (A) =  $450 \text{ m}^2$   
- RAINFALL INTENSITY ( $i_5$ ) =  $14.1 \text{ mm/hr}$  (5min 5% AEP)  
- Cr = RUNOFF COEFFICIENT FOR ROOF AREA = 1.0  
- Ar = TOTAL ROOF AREA =  $0 \text{ m}^2$   
- Cp = RUNOFF COEFFICIENT FOR PERVIOUS GRASS AREA = 0.3  
- Ap = TOTAL PERVIOUS GRASS AREA =  $35 \text{ m}^2$   
- TOTAL FLOW  $Q_{avg} = (Cr Ar + Cp Ap) i / 3600 = 5.51 \text{ l/s}$

B) POST-DEVELOPED FLOW  
- TOTAL APPLICABLE CATCHMENT AREA (A) =  $450 \text{ m}^2$   
- RAINFALL INTENSITY ( $i_5$ ) =  $14.1 \text{ mm/hr}$  (5min 5% AEP)  
- Cr = RUNOFF COEFFICIENT FOR ROOF AREA = 1.0  
- Ar = TOTAL ROOF AREA =  $35 \text{ m}^2$   
- Cp = RUNOFF COEFFICIENT FOR PERVIOUS GRASS AREA = 0.3  
- Ap = TOTAL PERVIOUS GRASS AREA =  $0 \text{ m}^2$   
- TOTAL FLOW  $Q_{avg} = (Cr Ar + Cp Ap) i / 3600 = 18.37 \text{ l/s}$

2. ON-SITE DETENTION  
- OSD FOR 5% AEP:  $(18.37 \text{ l/s} - 5.51 \text{ l/s}) \times 60 \times 5 = 360 \text{ l}$   
- PROVIDE RAINWATER TANK WITH MIN 360L OSD PER UNIT  
- OUTFLOW =  $5.51 \text{ l/s}$

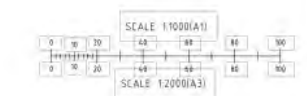


**LEGEND**

---	EXISTING SUBJECT CADASTRAL BOUNDARIES
---	EXISTING ADJOINING CADASTRAL BOUNDARIES
---	EXISTING FENCE
---	EXISTING GATE
---	EXISTING UNDERGROUND WATER LINE
---	EXISTING WATER METER
---	EXISTING HYDRANT
---	EXISTING UNDERGROUND SEWER LINE
---	EXISTING SEWER MANHOLE
---	EXISTING UNDERGROUND STOPWATER LINE
---	EXISTING STOPWATER RT
---	EXISTING UNDERGROUND TELECOMS LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING POWER POLE
---	EXISTING LIGHT POLE
---	PROPOSED GRAVEL PAVEMENT - SET 3629-C04

**NOTES**

- CONTOURS AND LEVELS SHOWN ARE FROM EXTERNALLY SUPPLIED CAD DATA. BARNSON TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- NO CADASTRAL BOUNDARIES, EASEMENTS, RESTRICTIONS OR ENCUMBRANCES HAVE BEEN REVIEWED BY BARNSON.
- SERVICE LOCATIONS AND DEPTHS SHOWN HEREON ARE FROM EXTERNALLY SUPPLIED CAD DATA. BARNSON TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. THE LOCATION OF AND DEPTHS OF ALL SERVICES SHOULD BE OBTAINED FROM SERVICE PROVIDERS LOCATED AND VERIFIED ON-SITE PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
- UNDERGROUND SERVICES MAY EXIST WHICH HAVE NOT BEEN SHOWN ON THIS PLAN.



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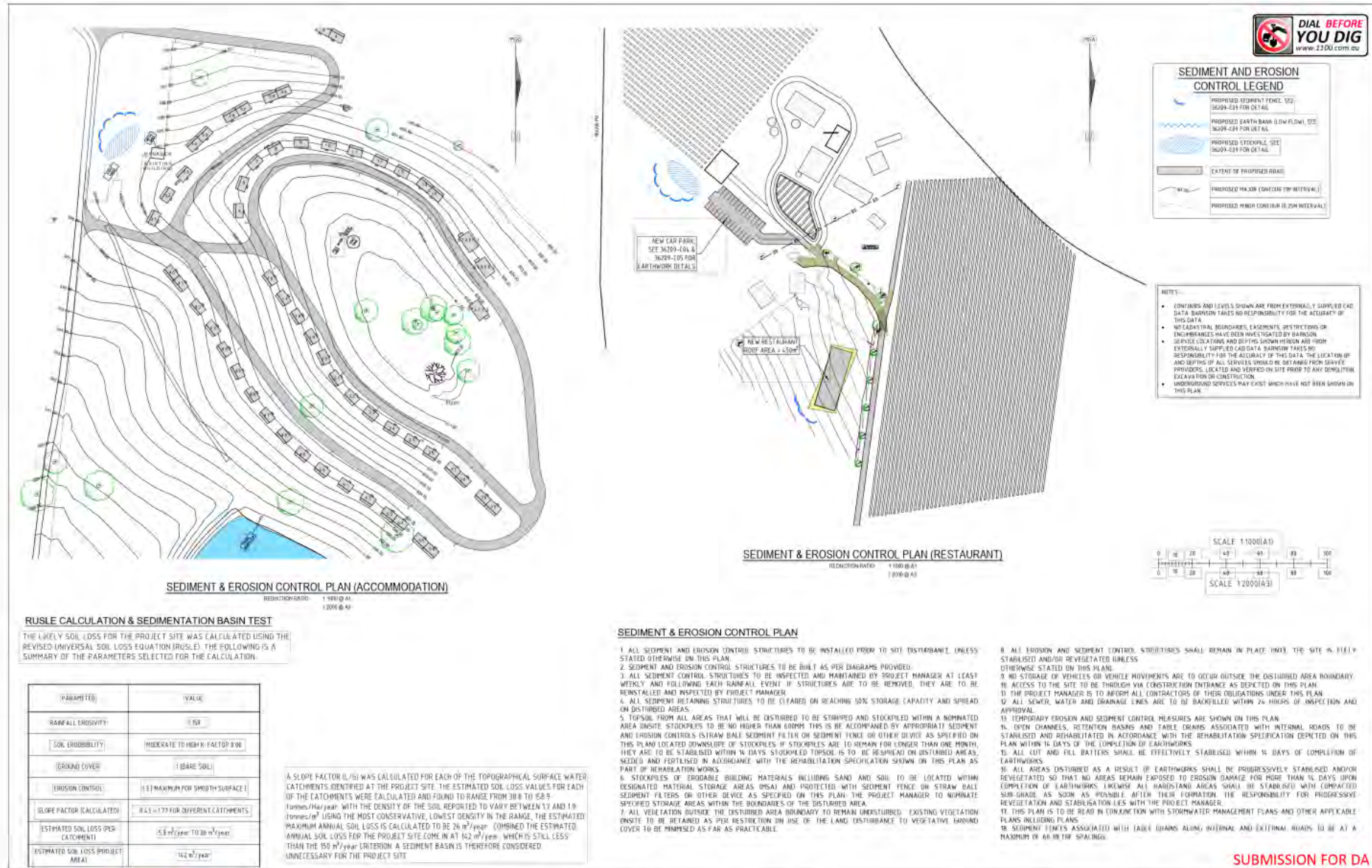
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Project: PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
Drawing Title: PROPOSED STORMWATER MANAGEMENT PLAN

Rev: Data Amendment  
A 13.06.2022 ISSUED FOR CLIENT REVIEW  
B 19.08.2022 ISSUED FOR DA  
C 02.09.2023 SITE PLAN AMENDED  
D 27.09.2023 ROAD EXPERTS AMENDED

Design: EG Certification  
Drawn: AA  
Check: LM Drawing Number: 36209 - C07  
Original Sheet Size: A1  
Revision: D



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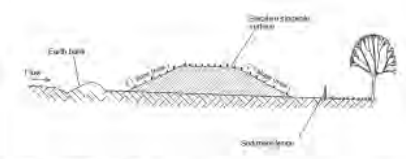
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**Project:** PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGEOONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
**Drawing title:** PROPOSED SEDIMENT & EROSION CONTROL DETAILS

**Rev. Date: Amendment**  
 A 03/09/2022 SHADY FORK  
 B 02/09/2022 SITE PLAN AMENDED  
 C 27/09/2022 ROAD EXTENSION AMENDED

**Design:** EG Certification  
**Drawn:** AA  
**Check:** LM Drawing Number: 36209 - C08  
 Original Sheet Size: A1  
 Reviewer: C

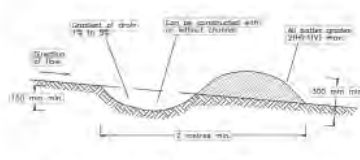
**SUBMISSION FOR DA**



**Construction Notes**

- Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
- Construct on the contour as low, flat, elongated mounds.
- Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
- Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
- Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

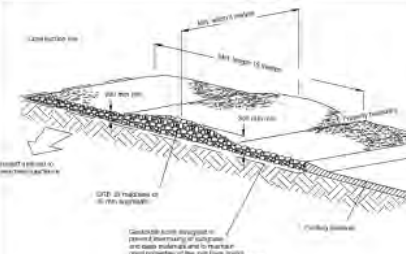
**STOCKPILES** SD 4-1



**Construction Notes**

- Build with gradients between 1 percent and 5 percent.
- Avoid removing trees and shrubs if possible – work around them.
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
- Ensure the banks are properly compacted to prevent failure.
- Complete permanent or temporary stabilisation within 10 days of construction.

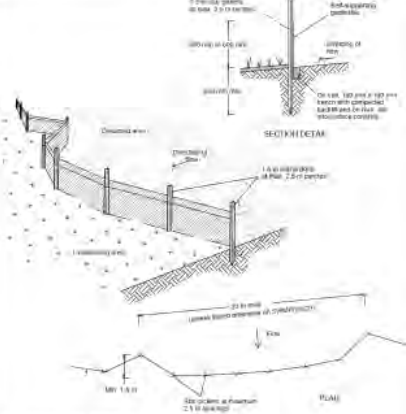
**EARTH BANK (LOW FLOW)** SD 5-5



**Construction Notes**

- Strip the topsoil, level the site and compact this subgrade.
- Cover the area with needle-punched geotextile.
- Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
- Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
- Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

**STABILISED SITE ACCESS** SD 6-14



**Construction Notes**

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Cut a 150-mm deep trench along the upslope face of the fence for the bottom of the fabric to be entrenched.
- Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
- Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- Join sections of fabric at a support post with a 150-mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

**SEDIMENT FENCE** SD 6-8

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**Client:** DE BEAUREPAIRE WINES  
**Project:** PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CLUDGEONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
**Drawing title:** PROPOSED SEDIMENT & EROSION CONTROL DETAILS

**Rev** **Date** **Amendment**  
 1 10/09/2021 QUANTIFIED

**Design:** EG  
**Drawn:** AA  
**Check:** LM  
**Original Sheet Size:** A1  
**36209 - C09**

**Revision:** A

## Appendix B

### Photographs

#### Public Zone



**Plate 1** View south-east of cleared area in foreground and planted Poplars in background



**Plate 2** View south-west of cleared area proposed for function room and restaurant in foreground and existing buildings (Amanda House and Groom's Quarters) at right



**Plate 3** View west of cleared area proposed for parking lot in midground



**Plate 4** View north of Cudgegong River, riparian vegetation and the occasional African Boxthorn (foreground)



**Plate 5** View south of existing Grafter Room (at left) and vineyards (at right)



**Plate 6** View west of plantings of exotic trees in Public Zone



**Private Zone**



**Plate 7** View east along driveway to proposed cabins and Wellness Centre



**Plate 8** View west along driveway.



**Plate 9** View south-west to proposed cabins (midslope) and Wellness Centre (top of hill), showing remnant native trees



**Plate 10** View south-east of woodland (background) and Common Pear (foreground)



**Plate 11** View south of dam showing lack of aquatic vegetation



**Plate 12** View south of existing gravel road with proposed cabins and Wellness Centre at left









## Appendix C

### BioNet and PMST Database Search Results

Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Public Report of all Valid Records of Threatened (listed on BC Act 2016) or Commonwealth listed Animals in selected area [North: -32.70 West: 149.84 East: 150.06 South: -32.92] returned a total of 72 records of 23 species.  
Report generated on 25/03/2021 1:57 PM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Animalia	Aves	Accipitridae	0231	^^ <i>Hamirostra melanosternon</i>		Black-breasted Buzzard	V,P,3		1	
Animalia	Aves	Cacatuidae	0268	^^ <i>Callocephalon fimbriatum</i>		Gang-gang Cockatoo	V,P,3		5	
Animalia	Aves	Psittacidae	0260	<i>Glossopsitta pusilla</i>		Little Lorikeet	V,P		1	
Animalia	Aves	Strigidae	0246	^^ <i>Ninox connivens</i>		Barking Owl	V,P,3		2	
Animalia	Aves	Strigidae	0248	^^ <i>Ninox strenua</i>		Powerful Owl	V,P,3		1	
Animalia	Aves	Climacteridae	8127	<i>Climacteris picumnus victoriae</i>		Brown Treecreeper (eastern subspecies)	V,P		9	
Animalia	Aves	Acanthizidae	0504	<i>Chthonicola sagittata</i>		Speckled Warbler	V,P		6	
Animalia	Aves	Meliphagidae	0603	<i>Anthochaera phrygia</i>		Regent Honeyeater	E4A,P	CE	4	
Animalia	Aves	Meliphagidae	0448	<i>Epthianura albifrons</i>		White-fronted Chat	V,P		1	
Animalia	Aves	Meliphagidae	8303	<i>Melithreptus gularis gularis</i>		Black-chinned Honeyeater (eastern subspecies)	V,P		1	
Animalia	Aves	Pomatostomidae	8388	<i>Pomatostomus temporalis temporalis</i>		Grey-crowned Babbler (eastern subspecies)	V,P		1	
Animalia	Aves	Neosittidae	0549	<i>Daphoenositta chrysoptera</i>		Varied Sittella	V,P		1	
Animalia	Aves	Artamidae	8519	<i>Artamus cyanopterus cyanopterus</i>		Dusky Woodswallow	V,P		1	
Animalia	Aves	Petroicidae	0380	<i>Petroica boodang</i>		Scarlet Robin	V,P		5	
Animalia	Aves	Estrildidae	0652	<i>Stagonopleura guttata</i>		Diamond Firetail	V,P		5	
Animalia	Mammalia	Dasyuridae	1008	<i>Dasyurus maculatus</i>		Spotted-tailed Quoll	V,P	E	6	
Animalia	Mammalia	Phascolarctidae	1162	<i>Phascolarctos cinereus</i>		Koala	V,P	V	1	

Animalia	Mammalia	Pseudocheiridae	1133	<i>Petauroides volans</i>	Greater Glider	P	V	1	
Animalia	Mammalia	Pteropodidae	1280	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V	1	
Animalia	Mammalia	Vespertilionidae	1353	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	V,P	V	3	
Animalia	Mammalia	Vespertilionidae	1372	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	V,P		1	
Animalia	Mammalia	Vespertilionidae	1025	<i>Vespadelus troughtoni</i>	Eastern Cave Bat	V,P		4	
Animalia	Mammalia	Miniopteridae	3330	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	V,P		11	

Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Public Report of all Valid Records of Threatened (listed on BC Act 2016) or Commonwealth listed Plants in selected area [North: -32.70 West: 149.84 East: 150.06 South: -32.92] returned a total of 135 records of 8 species.

Report generated on 25/03/2021 1:58 PM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Plantae	Flora	Fabaceae (Faboideae)	9979	^^ <i>Pultenaea</i> sp. <i>Olinda</i>			E1,3		1	
Plantae	Flora	Fabaceae (Faboideae)	8538	<i>Swainsona sericea</i>		Silky Swainson-pea	V		1	
Plantae	Flora	Myrtaceae	10949	<i>Eucalyptus alligatrix</i> subsp. <i>alligatrix</i>			V	V	11	
Plantae	Flora	Myrtaceae	8326	<i>Eucalyptus cannonii</i>		Capertee Stringybark	V		27	
Plantae	Flora	Orobanchaceae	5954	<i>Euphrasia arguta</i>			E4A	CE	1	
Plantae	Flora	Proteaceae	5369	<i>Grevillea evansiana</i>		Evans Grevillea	V	V	1	
Plantae	Flora	Proteaceae	5387	<i>Grevillea obtusiflora</i>			E1	E	14	
Plantae	Flora	Proteaceae	5464	<i>Persoonia marginata</i>		Clandulla Geebung	V,P	V	79	



**Australian Government**  
**Department of Agriculture,  
Water and the Environment**

## EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 25/03/21 14:02:59

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



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[Coordinates](#)

Buffer: 10.0Km



## Summary

### Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance:</a>	4
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	4
<a href="#">Listed Threatened Species:</a>	41
<a href="#">Listed Migratory Species:</a>	12

### Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

<a href="#">Commonwealth Land:</a>	2
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	19
<a href="#">Whales and Other Cetaceans:</a>	None
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Australian Marine Parks:</a>	None

### Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

<a href="#">State and Territory Reserves:</a>	None
<a href="#">Regional Forest Agreements:</a>	None
<a href="#">Invasive Species:</a>	29
<a href="#">Nationally Important Wetlands:</a>	None
<a href="#">Key Ecological Features (Marine)</a>	None



## Details

### Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[ Resource Information ]
Name	Proximity
<a href="#">Banrock station wetland complex</a>	800 - 900km upstream
<a href="#">Riverland</a>	800 - 900km upstream
<a href="#">The coorong, and lakes alexandrina and albert wetland</a>	1000 - 1100km
<a href="#">The macquarie marshes</a>	200 - 300km upstream

### Listed Threatened Ecological Communities [ Resource Information ]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
<a href="#">Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia</a>	Endangered	Community likely to occur within area
<a href="#">Natural Temperate Grassland of the South Eastern Highlands</a>	Critically Endangered	Community may occur within area
<a href="#">Upland Basalt Eucalypt Forests of the Sydney Basin Bioregion</a>	Endangered	Community may occur within area
<a href="#">White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland</a>	Critically Endangered	Community likely to occur within area

### Listed Threatened Species [ Resource Information ]

Name	Status	Type of Presence
<b>Birds</b>		
<a href="#">Anthochaera phrygia</a> Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Botaurus poiciloptilus</a> Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Falco hypoleucos</a> Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Grantiella picta</a> Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
<a href="#">Leipoa ocellata</a> Malleefowl [934]	Vulnerable	Species or species

Name	Status	Type of Presence
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	habitat likely to occur within area Species or species habitat may occur within area
<a href="#">Polytelis swainsonii</a> Superb Parrot [738]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Rostratula australis</a> Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
<b>Fish</b>		
<a href="#">Galaxias rostratus</a> Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow [84745]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Maccullochella macquariensis</a> Trout Cod [26171]	Endangered	Species or species habitat may occur within area
<a href="#">Maccullochella peellii</a> Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area
<a href="#">Macquaria australasica</a> Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area
<a href="#">Prototroctes maraena</a> Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
<b>Frogs</b>		
<a href="#">Litoria booroolongensis</a> Booroolong Frog [1844]	Endangered	Species or species habitat likely to occur within area
<b>Insects</b>		
<a href="#">Paralucia spinifera</a> Bathurst Copper Butterfly, Purple Copper Butterfly, Bathurst Copper, Bathurst Copper Wing, Bathurst-Lithgow Copper, Purple Copper [26335]	Vulnerable	Species or species habitat may occur within area
<b>Mammals</b>		
<a href="#">Chalinolobus dwyeri</a> Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Dasyurus maculatus maculatus (SE mainland population)</a> Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area
<a href="#">Nyctophilus corbeni</a> Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may occur within area
<a href="#">Petauroides volans</a> Greater Glider [254]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Petrogale penicillata</a> Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</a> Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Pseudomys novaehollandiae</a> New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat likely to occur

Name	Status	Type of Presence
<a href="#"><i>Pteropus poliocephalus</i></a> Grey-headed Flying-fox [186]	Vulnerable	within area Foraging, feeding or related behaviour may occur within area
<b>Plants</b>		
<a href="#"><i>Dichanthium setosum</i></a> bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area
<a href="#"><i>Eucalyptus aggregata</i></a> Black Gum [20890]	Vulnerable	Species or species habitat may occur within area
<a href="#"><i>Eucalyptus alligatrix subsp. miscella</i></a> a stringybark [64341]	Vulnerable	Species or species habitat known to occur within area
<a href="#"><i>Euphrasia arguta</i></a> [4325]	Critically Endangered	Species or species habitat may occur within area
<a href="#"><i>Grevillea obtusiflora</i></a> Grey Grevillea [23811]	Endangered	Species or species habitat known to occur within area
<a href="#"><i>Homoranthus darwinioides</i></a> [12974]	Vulnerable	Species or species habitat likely to occur within area
<a href="#"><i>Leucochrysum albicans subsp. tricolor</i></a> Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area
<a href="#"><i>Persoonia marginata</i></a> Clandulla Geebung [10852]	Vulnerable	Species or species habitat known to occur within area
<a href="#"><i>Pomaderris cotoneaster</i></a> Cotoneaster Pomaderris [2043]	Endangered	Species or species habitat may occur within area
<a href="#"><i>Prasophyllum petilum</i></a> Tarengo Leek Orchid [55144]	Endangered	Species or species habitat may occur within area
<a href="#"><i>Prasophyllum sp. Wybong (C.Phelps ORG 5269)</i></a> a leek-orchid [81964]	Critically Endangered	Species or species habitat may occur within area
<a href="#"><i>Swainsona recta</i></a> Small Purple-pea, Mountain Swainson-pea, Small Purple Pea [7580]	Endangered	Species or species habitat may occur within area
<a href="#"><i>Thesium australe</i></a> Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area
<b>Reptiles</b>		
<a href="#"><i>Aprasia parapulchella</i></a> Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat likely to occur within area
<a href="#"><i>Delma impar</i></a> Striped Legless Lizard, Striped Snake-lizard [1649]	Vulnerable	Species or species habitat may occur within area
<b>Listed Migratory Species</b>		<a href="#">[ Resource Information ]</a>
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		

Name	Threatened	Type of Presence
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<b>Migratory Terrestrial Species</b>		
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Monarcha melanopsis</a> Black-faced Monarch [609]		Species or species habitat may occur within area
<a href="#">Motacilla flava</a> Yellow Wagtail [644]		Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat known to occur within area
<b>Migratory Wetlands Species</b>		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area

### Other Matters Protected by the EPBC Act

#### Commonwealth Land [\[ Resource Information \]](#)

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

#### Name

Commonwealth Land - Australian Telecommunications Commission  
Commonwealth Land - Telstra Corporation Limited

#### Listed Marine Species [\[ Resource Information \]](#)

\* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
<b>Birds</b>		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within

Name	Threatened	Type of Presence area
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<a href="#">Ardea alba</a> Great Egret, White Egret [59541]		Species or species habitat known to occur within area
<a href="#">Ardea ibis</a> Cattle Egret [59542]		Species or species habitat may occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area
<a href="#">Chrysococcyx osculans</a> Black-eared Cuckoo [705]		Species or species habitat likely to occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
<a href="#">Merops ornatus</a> Rainbow Bee-eater [670]		Species or species habitat may occur within area
<a href="#">Monarcha melanopsis</a> Black-faced Monarch [609]		Species or species habitat may occur within area
<a href="#">Motacilla flava</a> Yellow Wagtail [644]		Species or species habitat may occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat known to occur within area
<a href="#">Rostratula benghalensis (sensu lato)</a> Painted Snipe [889]	Endangered*	Species or species habitat likely to occur within area

## Extra Information

### Invasive Species

[ [Resource Information](#) ]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
<b>Birds</b>		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Pycnonotus jocosus Red-whiskered Bulbul [631]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species habitat likely to occur within area
<b>Mammals</b>		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
<i>Canis lupus familiaris</i> Domestic Dog [82654]		Species or species habitat likely to occur within area
<i>Capra hircus</i> Goat [2]		Species or species habitat likely to occur within area
<i>Felis catus</i> Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
<i>Lepus capensis</i> Brown Hare [127]		Species or species habitat likely to occur within area
<i>Mus musculus</i> House Mouse [120]		Species or species habitat likely to occur within area
<i>Oryctolagus cuniculus</i> Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
<i>Rattus rattus</i> Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
<i>Sus scrofa</i> Pig [6]		Species or species habitat likely to occur within area
<i>Vulpes vulpes</i> Red Fox, Fox [18]		Species or species habitat likely to occur within area
<b>Plants</b>		
<i>Asparagus asparagoides</i> Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
<i>Chrysanthemoides monilifera</i> Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
<i>Cytisus scoparius</i> Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
<i>Genista</i> sp. X <i>Genista monspessulana</i> Broom [67538]		Species or species habitat may occur within area
<i>Nassella trichotoma</i> Serrated Tussock, Yass River Tussock, Yass Tussock, Nassella Tussock (NZ) [18884]		Species or species habitat likely to occur within area
<i>Opuntia</i> spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
<i>Pinus radiata</i> Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780]		Species or species habitat may occur within area
<i>Rubus fruticosus</i> aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Salix spp. except <i>S.babylonica</i> , <i>S.x calodendron</i> & <i>S.x reichardtii</i> Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area



## Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

## Coordinates

-32.796248 149.948365,-32.804472 149.958579,-32.818972 149.956347,-32.818251 149.949567,-32.813346 149.951798,-32.812047 149.945533,-32.807502 149.944932,-32.803318 149.944846,-32.796392 149.947592,-32.796392 149.947592,-32.796248 149.948365

## Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence Forestry Corporation, NSW](#)
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- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.



## Appendix D

# Threatened Species Potential Occurrence Assessment

Table D.1 Threatened Flora Potential Occurrence Assessment\*

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/Subject Species
		BC Act	EPBC Act			
<i>Leucochrysum albicans</i> var. <i>tricolor</i>	Hoary Sunray	-	E	Occurs in a wide variety of grassland, woodland and forest habitats, generally on relatively heavy soils. Can occur in modified habitats such as semi-urban areas and roadsides.	No suitable habitat present	No further assessment required.
<i>Pultenaea</i> sp. <i>Olinda</i>		E	-	Has been found only in a very limited area of pagoda rock formation east of Rylstone.	No suitable habitat present	No further assessment required.
<i>Swainsona recta</i>	Small Purple-pea	E	E	Grows in association with understorey dominants that include Kangaroo Grass ( <i>Themeda australis</i> ), Poa tussocks <i>Poa</i> spp. and Spear-grasses <i>Austrostipa</i> spp.	No suitable habitat present	No further assessment required.
<i>Swainsona sericea</i>	Silky Swainson-pea	V	-	Found in Natural Temperate Grassland and Snow Gum Eucalyptus pauciflora Woodland on the Monaro. Found in Box-Gum Woodland in the Southern Tablelands and South West Slopes.	Potential habitat occurs	No recent local records. No further assessment required.

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/Subject Species
		BC Act	EPBC Act			
				Sometimes found in association with cypress-pines <i>Callitris</i> spp.		
<i>Eucalyptus aggregata</i>	Black Gum	V	V	Grows on alluvial soils, on cold, poorly-drained flats and hollows adjacent to creeks and small rivers. Also occurs as isolated paddock trees in modified native or exotic pastures.	Potential habitat occurs	Not recorded in site survey, which was adequate to identify presence of this species at the site. Therefore, test of significance not required.
<i>Eucalyptus alligatrix</i> subsp. <i>alligatrix</i>		V	V	Grows in dry sclerophyll woodland on shallow relatively infertile soils (grey, brown loam with ironstone). It may have been part of a more-extensive open woodland community prior to the commencement of clearing and grazing.	Potential habitat occurs	Not recorded in site survey, which was adequate to identify presence of this species at the site. Therefore, test of significance not required.

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/Subject Species
		BC Act	EPBC Act			
<i>Eucalyptus alligatrix</i> subsp. <i>miscella</i>		V	V	Grows in sclerophyll woodland on shallow relatively infertile soils; rare in N.S.W., only known from near Rylstone	Potential habitat occurs	Not recorded in site survey, which was adequate to identify presence of this species at the site. Therefore, test of significance not required.
<i>Eucalyptus cannonii</i>	Capertee Stringybark	V	-	Associated eucalypt species are diverse: <i>Eucalyptus viminalis</i> , <i>Eucalyptus mannifera</i> , <i>Eucalyptus polyanthemos</i> , <i>Eucalyptus rossii</i> , <i>Eucalyptus blakelyi</i> , <i>Eucalyptus oblonga</i> , <i>Eucalyptus sparsifolia</i> , <i>Eucalyptus bridgesiana</i> , <i>Eucalyptus dalrympleana</i> , <i>Eucalyptus melliodora</i> , <i>Eucalyptus dives</i> and <i>Angophora floribunda</i> .	Potential habitat occurs	Not recorded in site survey, which was adequate to identify presence of this species at the site. Therefore, test of significance not required.
<i>Homoranthus darwinioides</i>	Fairy Bells	V	V	Grows in in various woodland habitats with shrubby understoreys, usually in gravely sandy soils. Landforms the species has been recorded growing on include flat sunny ridge tops with scrubby woodland, sloping ridges, gentle south-facing	No suitable habitat present	No further assessment required.

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/Subject Species
		BC Act	EPBC Act			
				slopes, and a slight depression on a roadside with loamy sand.		
<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	E	E	Grows in open sites within Natural Temperate Grassland at the Boorowa and Delegate sites. Also grows in grassy woodland in association with River Tussock <i>Poa labillardieri</i> , Black Gum <i>Eucalyptus aggregata</i> and tea-trees <i>Leptospermum</i> spp. near Queanbeyan and within the grassy groundlayer dominated by Kanagoo Grass under Box-Gum Woodland at Ilford (and Hall, ACT).	No suitable habitat present	No further assessment required.
<i>Prasophyllum</i> sp. <i>Wybong</i> (C. Phelps ORG 5269)	-	-	CE	Known to occur in open eucalypt woodland and grassland	No suitable habitat present	No further assessment required.

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/Subject Species
		BC Act	EPBC Act			
<i>Euphrasia arguta</i>	-	E	CE	Known from three sites in/near Nundle State Forest in eucalypt forest with a mixed grass and shrub understorey. Habitat includes open forest country around Bathurst in subhumid places, grassy country near Bathurst and in meadows near rivers.	Potential habitat occurs	No recent local records. No further assessment required.
<i>Dichanthium setosum</i>	Bluegrass	-	V	In NSW, occurs on the New England Tablelands, North West Slopes and Plains and the Central Western Slopes of NSW, in moderately disturbed areas such as cleared woodland, grassy roadside remnants and highly disturbed pasture.	No suitable habitat present	No further assessment required.
<i>Grevillea evansiana</i>	Evans Grevillea	V	V	Grows in dry sclerophyll forest or woodland, occasionally in swampy heath, in sandy soils, usually over Hawkesbury sandstone.	Potential habitat occurs	Not recorded in site survey, which was adequate to identify presence of this species at the site. Therefore, test of significance not required.



Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/Subject Species
		BC Act	EPBC Act			
<i>Grevillea obtusiflora</i>	Grey Grevillea	E	E	Subspecies obtusiflora occurs as scattered groups in the understorey of low open eucalypt forest at altitudes of around 730 metres above sea level. Subspecies fecunda occurs in clusters within low, open scrub beneath open, dry sclerophyll forest, on orange, sandy loam soils with sandstone boulders, at altitudes of above around 550 metres.	Potential habitat occurs	Not recorded in site survey, which was adequate to identify presence of this species at the site. Therefore, test of significance not required.
<i>Persoonia marginata</i>	Clandulla Geebung	V	V	Grows in dry sclerophyll forest and woodland communities on sandstone.	Potential habitat occurs	Not recorded in site survey, which was adequate to identify presence of this species at the site. Therefore, test of significance not required.

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/Subject Species
		BC Act	EPBC Act			
<i>Pomaderris cotoneaster</i>	Cotoneaster Pomaderris	E	E	Cotoneaster Pomaderris has been recorded in a range of habitats in predominantly forested country. The habitats include forest with deep, friable soil, amongst rock beside a creek, on rocky forested slopes and in steep gullies between sandstone cliffs.	Potential habitat occurs	Not recorded in site survey, which was adequate to identify presence of this species at the site. Therefore, test of significance not required.
<i>Thesium australe</i>	Austral Toadflax	-	V	Grassland or grassy eucalypt woodland where <i>Themeda australis</i> is predominant, on grassy headlands.	No suitable habitat present	No further assessment required.

V = Vulnerable, E = Endangered, CE = Critically Endangered

**Table D.2 Threatened Fauna Potential Occurrence Assessment\***

\*Migratory/pelagic marine species identified in the search results are not assessed as no habitat occurs at the site

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/ Subject Species
		BC Act	EPBC Act			
<b>Amphibians</b>						
<i>Litoria booroolongensis</i>	Booroolong Frog	E	E	Permanent streams with some fringing vegetation cover such as ferns, sedges or grasses.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<b>Birds</b>						
<i>Leipoa ocellata</i>	Malleefowl	E	V	Predominantly inhabit mallee communities, preferring the tall, dense and floristically-rich mallee found in higher rainfall (300 - 450 mm mean annual rainfall) areas. Utilises mallee with a spinifex understorey, but usually at lower densities than in areas with a shrub understorey. Less frequently found in other eucalypt woodlands, such as Inland Grey Box, Ironbark or Bimble Box Woodlands with thick understorey, or in other woodlands such dominated by Mulga or native Cypress Pine species.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Anthochaera phrygia</i>	Regent Honeyeater	E	CE	Dry open forest and woodland with an abundance of nectar-producing eucalypts, particularly box-ironbark woodland, swamp mahogany forests, and riverine sheoak woodlands.	No suitable habitat present	Unlikely. No further assessment required.
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V	-	Woodlands and dry open sclerophyll forests, usually dominated by eucalypts; also recorded in shrublands, heathlands and various modified habitats.	No suitable habitat present	Unlikely. No further assessment required.
<i>Botaurus poiciloptilus</i>	Australasian Bittern	E	E	Permanent freshwater wetlands with tall dense vegetation, particularly bullrushes and spikerushes.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Calidris ferruginea</i>	Curlew Sandpiper	E	CE	Tidal mudflats, sandy ocean shores and occasionally inland freshwater or salt-lakes.	No suitable habitat present	No BioNet records in locality. No further assessment required.

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/ Subject Species
		BC Act	EPBC Act			
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	V	-	Wetter forests and woodlands, timbered watercourses, coastal scrub.	No suitable habitat present	Unlikely. No further assessment required.
<i>Chthonicola sagittata</i>	Speckled Warbler	V	-	Eucalyptus dominated communities with sparse shrubs and grassy understorey.	Potential foraging habitat present	Possible; <b>Test of Significance required.</b>
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	V	-	Eucalypt forests and woodlands of inland plains and slopes of the Great Dividing Range, and less commonly on coastal plains and ranges.	No suitable habitat present	Unlikely. No further assessment required.
<i>Daphoenositta chrysoptera</i>	Varied Sittella	V	-	Inhabits eucalypt forests and woodlands, especially rough-barked species and mature smooth-barked gums with dead branches, mallee and Acacia woodland.	No suitable habitat present	Unlikely. No further assessment required.
<i>Epthianura albifrons</i>	White-fronted Chat	V	-	Usually found foraging on bare or grassy areas in wetlands	No suitable habitat present	Unlikely. No further assessment required.
<i>Falco hypoleucos</i>	Grey Falcon	E	V	The Grey Falcon is sparsely distributed in NSW, chiefly throughout the Murray-Darling Basin, with the occasional vagrant east of the Great Dividing Range.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Glossopsitta pusilla</i>	Little Lorikeet	V	-	Forages in open Eucalyptus forest and woodland; also feeds on Angophora, Melaleuca and other tree species. Riparian habitats are particularly used, due to higher soil fertility and hence greater productivity.	No suitable habitat present	Unlikely. No further assessment required.
<i>Grantiella picta</i>	Painted Honeyeater	V	V	Boree, Brigalow and Box-Gum Woodlands and Box-Ironbark Forests. Specialist feeder on the fruits of mistletoes growing on woodland eucalypts and acacias. Prefers mistletoes of the genus Amyema.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Hamirostra melanosternon</i>	Black-breasted Buzzard	V	-	Inland habitats along timbered watercourses which is the preferred breeding habitat. Also hunts over grasslands and sparsely timbered woodlands.	No suitable habitat present	Unlikely. No further assessment required.
<i>Hirundapus caudacutus</i>	White-throated Needletail	-	V	Most often recorded aerial foraging above wooded areas, including open forest and rainforest, and may also fly between trees or in clearings, below the canopy. Breeding does not occur in Australia.	No suitable habitat present	No BioNet records in locality. No further assessment required.

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/ Subject Species
		BC Act	EPBC Act			
<i>Lathamus discolor</i>	Swift Parrot	E	CE	On mainland Australia foraging occurs where eucalypts are flowering profusely or where abundant lerp infestations occur. Favoured feed trees include winter flowering species such as Swamp Mahogany <i>Eucalyptus robusta</i> , Spotted Gum <i>Corymbia maculata</i> , Red Bloodwood <i>C. gummifera</i> , Forest Red Gum <i>E. tereticornis</i> , Mugga Ironbark <i>E. sideroxylon</i> , and White Box <i>E. albens</i> . Commonly used lerp infested trees include Inland Grey Box <i>E. microcarpa</i> , Grey Box <i>E. moluccana</i> , Blackbutt <i>E. pilularis</i> and Yellow Box <i>E. melliodora</i> .	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	V	-	Drier open forests or woodlands dominated by box and ironbark eucalypts, and open forests of smooth-barked gums, stringybarks, ironbarks and tea-trees.	No suitable habitat present	Unlikely. No further assessment required.
<i>Ninox connivens</i>	Barking Owl	V	-	Eucalypt woodland, open forest, swamp woodlands and timber along watercourses.	Potential foraging habitat present	Possible; <b>Test of Significance required.</b>
<i>Ninox strenua</i>	Powerful Owl	V	-	Woodland and open forest to tall moist forest and rainforest. Requires large tracts of forest or woodland habitat but may also occur in fragmented landscapes.	Potential foraging habitat present	Possible; <b>Test of Significance required.</b>
<i>Numenius madagascariensis</i>	Eastern Curlew	-	CE	Estuaries, bays, harbours, inlets and coastal lagoons, intertidal mudflats and sometimes saltmarsh of sheltered coasts.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Petroica boodang</i>	Scarlet Robin	V	-	Dry eucalypt forests and woodlands with an open and grassy understorey with few scattered shrubs. Both mature and regrowth vegetation are utilised; habitat usually contains abundant logs and fallen timber.	No suitable habitat present	Unlikely. No further assessment required.
<i>Polytelis swainsonii</i>	Superb Parrot	V	V	Inhabit Box-Gum, Box-Cypress-pine and Boree Woodlands and River Red Gum Forest.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Pomatostomus temporalis temporalis</i>	Grey-crowned Babbler	V	-	Open woodlands dominated by mature eucalypts, with regenerating trees, tall shrubs, and an intact ground cover of grass and forbs.	Potential foraging habitat present	Possible; <b>Test of Significance required.</b>

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/ Subject Species
		BC Act	EPBC Act			
	(eastern subspecies)					
<i>Rostratula australis</i>	Australian Painted Snipe	E	E	Well-vegetated shallows and margins of wetlands, dams, sewage ponds, wet pastures, marshy areas, irrigation systems, lignum, tea-tree scrub, and open timber.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Stagonopleura guttata</i>	Diamond Firetail	V	-	Grassy eucalypt woodlands, open forest, mallee, temperate grassland, and secondary grassland derived from other communities, riparian areas, and sometimes in lightly wooded farmland.	Potential foraging habitat present	Possible; <b>Test of Significance required.</b>
<b>Fish</b>						
<i>Maccullochella peelii peelii</i>	Murray Cod	-	V	Warm water habitats that range from clear, rocky streams to slow flowing turbid rivers and billabongs.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<b>Insects</b>						
<i>Paralucia spinifera</i>	Bathurst Copper Butterfly, Purple Copper Butterfly	E	V	Occurs above 850 m elevation, most known sites have a south-west to north-west aspect, usually where direct sunlight reaches the habitat, and with extremes of cold such as regular winter snowfalls or heavy frosts.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<b>Mammals</b>						
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	V	V	Near cave entrances and crevices in cliffs.	No suitable habitat present	Unlikely. No further assessment required.
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V	E	Dry and moist eucalypt forests and rainforests, fallen hollow logs, large rocky outcrops.	No suitable habitat present	Unlikely. No further assessment required.
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	V	-	Wet coastal heath and forest areas along the coast and ranges, dense understorey of sedges.	No suitable habitat present	Unlikely. No further assessment required.
<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	V	-	Forest or woodland, roost in caves, old mines and stormwater channels.	No suitable habitat present	Unlikely. No further assessment required.

Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/ Subject Species
		BC Act	EPBC Act			
<i>Nyctophilus corbeni</i>	Corben's Long-eared Bat	V	V	Inhabits a variety of vegetation types, including mallee, bullock and box eucalypt dominated communities; distinctly more common in box/ironbark/cypress-pine vegetation.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Petauroides volans</i>	Greater Glider	-	V	Ranges and coastal plains of eastern Australia, where it inhabits a variety of eucalypt forests and woodlands.	No suitable habitat present	Unlikely. No further assessment required.
<i>Petrogale penicillata</i>	Brush-tailed Rock Wallaby	E	V	North-facing cliffs and dry eucalypt forest and woodland, inhabiting rock crevices, caves, overhangs during the day, and foraging in grassy areas nearby at night.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Phascolarctos cinereus</i>	Koala	V	V	Appropriate food trees in forests and woodlands, and treed urban areas.	No suitable habitat present	Unlikely. No further assessment required.
<i>Pseudomys novaehollandiae</i>	New Holland Mouse	-	V	Occurs in open heathlands, open woodlands with a heathland understorey, and vegetated sand dunes.	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V	V	Subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths and swamps as well as urban gardens and cultivated fruit crops.	No suitable habitat present	Unlikely. No further assessment required.
<i>Vespadelus troughtoni</i>	Eastern Cave Bat	V	-	Cave roosting species found in dry open forest and woodland near cliffs and rocky overhangs.	No suitable habitat present	Unlikely. No further assessment required.
<b>Reptiles</b>						
<i>Aprasia parapulchella</i>	Pink-tailed Legless Lizard	V	V	Inhabits sloping, open woodland areas with predominantly native grassy groundlayers, particularly those dominated by Kangaroo Grass ( <i>Themeda australis</i> ).	No suitable habitat present	No BioNet records in locality. No further assessment required.
<i>Delma impar</i>	Striped Legless Lizard, Striped Snake-lizard	V	V	Found mainly in Natural Temperate Grassland but has also been captured in grasslands that have a high exotic component. Also found in secondary grassland near Natural Temperate Grassland and occasionally in open Box-Gum Woodland.	No suitable habitat present	No BioNet records in locality. No further assessment required.



Scientific Name	Common Name	Status		Habitat Requirement	Suitability of Site Habitat	Potential Occurrence/ Subject Species
		BC Act	EPBC Act			

V = Vulnerable; E = Endangered; CE = Critically Endangered





**Appendix E**

**Five-part Tests of Significance**

Based on potential occurrence assessment in **Appendix D**, tests of significance have been completed for the following threatened species:

### **Threatened Ecological Communities (TEC)**

- White Box Yellow Box Blakely's Red Gum Woodland TEC

### **Threatened Fauna**

#### **Birds:**

- Speckled Warbler
- Barking Owl
- Powerful Owl
- Grey-crowned Babbler
- Diamond Firetail

The study area habitat values and extent of local population per species/species group are detailed below. To minimise repetition, the responses to the five-part tests are structured as follows:

Part (a), (c), (d) and (e) are answered per species or as a collective group of species depending on the nature of impacts.

Part (b) deals specifically with threatened ecological communities, and hence is not relevant to the subject threatened species assessment.

#### **Assessment of Significance for Threatened Flora/TEC**

- a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,**

Not applicable to TEC.

- b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:**

- (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or**

The Proposal would result in the direct loss of approximately 0.001 ha of *White Box Yellow Box Blakely's Red Gum Woodland*. This area is part of a larger, fragmented mosaic of the TEC occurring locally. Clearing of this TEC for the Proposal would remove a minor proportion of the local occurrence of this community. Accordingly, the Proposal would not place the local occurrence of this TEC at risk of extinction.

- (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,**

The *White Box Yellow Box Blakely's Red Gum Woodland* Endangered Ecological Community at the site occurs within a previously disturbed landscape. The direct loss of 0.001 ha of *White Box Yellow Box Blakely's Red Gum Woodland* TEC, would not affect the life cycles of the species which make up the ecological community or simplify floristic composition or vegetation structure, as areas of similar ecological value at the site would not be affected. As such, it is unlikely that the composition of the

ecological community would be substantially or adversely modified such that its local occurrence is likely to be placed at risk of extinction.

**c) in relation to the habitat of a threatened species or ecological community:**

**(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and**

The Proposal would result in the direct loss of up to approximately 0.97 ha of vegetation, of which 0.001 ha is *White Box Yellow Box Blakely's Red Gum Woodland* TEC. This represents only a minor portion of the potential habitat available within remnant vegetation occurring in the locality that would not be affected by the Proposal.

**(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and**

The existing landscape is substantially fragmented, consisting of a mosaic of agricultural, residential and recreational land. Post-works, the increase to vegetation fragmentation relating to the Proposal would be of such a minor nature as to be negligible.

**(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,**

The habitat affected occurs within a previously disturbed and selectively cleared agricultural property. The vegetation proposed for removal consists of a ground layer of native herbs and forbs with limited structural complexity. This habitat is considered to be of relatively low importance for the subject species, considering that alternative habitat of equivalent or better quality is present within the broader locality that would not be affected by the Proposal.

**d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),**

No areas of outstanding biodiversity value have been declared in Midwestern Regional LGA.

**e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.**

A key threatening process (KTP) is defined under the BC Act as a process that threatens, or may have the capability to threaten, the survival or evolutionary development of species or ecological communities. The current list of KTP under the BC Act, and whether the Proposal is recognised as a KTP is shown in **Table E 1**.

Table E 1 Key Threatening Processes

Key Threatening Process (as per Schedule 4 of the BC Act)	Is the development or activity proposed of a class of development or activity that is recognised as a threatening process?		
	Likely	Possible	Unlikely
Aggressive exclusion of birds by noisy miners ( <i>Manorina melanocephala</i> )			✓
Alteration of habitat following subsidence due to longwall mining			✓
Alteration to the natural flow regimes of rivers and streams and their floodplains and wetlands			✓
Anthropogenic climate change			✓
Bushrock removal			✓
Clearing of native vegetation	✓		
Competition and grazing by the feral European Rabbit ( <i>Oryctolagus cuniculus</i> )			✓
Competition and habitat degradation by feral goats ( <i>Capra hircus</i> )			✓
Competition from feral honeybees ( <i>Apis mellifera</i> )			✓
Death or injury to marine species following capture in shark control programs on ocean beaches			✓
Entanglement in or ingestion of anthropogenic debris in marine and estuarine environments			✓
Forest eucalypt dieback associated with over-abundant psyllids and bell miners			✓
Herbivory and environmental degradation caused by feral deer			✓
High frequency fire resulting in the disruption of life cycle processes in plants and animals and loss of vegetation structure and composition			✓
Importation of red imported fire ants ( <i>Solenopsis invicta</i> )			✓
Infection by <i>Psittacine circoviral</i> (beak and feather) disease affecting endangered psittacine species and populations			✓
Infection of frogs by amphibian chytrid causing the disease chytridiomycosis			✓
Infection of native plants by <i>Phytophthora cinnamomi</i>			✓
Introduction and Establishment of Exotic Rust Fungi of the order Pucciniales pathogenic on plants of the family Myrtaceae			✓
Introduction of the large earth bumblebee ( <i>Bombus terrestris</i> )			✓
Invasion and establishment of exotic vines and scramblers			✓
Invasion and establishment of Scotch Broom ( <i>Cytisus scoparius</i> )			✓
Invasion and establishment of the Cane Toad ( <i>Bufo marinus</i> )			✓
Invasion, establishment and spread of Lantana ( <i>Lantana camara</i> )			✓
Invasion of native plant communities by African Olive ( <i>Olea europaea</i> L. subsp. <i>cuspidata</i> )			✓
Invasion of native plant communities by <i>Chrysanthemoides monilifera</i> (bitou bush and boneseed)			✓
Invasion of native plant communities by exotic perennial grasses		✓	
Invasion of the Yellow Crazy Ant ( <i>Anoplolepis gracilipes</i> ) into NSW			✓
Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants			✓
Loss of hollow-bearing trees			✓
Loss or degradation (or both) of sites used for hill-topping by butterflies			✓
Predation and hybridisation by feral dogs ( <i>Canis lupus familiaris</i> )			✓
Predation by the European Red Fox ( <i>Vulpes vulpes</i> )			✓
Predation by the feral cat ( <i>Felis catus</i> )			✓
Predation by <i>Gambusia holbrooki</i> (Plague Minnow or Mosquito Fish)			✓
Predation by the Ship Rat ( <i>Rattus rattus</i> ) on Lord Howe Island			✓
Predation, habitat degradation, competition and disease transmission by feral pigs ( <i>Sus scrofa</i> )			✓
Removal of dead wood and dead trees			✓

Clearing of native vegetation is the only KTP likely to be contributed to by the Activity, but only to a minor extent (clearing of up to approximately 0.97 ha of vegetation, of which 0.001 ha is *White Box Yellow Box Blakely's Red Gum Woodland* TEC). Considering the relatively small area of native vegetation to be removed and that areas of similar ecological value would not be affected at the site, it is unlikely that the Activity would contribute significantly to this KTP more broadly.

Overall, although the action proposed constitutes or is part of one key threatening process, the minor nature of the Activity is such that this contribution is very small and insignificant within the broader locality.

### **Conclusion**

It is considered unlikely that the local population of the subject TEC would be significantly impacted as a result of the Proposal.

## Assessment of Significance for Threatened Fauna

### Birds

#### Speckled Warbler

The Speckled Warbler inhabits a range of Eucalyptus dominated communities with a grassy understorey, often on rocky ridges or in gullies throughout south-eastern Queensland, the eastern half of NSW and into Victoria. Typical habitat would include scattered native tussock grasses, a sparse shrub layer, some eucalypt regrowth and an open canopy that are part of large, undisturbed remnants.

The diet consists of seeds and insects, with most foraging taking place on the ground around tussocks and under bushes and trees. Nesting occurs on the ground, with the rounded, domed, roughly built nest comprised of dry grass and strips of bark.

Threatening processes for this species include:

- Due to the fragmented nature of the populations and their small size the species is susceptible to catastrophic events and localised extinction
- Clearance of remnant grassy woodland habitat for paddock management reasons and for firewood
- Poor regeneration of grassy woodland habitats
- Modification and destruction of ground habitat through removal of litter and fallen timber, introduction of exotic pasture grasses, heavy grazing and compaction by stock and frequent fire
- Habitat is lost and further fragmented as land is being cleared for residential and agricultural developments. In particular, nest predation increases significantly, to nest failure rates of over 80 per cent, in isolated fragments
- Nest failure due to predation by native and non-native birds, cats, dogs and foxes particularly in fragmented and degraded habitats
- Infestation of habitat by invasive weeds
- Aggressive exclusion from forest and woodland habitat by over abundant Noisy Miners
- Climate change impacts including reduction in resources due to drought

#### Potential Impacts of the Activity

The Activity would result in removal of approximately 0.97 ha PCT 281 - *Rough-barked Apple – Red Gum – Yellow Box Woodland on alluvial clay to loam soils on valley flats in the NSW*, that is potential foraging habitat for the Speckled Warbler. Habitats with equivalent value for this species are also present in the locality that will remain unaffected by the Activity. On this basis it would be highly unlikely that an adverse effect on the life cycle of the Speckled Warbler would occur such that a viable local population of the species is likely to be placed at risk of extinction.

#### Barking Owl

The Barking Owl inhabits woodland and open forest, including fragmented remnants and partly cleared farmland. It roosts in shaded portions of tree canopies, including tall mid-storey trees with dense foliage such as *Acacia* and *Casuarina* species. Barking Owls preferentially hunt small arboreal mammals such as Squirrel Gliders and Ringtail Possums, but when loss of tree hollows decreases these prey populations the owl becomes more reliant on birds, invertebrates and terrestrial mammals such as rodents and rabbits.

The species requires very large permanent territories in most habitats due to sparse prey densities. Monogamous pairs hunt over as much as 6000 hectares, with 2000 hectares being more typical in NSW habitats. Nesting occurs in living eucalypts and sometimes dead trees are also used. Nest sites are used repeatedly over years by a pair, but they may switch sites if disturbed by predators (e.g. goannas). Nesting occurs during mid-winter and spring but is variable between pairs and among years. Laying generally occurs during August and fledging occurs in November. Fledging occurs two to three weeks later.

Threatening processes for this species include:

- Clearing and degradation of habitat, mostly through cultivation, intense grazing and the establishment of exotic pastures.
- Inappropriate forest harvesting practices that remove old, hollow-bearing trees and change open forest structure to dense regrowth.
- Firewood harvesting resulting in the removal of fallen logs and felling of large dead trees.
- Too-frequent fire leading to degradation of understorey vegetation which provides shelter and foraging substrates for prey species.
- Disturbance of nesting and excessive disturbance of foraging by inappropriate use of call-playback surveys.

#### *Potential Impacts from the Activity*

The Activity would result in removal of approximately 0.97 ha PCT 281 - *Rough-barked Apple – Red. Gum – Yellow Box Woodland on alluvial clay to loam soils on valley flats in the NSW*, that is potential foraging habitat for the Barking Owl. Habitats with equivalent value for this species are also present in the locality that will remain unaffected by the Activity. On this basis it would be highly unlikely that an adverse effect on the life cycle of the Barking Owl would occur such that a viable local population of the species is likely to be placed at risk of extinction.

#### **Powerful Owl**

The Powerful Owl inhabits a range of vegetation types, from woodland and open sclerophyll forest to tall open wet forest and rainforest.

The Powerful Owl requires large tracts of forest or woodland habitat but can occur in fragmented landscapes as well. The species breeds and hunts in open or closed sclerophyll forest or woodlands and occasionally hunts in open habitats. It roosts by day in dense vegetation comprising species such as Turpentine (*Syncarpia glomulifera*), Black Sheoak (*Allocasuarina littoralis*), Blackwood (*Acacia melanoxylon*), Rough-barked Apple (*Angophora floribunda*), Cherry Ballart (*Exocarpus cupressiformis*) and a number of eucalypt species.

The main prey items are medium-sized arboreal marsupials, particularly the Greater Glider, Common Ringtail Possum and Sugar Glider. There may be marked regional differences in the prey taken by Powerful Owls. For example, in southern NSW, Ringtail Possum make up the bulk of prey in the lowland or coastal habitat. At higher elevations, such as the tableland forests, the Greater Glider may constitute almost all of the prey for a pair of Powerful Owls. Flying-foxes are important prey in some areas; birds comprise about 10-50 per cent of the diet depending on the availability of preferred mammals. As most prey species require hollows and a shrub layer, these are important habitat components for the owl.

Pairs of Powerful Owls demonstrate high fidelity to a large territory, the size of which varies with habitat quality and thus prey densities. In good habitats a mere 400 can support a pair, where hollow trees and prey have been depleted the owls need up to 4000 ha.

Powerful Owls nest in large tree hollows (at least 0.5 m deep), in large eucalypts (diameter at breast height of 80-240 cm) that are at least 150 years old. While the female and young are in the nest hollow the male Powerful Owl roosts nearby (10-200 m) guarding them, often choosing a dense "grove" of trees that provide concealment from other birds that harass him.

Powerful Owls are monogamous and mate for life. Nesting occurs from late autumn to mid-winter, but is slightly earlier in north-eastern NSW (late summer - mid autumn). Clutches consist of two dull white eggs and incubation lasts approximately 38 days.

Threatening processes for this species include:

- Historical loss and fragmentation of suitable forest and woodland habitat from land clearing for residential and agricultural development. This loss also affects the populations of arboreal prey species, particularly the Greater Glider which reduces food availability for the Powerful Owl
- Inappropriate forest harvesting practices that have changed forest structure and removed old growth hollow-bearing trees. Loss of hollow-bearing trees reduces the availability of suitable nest sites and prey habitat
- Can be extremely sensitive to disturbance around the nest site, particularly during pre-laying, laying and downy chick stages. Disturbance during the breeding period may affect breeding success
- High frequency hazard reduction burning may also reduce the longevity of individuals by affecting prey availability
- Road kills
- Secondary poisoning
- Predation of fledglings by foxes, dogs and cats

#### *Potential Impacts from the Activity*

The Activity would result in removal of approximately 0.97 ha PCT 281 - *Rough-barked Apple – Red Gum – Yellow Box Woodland on alluvial clay to loam soils on valley flats in the NSW*, that is potential foraging habitat for the Powerful Owl. Habitats with equivalent value for this species are also present in the locality that will remain unaffected by the Activity. On this basis it would be highly unlikely that an adverse effect on the life cycle of the Powerful Owl would occur such that a viable local population of the species is likely to be placed at risk of extinction.

#### **Grey-crowned Babbler**

Grey-crowned Babblers inhabit open Box-Gum Woodlands on the slopes, and Box-Cypress-pine and open Box Woodlands on alluvial plains; in coastal regions Woodlands on fertile soils are typical habitat. Babblers live in family groups that consist of a breeding pair and young from previous breeding seasons. A group may consist of up to fifteen birds. They feed on invertebrates, either by foraging on the trunks and branches of eucalypts and other woodland trees or on the ground, digging and probing amongst litter and tussock grasses.

Grey-crowned Babblers build and maintain several conspicuous, dome-shaped stick nests about the size of a football, which are used as a dormitory for roosting each night. Nests are usually located in shrubs or sapling eucalypts, although they may be built in the outermost leaves of low branches of



large eucalypts. Nests are maintained year round, and old nests are often dismantled to build new ones.

Breeding occurs between July and February. Usually two to three eggs are laid and incubated by the female. During incubation, the adult male and several helpers in the group may feed the female as she sits on the nest. Young birds are fed by all other members of the group. Territories range from one to 50 hectares (usually around 10 hectares) and are defended all year.

Threatening processes for this species include:

- Loss, degradation and fragmentation of woodland habitat on high fertility soils.
- Excessive total grazing pressure and loss of coarse woody debris is resulting in degradation and loss of important habitat components.
- Infestation of habitat by invasive weeds including exotic perennial grasses.
- Inappropriate fire regimes - excessive fires lead to loss of tree and shrub regeneration and absence of fire may lead to the grass sward being too dense and therefore unsuitable for foraging by babbler.
- Aggressive exclusion from forest and woodland habitat by over abundant Noisy Miners.
- Climate change impacts including reduction in resources due to drought.
- Nest predation by species such as ravens and butcherbirds may be an issue in some regions where populations are small and fragmented.

#### *Potential Impacts of the Activity*

The Activity would result in removal of approximately 0.97 ha PCT 281 - *Rough-barked Apple – Red Gum – Yellow Box Woodland on alluvial clay to loam soils on valley flats in the NSW*, that is potential foraging habitat for the Grey-crowned Babbler. Habitats with equivalent value for this species are also present in the locality that will remain unaffected by the Activity. On this basis it would be highly unlikely that an adverse effect on the life cycle of the Grey-crowned Babbler would occur such that a viable local population of the species is likely to be placed at risk of extinction.

#### **Diamond Firetail**

The Diamond Firetail is endemic to south-eastern Australia, extending from central Queensland to the Eyre Peninsula in South Australia. It is widely distributed in NSW, with a concentration of records from the Northern, Central and Southern Tablelands, the Northern, Central and South Western Slopes and the North West Plains and Riverina. Not commonly found in coastal districts, though there are records from near Sydney, the Hunter Valley and the Bega Valley. This species has a scattered distribution over the rest of NSW, though is very rare west of the Darling River.

The Diamond Firetail is found in grassy eucalypt woodlands, including Box-Gum Woodlands and Snow Gum *Eucalyptus pauciflora* Woodlands. Also occurs in open forest, mallee, Natural Temperate Grassland, and in secondary grassland derived from other communities. Often found in riparian areas (rivers and creeks), and sometimes in lightly wooded farmland.

They appear to be sedentary, though some populations move locally, especially those in the south. Diamond Firetail feed exclusively on the ground, on ripe and partly ripe grass and herb seeds and green leaves, and on insects (especially in the breeding season). They roost in dense shrubs or in smaller nests built especially for roosting. Nests are globular structures built either in the shrubby understorey, or higher up, especially under hawk's or raven's nests.

Threatening processes for this species include:

- Clearing and fragmentation of woodland, open forest, grassland and mallee habitat for agriculture and residential development, and firewood collection
- Poor regeneration of open forest and woodland habitats. Invasion of weeds, resulting in the loss of important food plants
- Modification and destruction of ground- and shrub layers within habitat through: removal of native plants, litter and fallen timber; introduction of exotic pasture grasses; heavy grazing and compaction by stock; and frequent fire
- Predation of eggs and nestlings by increased populations of native predators such as the Pied Currawong
- Risk of local extinction due to small, isolated populations
- Aggressive exclusion from forest and woodland habitat by over abundant Noisy Miners.

*Potential Impacts of the Proposal*

The Activity would result in removal of approximately 0.97 ha PCT 281 - *Rough-barked Apple – Red Gum – Yellow Box Woodland on alluvial clay to loam soils on valley flats in the NSW*, that is potential foraging habitat for the Diamond Firetail. Habitats with equivalent value for this species are also present in the locality that will remain unaffected by the Activity. On this basis it would be highly unlikely that an adverse effect on the life cycle of the Diamond Firetail would occur such that a viable local population of the species is likely to be placed at risk of extinction.

**a) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:**

**(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or**

n/a

**(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,**

n/a

**b) in relation to the habitat of a threatened species or ecological community:**

**(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and**

The Activity would result in the direct loss of up to approximately 0.97 ha of vegetation. This habitats contain:

- Potential foraging for the Speckled Warbler, Barking Owl, Powerful Owl, Grey-crowned Babbler and Diamond Firetail

For all subject species this represents a minor removal of habitat within a much broader area of available habitat in woodlands and forests occurring in the locality that would not be affected by the Activity.

**(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and**

The Activity would result in only a minor increase in the fragmentation and edge effects of the landscape where clearing is proposed. Considering the mobility of all of the subject species, this minor increase in the width of the cleared road corridor is unlikely to result in significant fragmentation or isolation of habitats that would limit dispersal or movement within the home range for any of the subject species.

**(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,**

The habitat affected occurs within a previously disturbed and grazed property. The vegetation proposed for removal consists of approximately 0.97 ha of vegetation, of which 0.001 ha is *White Box Yellow Box Blakely's Red Gum Woodland*. The habitat proposed for removal is considered to be of relatively low importance for the subject species considering that equivalent or better-quality habitat is present in the broader locality that can be utilised, and that this habitat will not be affected by the Activity.

**c) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),**

No areas of outstanding biodiversity value have been declared in Midwestern Regional LGA.

**d) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.**

A key threatening process (KTP) is a process that threatens, or may have the capability to threaten, the survival or evolutionary development of species or ecological communities. The current list of KTP under the BC Act, and whether the Activity is recognised as a KTP is shown in Table E 2.

**Table E 2 Key Threatening Processes**

Key Threatening Process (as per Schedule 4 of the BC Act)	Is the development or activity proposed of a class of development or activity that is recognised as a threatening process?		
	Likely	Possible	Unlikely
Aggressive exclusion of birds by noisy miners ( <i>Manorina melanocephala</i> )			✓
Alteration of habitat following subsidence due to longwall mining			✓
Alteration to the natural flow regimes of rivers and streams and their floodplains and wetlands			✓
Anthropogenic climate change			✓
Bushrock removal			✓
Clearing of native vegetation	✓		
Competition and grazing by the feral European Rabbit ( <i>Oryctolagus cuniculus</i> )			✓
Competition and habitat degradation by feral goats ( <i>Capra hircus</i> )			✓
Competition from feral honeybees ( <i>Apis mellifera</i> )			✓
Death or injury to marine species following capture in shark control programs on ocean beaches			✓
Entanglement in or ingestion of anthropogenic debris in marine and estuarine environments			✓
Forest eucalypt dieback associated with over-abundant psyllids and bell miners			✓
Habitat degradation and loss by Feral Horses, <i>Equus caballus</i>			✓

Key Threatening Process (as per Schedule 4 of the BC Act)	Is the development or activity proposed of a class of development or activity that is recognised as a threatening process?		
	Likely	Possible	Unlikely
Herbivory and environmental degradation caused by feral deer			✓
High frequency fire resulting in the disruption of life cycle processes in plants and animals and loss of vegetation structure and composition			✓
Importation of red imported fire ants ( <i>Solenopsis invicta</i> )			✓
Infection by <i>Psittacine circoviral</i> (beak and feather) disease affecting endangered psittacine species and populations			✓
Infection of frogs by amphibian chytrid causing the disease chytridiomycosis			✓
Infection of native plants by <i>Phytophthora cinnamomi</i>			✓
Introduction and Establishment of Exotic Rust Fungi of the order Pucciniales pathogenic on plants of the family Myrtaceae			✓
Introduction of the large earth bumblebee ( <i>Bombus terrestris</i> )			✓
Invasion and establishment of exotic vines and scramblers			✓
Invasion and establishment of Scotch Broom ( <i>Cytisus scoparius</i> )			✓
Invasion and establishment of the Cane Toad ( <i>Bufo marinus</i> )			✓
Invasion, establishment and spread of Lantana ( <i>Lantana camara</i> )			✓
Invasion of native plant communities by African Olive ( <i>Olea europaea L. subsp. cuspidata</i> )			✓
Invasion of native plant communities by <i>Chrysanthemoides monilifera</i> (bitou bush and boneseed)			✓
Invasion of native plant communities by exotic perennial grasses			✓
Invasion of the Yellow Crazy Ant ( <i>Anoplolepis gracilipes</i> ) into NSW			✓
Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants			✓
Loss of hollow-bearing trees			✓
Loss or degradation (or both) of sites used for hill-topping by butterflies			✓
Predation and hybridisation by feral dogs ( <i>Canis lupus familiaris</i> )			✓
Predation by the European Red Fox ( <i>Vulpes vulpes</i> )			✓
Predation by the feral cat ( <i>Felis catus</i> )			✓
Predation by <i>Gambusia holbrooki</i> (Plague Minnow or Mosquito Fish)			✓
Predation by the Ship Rat ( <i>Rattus rattus</i> ) on Lord Howe Island			✓
Predation, habitat degradation, competition and disease transmission by feral pigs ( <i>Sus scrofa</i> )			✓
Removal of dead wood and dead trees		✓	

Clearing of native vegetation is the only KTPs likely to be contributed to by the Activity, but in only a minor way (clearing of up to approximately 0.97 ha of vegetation, of which 0.001 ha is *White Box Yellow Box Blakely's Red Gum Woodland*. Clearing is defined as the destruction of a sufficient proportion of one or more strata (layers) within a stand or stands of native vegetation so as to result in the loss, or long-term modification of the structure, composition and ecological function of stand or stands.

Overall, although the action proposed constitutes or is part of one key threatening process, the minor nature of the Activity is such that this contribution is very small and insignificant within the broader locality.

### Conclusion

It is considered unlikely that the Proposal would have a significant impact on any of the subject threatened species.



**Appendix F**

**EPBC Act Assessment of Significance**

### **White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland**

The *White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland* (Commonwealth) Threatened Ecological Community (TEC) occurs within the Proposal footprint. An assessment of impacts for this TEC against EPBC significant impact criteria follows.

*An action is likely to have a significant impact on a critically endangered or endangered ecological community if there is a real chance or possibility that it will:*

- ***Reduce the extent of an ecological community;***

The Proposal would involve the clearing of this TEC with up to 0.97 ha to be removed. 6612 ha remains on roadside reserves and travelling stock routes (Benson & Ashby 2000). Remnants also occur on private land, generally with the understorey highly modified due to grazing. 0.001 per cent of the local occurrence of this TEC would be removed. Thus, the proposed removal would not significantly reduce the extent of the ecological community.

- ***Fragment or increase fragmentation of an ecological community, for example by clearing vegetation for roads or transmission lines;***

Given the minor scale of impact, the Proposal would not fragment the local occurrence of this TEC.

- ***adversely affect habitat critical to the survival of the ecological community;***

As mentioned, the Proposal would involve the clearing of up to 0.97 ha of this TEC. This represents an insignificant minor removal of habitat within a much broader area of available habitat in woodlands occurring in the locality that would not be affected by the Proposal. As such, this action would not have any adverse effects on habitat critical to the survival of this ecological community in the wider landscape.

- ***modify or destroy abiotic (non-living) factors (such as water, nutrients, or soil) necessary for an ecological community's survival, including reduction of groundwater levels, or substantial alteration of surface water drainage patterns***

The Proposal is minor in scale and would be unlikely to modify or destroy abiotic factors necessary for the survival of the ecological community on-site.

- ***cause a substantial change in the species composition of an occurrence of an ecological community, including causing a decline or loss of functionally important species, for example through regular burning or flora or fauna harvesting;***

The clearing of up to 0.97 ha of this TEC would result in only a minor change in the species composition of the local occurrence of this community. The area proposed for clearing is part of a wider occurrence of this community, and thus there would be negligible impact in the functionality or species such as through burning or flora or fauna harvesting.

- **cause a substantial reduction in the quality or integrity of an occurrence of an ecological community, including, but not limited to:**
  - **assisting invasive species, that are harmful to the listed ecological community, to become established, or**
  - **causing regular mobilisation of fertilisers, herbicides or other chemicals or pollutants into the ecological community which kill or inhibit the growth of species in the ecological community,**

The Proposal has the potential to assist invasive species due to edge effects which could cause a minor reduction in the quality or integrity to the local occurrence of the TEC to be negligible. The Proposal would not lead to the increase the mobilisation of fertilisers, herbicides or other chemicals/ pollutants into the local occurrence of this TEC.

- **interfere with the recovery of an ecological community.**

The Proposal would not interfere with the recovery of the subject TEC given that only a small area of the TEC would be impacted, and larger areas occur within the locality.

#### **Conclusion**

The Proposal is considered unlikely to result in a significant impact on the *White Box - Yellow Box - Blakely's Red Gum Grassy Woodlands and Derived Native Grassland* (Commonwealth) TEC. Consequently, referral to the Department of the Environment and Energy and approval by the Minister is not required.

# Bushfire Hazard Assessment

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**Certification**

	<b>Name</b>	<b>Signature</b>	<b>Date</b>
Prepared by	Kale Hardie-Porter		21/06/2021
Reviewed by	Veronica Silver		29/09/2021

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### Appendix A Proposed Masterplan

# 1. Introduction

## 1.1 Scope and Purpose

GeoLINK has been engaged by De Beaurepaire Wines Pty Ltd to prepare a Bushfire Hazard Assessment for a proposed mixed-use development within the expansion of an existing commercial vineyard and cellar door premises known as *De Beaurepaire Wines*, Lot 1 DP 879337, 182 Cudgegong Road, Rylstone, referred to herein as 'the site'.

This Bushfire Hazard Assessment will accompany the Statement of Environmental Effects that informs the development application (DA) lodged under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the proposed development on bushfire prone lands (BPL) submitted to Mid-Western Council.

This report serves to:

- Identify the site and proposed development
- Determine the bushfire threat
- Identify precautions required to improve the chances of building survival in the event of a bushfire.

## 1.2 Legislative Framework

The assessment contained in this report has been prepared with regard to:

- *Environmental Planning and Assessment Act 1979* (EP&A Act)
- Environmental Planning and Assessment Regulation 2000
- *Rural Fires Act 1997*
- Australian Standard (AS) 3959-2018 Construction of Buildings in Bushfire Prone Areas
- Building Code of Australia (Volume 2)
- Planning for Bushfire Protection (PBP) 2019.

The proposal (refer to **Section 2.3**) involves the construction of a mixture of buildings which range in classification under the Building Code of Australia (BCA). These include the following:

- Class 3 – guest lodges
- Class 6 – restaurant
- Class 9b – function room
- Class 10a – non-habitable buildings (including carpark).

The existing commercial vineyard intends to provide guests with short-term, onsite accommodation which is considered a form of tourism and therefore is regarded as 'special fire protection purpose' (SFPP) and will be assessed under Section 100B of the *Rural Fires Act 1997* and is integrated development under Section 4.46 of the EP&A Act.

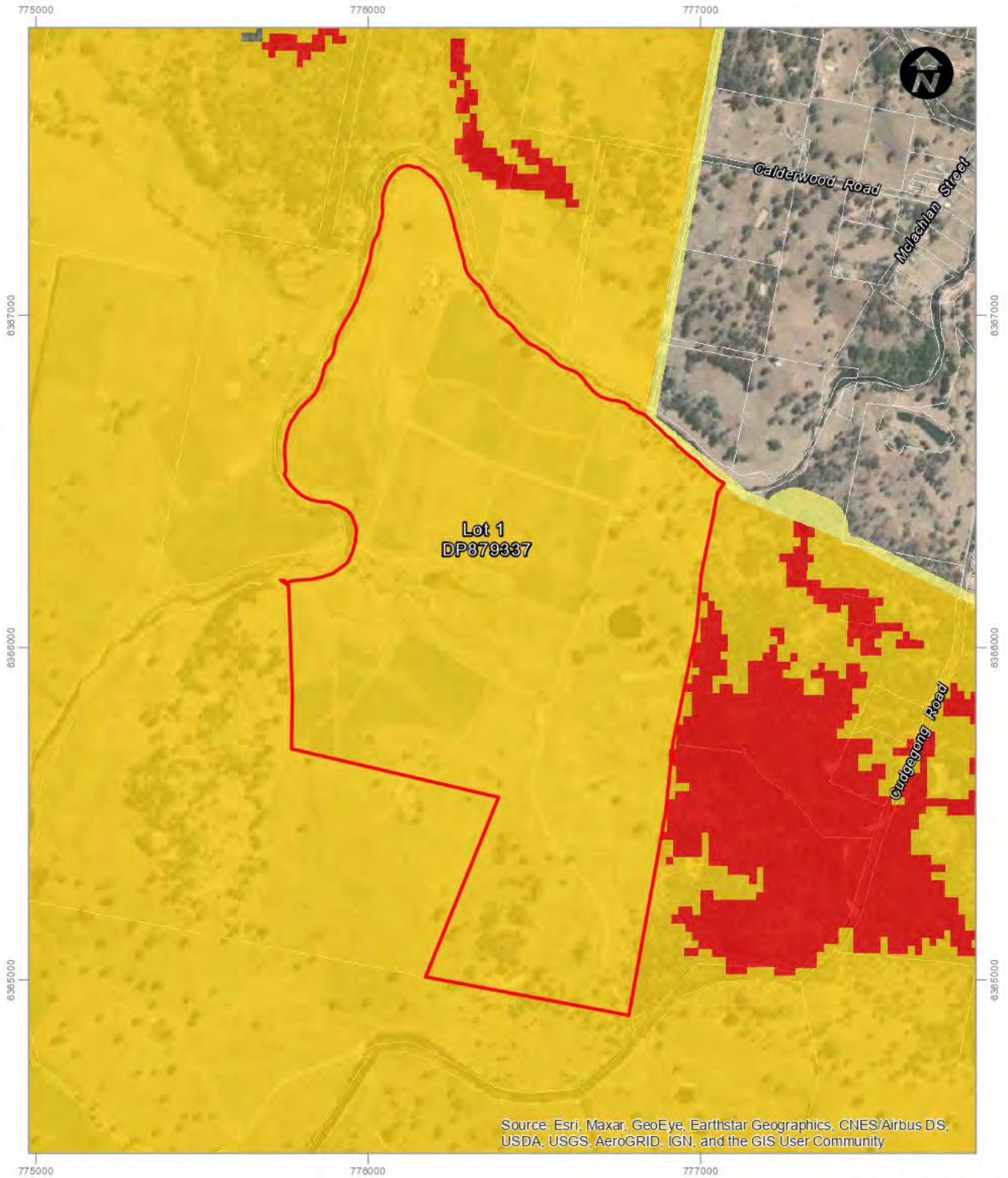
Under the building classification system within the National Construction Code (NCC) Class 5 to 8 buildings include offices, shops, factories, warehouses, public car parks and other commercial and industrial facilities. The NCC does not provide for any bushfire specific performance requirements for these particular classes of buildings. As such, AS 3959 and the National Association of Steel-framed Housing (NASH) Standard are not considered as a set of Deemed to Satisfy provisions, however

compliance with AS 3959 and the NASH Standard must be considered when meeting the aims and objectives of PBP 2019.

Where a mixed-use development is proposed to have a SFPP component, an appropriate mix of bushfire protection measures should be applied consistent with the SFPP provisions in Chapter 6 of PBP 2019.

### 1.3 Bushfire Prone Land

Mid-Western Council BPL mapping has been prepared as a requirement of Section 10.3 of the EP&A Act and in accordance with the NSW Rural Fire Services (RFS) *Guideline to Bushfire Prone Land Mapping*. Council's BPL mapping indicates that the whole site is mapped as category 2 vegetation. Category 1 vegetation is located predominantly along the eastern boundary of the site and is regarded as the main bushfire hazard to the proposal (refer to **Illustration 1.1**).



GDA 1994 MGA Zone 55

**LEGEND**

- Lot boundary
- Cadastre
- Vegetation Category 1
- Vegetation Category 2
- Vegetation Buffer



**Bushfire Prone Land - Illustration 1.1**

## 2. Background

### 2.1 Location and Description

The site is described in Real Property terms as Lot 1 DP 879337, 182 Cudgegong Road, Rylstone. It is accessed from Cudgegong Road, approximately 2.6 km south-west of Rylstone Central Business District and is located within Mid-Western Local Government Area (LGA) approximately (refer to **Illustration 2.1**).

The site is known as *De Beaurepaire Wines* located on a total area of 201.49 ha and contains an established commercial winery, cellar door premises and associated outbuildings. This infrastructure is confined to the far north-western portion of the site and is accessed via an unsealed road which traverses through the site/ vineyards (refer to **Illustration 2.2**). Facilities within the site currently comprise:

- residential dwellings
- cellar door premises
- packing shed
- machinery shed
- grooms quarters
- crafter room
- car park
- internal access road servicing associated outbuildings.

The site is bordered to the north and north-west by Cudgegong River. A number of farm dams are located throughout the site, the largest of which is around 8,000 m<sup>2</sup> in surface area and is located on the eastern side of the site. The site is not prone to flooding.

The site has an elevation of between 570 and 630 m and consists of a highly modified landscape dominated by managed grassland and vineyards. Remnant mature Eucalypt trees are sparsely scattered along the eastern and southern portions of the site. Forest vegetation is located along the eastern boundary of the site and grassland/ woodland vegetation to the north-east (refer to **Plate 2.1 - Plate 2.4**).

Based on the NSW Office of Environment and Heritage (OEH) eSPADE mapping, the soil landscapes within the site consists of the 'Rylstone' soil type with low fertility, shallow soils and rock outcrops present.



**Plate 2.1** Overview of the site – largely cleared, open managed agricultural grassland



**Plate 2.2** View north showing cellar door and adjacent vineyard



**Plate 2.3** View north showing access



**Plate 2.4** General site photo of proposed tourist accommodation footprint

**Table 2.1** provides a quick reference for the location and description details of the site.

**Table 2.1** Site Detail Summary

<b>Site Details</b>	
Lot/ DP	Lot 1 DP 879337
Street Address	182 Cudgegong Road, Rylstone
Elevation	Generally RL 570 and 630 m AHD (Australian Height Datum)
Site Area	201.5 ha
Proposal Footprint	2 ha
Mid-western Regional Local Environmental Plan 2012	RU1
Fire Weather Area	Central Ranges
Fire Danger Index (FDI)	80
Fire Control Centre	Cudgegong



## 2.2 Zoning and Land Use

The site is zoned RU1 Primary Production pursuant to Mid-western Regional Local Environmental Plan 2012.

As previously stated, the site primarily comprises managed land in the form of a commercial winery since its establishment in 1998 (refer to **Plate 2.5** and **Plate 2.6**) and is therefore highly modified with few native remnant trees. Land use in the broader area comprises private holdings dominated by managed land to the north, south and west with open forest to the east.



**Plate 2.5** View north showing existing cellar door premises



**Plate 2.6** View west showing farm shed and other outbuildings associated with the commercial winery

## 2.3 Proposed Development

The proposal involves mixed-use development within the expansion of an existing commercial vineyard and cellar door premises at *De Beaurepaire Wines*. Development consent is sought for the expansion of the existing commercial vineyard and cellar door premises incorporating the following mixed-use development elements:

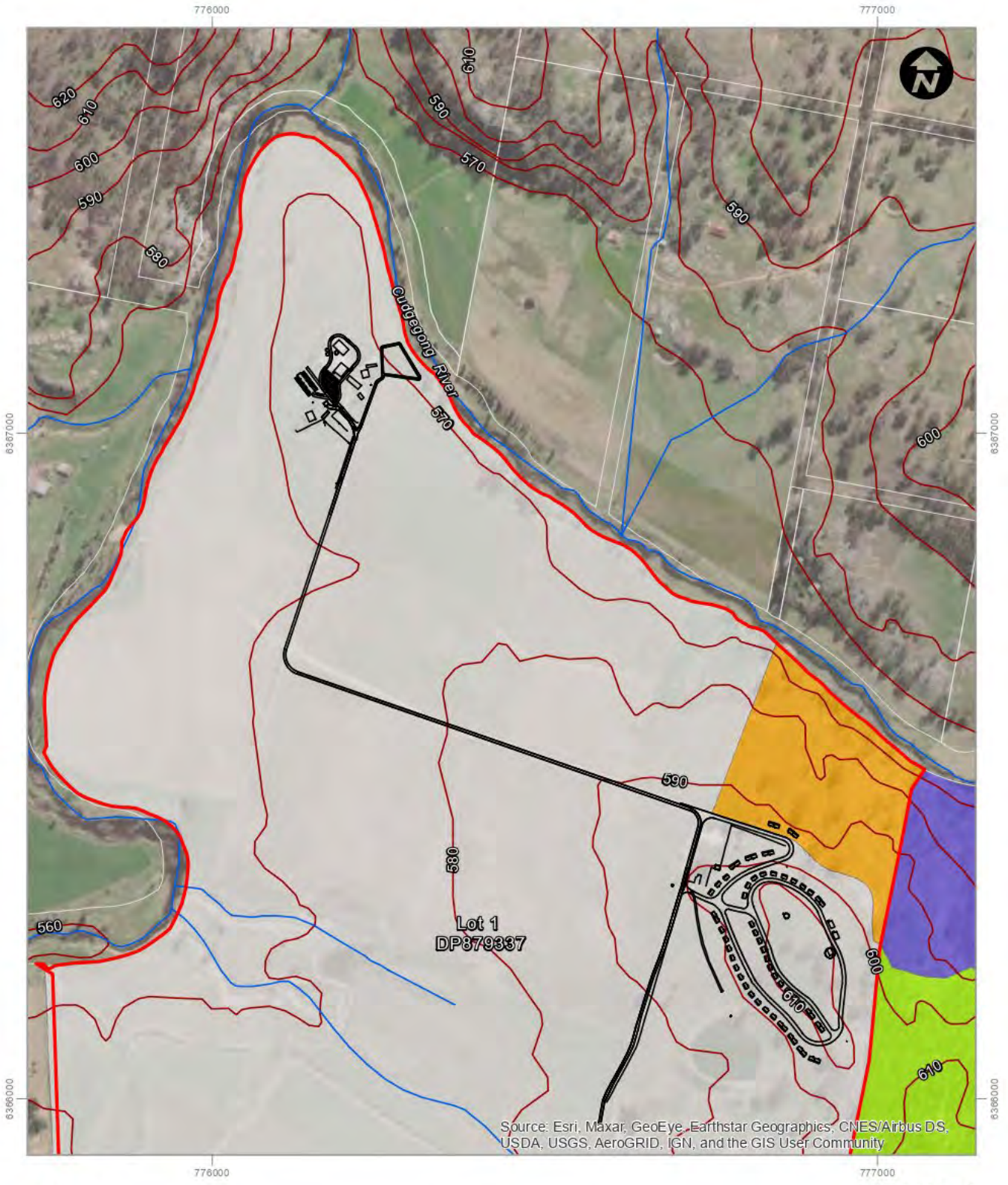
- Restaurant with an internal floor area of 382 m<sup>2</sup>, with associated car park, cool store and rainwater tanks.
- Tourist accommodation (hotel and motel accommodation) – comprising 60 cabins and associated roads.
- Five cabins for staff accommodation directly associated with the operation of the tourist and visitor accommodation.
- Owners' residence (detached dual occupancy).
- Wellness Centre.
- Associated civil works, car parking and landscaping.

Refer to **Appendix A** for proposed site overview of development concept.



Site Locality - Illustration 2.1





**LEGEND**

- Lot boundary
- Cadastre
- Forest
- Grassland
- Grassy and semi-arid woodlands
- Managed land
- Watercourse
- Contour

0 150 Metres

**Site Analysis - Illustration 2.2**

## 3. Planning for Bushfire Protection Assessment

### 3.1 Bushfire Assessment

The following subsections were informed by a site visit undertaken by GeoLINK on 21 April 2021.

#### 3.1.1 Vegetation

Vegetation within the existing cellar door premises has been historically cleared and comprises exotic plantings such as Liquidambar (*Liquidambar* sp.), Chinese Pistachio (*Pistacia chinensis*), Ash (*Fraxinus angustifolia*) and Poplar (*Populus* sp.) (refer to **Plate 3.1** and **Plate 3.2**). The groundcover is dominated by agricultural weed species such as Soft Brome (*Bromus hordeaceus*), Flaxleaf Fleabane (*Conyza bonariensis*) and Feathertop Rhodes Grass (*Chloris virgata*). Managed grassland and established vineyards dominate the surrounding landscape.

The location of the proposed tourist cabins is dominated by a few remnant trees comprised of Yellow Box (*Eucalyptus melliodora*) and Blakely's Red Gum (*Eucalyptus blakelyi*). The shrub African Boxthorn (*Lycium ferocissimum*) occurs under the canopy of the woodland trees. The groundcover is comprised of native grasses and forbs such as Red Grass (*Bothriochloa macra*), Speargrass (*Austrostipa scabra*), Kangaroo Grass (*Themeda triandra*) and Windmill Grass (*Chloris truncata*) (refer to **Plate 3.3** and **Plate 3.4**). Forest vegetation is located immediately east of the site and opens up to grassy and woodland vegetation to the north-east. This vegetation community is mapped as *Rough-barked Apple – Red. Gum – Yellow Box Woodland on alluvial clay to loam soils on valley flats in the NSW*.



**Plate 3.1** Oriental/ exotic vegetation located within the cellar door precinct



**Plate 3.2** Vegetation adjacent to the cellar door precinct include vineyards, open agricultural grassland and sparse trees (native and exotic)



**Plate 3.3** Open woodland east of the tourist accommodation



**Plate 3.4** Forest vegetation south-east of the tourist accommodation

Vegetation surrounding both the existing winery premises and proposed tourist accommodation has been assessed in terms of potential fire hazard over a distance of 140 m, using the formation classes provided within Section A1.2 of PBP 2019. Dominant vegetation formations in each relevant direction for each of the two sites are provided in **Table 3.1** and **Table 3.2**.

**Table 3.1** Predominant Vegetation Formation for Proposed Additions to Existing Winery Premises

<i>Direction</i>	<i>Predominant Vegetation Formation</i>
North	Managed Land
East	Managed Land
South	Managed Land
West	Managed Land

Section A1.10 of PBP 2019 identifies modified landscapes containing vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load are exempt from further assessment. This includes grassland managed in a minimal fuel condition, vineyards and cultivated gardens. Therefore, the proposed additions to the existing winery premises do not require any further assessment for Asset Protection Zones (APZs) given the low bushfire threat. Consideration with regards to site access and services (water, gas and electricity) are discussed further in **Section 3.2.4** and **Section 3.2.5**.

**Table 3.2** Predominant Vegetation Formation for Proposed Tourist Accommodation

<i>Direction</i>	<i>Predominant Vegetation Formation</i>
North	Grassland
North-east	Grassy and Semi-Arid Woodland
East	Forest
South	Managed Land
West	Managed Land

### 3.1.2 Slope

The effective slope is that slope within the hazard which most significantly affects fire behaviour of the site having regard to the vegetation formation. It is not the slope between the vegetation and the building (slope located between the asset and vegetation is the site slope). The effective slope for the proposed tourist accommodation has been assessed over 100 m. The proposed development footprint is located on a hill and varies in height (approximately RL 605-610 m AHD).

The effective slope in relation to the development is presented in **Table 3.3**.

**Table 3.3 Effective Slope for Proposed Tourist Accommodation**

Direction	Predominant Vegetation Formation
North	5-10 degrees
North-east	5-10 degrees
East	Upslope and Flat
South	-
West	-

### 3.1.3 Fire (Weather Area)

Mid-Western Regional LGA is located within the 'Central Ranges' fire area, with a Fire Danger Index (FDI) rating of 80.

### 3.1.4 Bushfire Season

The typical/ average climate in the Cudgegong Bush Fire Risk Management Committee (BFMC) area is varied with warm to temperate conditions in the western and northern areas and temperate to cool at higher elevations, predominantly in the central and eastern portions. The area typically has summer rainfall. The Bush Fire Danger Period generally runs from October to the end of March however it is not unusual for this period to be extended (Draft Cudgegong Bush Fire Risk Management Plan 2019).

Prevailing weather conditions associated with the bushfire season in the Cudgegong BFMC area are north-westerly to south-westerly winds with moderate to high temperatures and moderate levels of humidity. Dry lightning storms occur frequently during the bushfire season. Periods of higher temperatures and lower humidity lasting several days also occur during the bushfire season (Draft Cudgegong Bush Fire Risk Management Plan 2019).

## 3.2 Bushfire Protection Measures

### 3.2.1 Asset Protection Zones

An APZ is a fuel-reduced area surrounding a built asset or structure. APZ requirements have been calculated based on the effective slope, vegetation formations and FDI rating in accordance with Table A1.12.1 (*Minimum Distances for APZs – SFPP developments <10 kW/m<sup>2</sup> @ 1200K*) of PBP 2019 (refer to **Table 3.4** and **Illustration 3.1**).

**Table 3.4 Asset Protection Zones for Proposed Tourist Accommodation**

Direction	Vegetation Formation	Effective Slope Category	APZ
North	Grassland	5-10 degrees	45 m
North-east	Grassy and Semi-Arid Woodland	5-10 degrees	60 m
East	Forest	Upslope and Flat	67 m
South	Managed Land	-	-
West	Managed Land	-	-

APZs should consist of open areas with minimal fuel at ground level that could be set alight by bushfire. Some trees and shrubs are permissible within the APZ, provided crown separation can be achieved and vegetation does not overhang buildings. In addition, no combustible materials (e.g. wood piles, flammable building materials) should be stored in the APZ.

The inner protection area (IPA) is the area closest to the asset and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and be a defensible space. In accordance with Appendix A4.1.1 of PBP 2019, vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below one centimetre in height and be discontinuous.

As the proposal is to be staged, portions of the site will remain open space until additional accommodation are constructed. This area will be grassed and managed in accordance with IPA standards.

**Table 3.5** assesses compliance with the acceptable solutions of PBP 2019 relating to APZs for the proposed tourist accommodation.

**Table 3.5 Assessment of APZ Compliance with Table 6.8a of PBP 2019**

Performance Criteria	Acceptable Solution	Application	Compliant with Acceptable Solution
Radiant heat levels of greater than 10 kW/m <sup>2</sup> (calculated at 1200 K) will not be experienced on any part of the building.	The building is provided with an APZ in accordance with Table A1.12.1 in Appendix 1.	All required APZs identified in <b>Table 3.4</b> can be achieved. The proposed design allows for sufficient setbacks of the tourist accommodation to the hazards in the north, north-east and east.	Yes
APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	APZs are located on lands with a slope less than 18 degrees.	APZs are located on lands with a slope less than 18 degrees.	Yes
APZs are managed and maintained to prevent the spread of fire to the building.  The APZ is provided in perpetuity.	<ul style="list-style-type: none"> <li>the APZ is managed in accordance with the requirements of Appendix 4 of PBP 2019, and is wholly within the boundaries of the development site;</li> </ul>	<ul style="list-style-type: none"> <li>APZs will be managed in accordance with the requirements of Appendix 4 of PBP 2019.</li> <li>APZs will be located within the boundaries of the site.</li> </ul>	Yes

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Application</i>	<i>Compliant with Acceptable Solution</i>
	<ul style="list-style-type: none"> <li>■ APZ are wholly within the boundaries of the development site; and</li> <li>■ other structures located within the APZ need to be located further than 6 m from the refuge building.</li> </ul>	<ul style="list-style-type: none"> <li>■ Regular maintenance of APZs will be undertaken by management for the life of the development.</li> </ul>	

### 3.2.2 Landscaping

Any proposed landscaping will be undertaken in accordance with Appendix 4 of PBP 2019. Some trees and shrubs are permissible within the APZ, provided crown separation can be achieved and vegetation does not overhang buildings. In addition, no combustible materials (e.g. wood piles, flammable building materials) should be stored in the APZ.

**Table 3.6** assesses compliance against the acceptable solutions of PBP 2019 relating to landscaping for the proposed tourist accommodation.

**Table 3.6 Assessment of Landscaping Compliance with Table 6.8a of PBP 2019**

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Application</i>	<i>Compliant with Acceptable Solution</i>
Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	Landscaping is in accordance with Appendix 4 of PBP 2019.	Landscaping will be in accordance with Appendix 4 of PBP 2019.	Yes
	Fencing is constructed in accordance with section 7.6 of PBP 2019.	No fencing is proposed.	N/A





**LEGEND**

- Lot boundary
- Cadastre
- Asset protection zone
- Watercourse
- Site plan
- Pump

GDA 1994 MGA Zone 55



**Asset Protection Zone - Illustration 3.1**

### 3.2.3 Bushfire Attack Levels

Bushfire Attack Levels (BALs) for SFPP development are outlined in Table A1.12.6 of PBP 2019 and AS 3959-2018 Construction of Buildings in BPL for class 1, 2, 3 and 4 habitable buildings, class 9 SFPP buildings and associated class 10a buildings to minimise their vulnerability to ignition from radiant heat and ember attack. BALs are based on radiant heat flux exposure (refer to **Table 3.7**).

**Table 3.7 Calculated Bushfire Attack Levels for Proposed Tourist Accommodation/ Wellness Centre**

Aspect	Vegetation Formation	Effective Slope Category	Separation Distance (m)	BAL
North	Grassland	5-10 degrees	45+	12.5
North-east	Grassy and Semi-Arid Woodland	5-10 degrees	60+	12.5
East	Forest	Upslope and Flat	67+	12.5
South	Managed Land	-	-	-
West	Managed Land	-	-	-

Section 3.5 of AS 3959-2018 states that where an elevation is not exposed to the source of bushfire attack, then the construction requirements for that elevation can reduce to the next lower BAL. However, it shall not reduce below BAL 12.5. The shielding of an elevation shall apply to all the elements of the wall, including openings, but shall not apply to subfloors or roofs.

**Table 3.8** assesses compliance against the acceptable solutions of PBP 2019 relating to construction.

**Table 3.8 Assessment of Construction Standard Compliance with Table 6.8a of PBP 2019**

Performance Criteria	Acceptable Solution	Application	Compliant with Acceptable Solution
The proposed building can withstand bushfire attack in the form of wind, smoke, embers, radiant heat and flame contact.	A construction level of BAL-12.5 under AS 3959 or NASH Standard and section 7.5 of PBP is applied.	BAL 12.5 have been calculated in <b>Table 3.7</b> for the stage 1 tourist accommodation/ wellness centre.	Yes

### 3.2.4 Access

The proposed tourist accommodation will be accessed off an existing internal unsealed road which connects onto Cudgegong Road, approximately 1.3 km to the south-east. This internal road provides the primary access to the existing winery premises and is two-wheel drive, all weather road with good sight distances (refer to **Plate 3.5** to **Plate 3.8**).

The road network within the tourist accommodation footprint has been designed to allow safe access and egress for firefighting vehicles and occupants during a bushfire emergency.



**Plate 3.5** Entry into the site off Cudgegong Road



**Plate 3.6** Internal two-wheel drive, all weather access road



**Plate 3.7** Existing access layout within cellar door premises will be upgraded and will allow for a designated parking area, one-way permitter road and widening



**Plate 3.8** Existing trail to be upgraded as part of the proposed road network within the tourist accommodation footprint

**Table 3.9** assesses compliance against the acceptable solutions of PBP 2019 relating to access.



**Plate 3.5** Entry into the site off Cudgegong Road



**Plate 3.6** Internal two-wheel drive, all weather access road



**Plate 3.7** Existing access layout within cellar door premises will be upgraded and will allow for a designated parking area, one-way permitter road and widening



**Plate 3.8** Existing trail to be upgraded as part of the proposed road network within the tourist accommodation footprint

**Table 3.9** Assessment of Access Compliance with Table 6.8b of PBP 2019

Access Component	Performance Criteria	Acceptable Solution	Application	Compliant
Firefighting Vehicles	Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	SFPP access roads are two-wheel drive, all-weather roads.	Internal access is provided via Cudgegong Road. This internal access road is two-wheel drive, all-weather compatible.  Safe access and egress can be achieved by Category 1 firefighting appliances away from the fire hazard in the east.	Yes
		Access is provided to all structures.	Additional car parking spaces are proposed	Yes

Access Component	Performance Criteria	Acceptable Solution	Application	Compliant
			with access to all structures. Parking is located off the carriageway.	
		Traffic management devices are constructed to not prohibit access by emergency services vehicles.	No traffic management devices proposed. Any future traffic management devices will be designed and constructed to facilitate emergency service vehicles.	Yes
		Access roads must provide suitable turning areas in accordance with Appendix 3.	All roads (existing and proposed) are through roads which link back to the existing internal access road.	Yes
		One way only public access roads are no less than 3.5 m wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.	No one way public roads are proposed within the tourist accommodation.  An internal one-way service road is proposed around the existing machinery and packing shed (at the rear of the cellar door premises). This will be clearly signposted as such and is restricted to the operation of the winery premises for operational use.	N/A
Access and Road Capacity	The capacity of access roads is adequate for firefighting vehicles.	The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways are to clearly indicate load rating.	Access from Cudgegong Road to the cellar door premises/ tourist accommodation is able to carry fully loaded firefighting vehicles (up to 23 tonnes). No bridges or causeways are required as part of this proposal.	Yes
Access to Water	There is appropriate access to water supply.	Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression.	The site is not connected to reticulated water.	N/A
		Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005.	The site is not connected to reticulated water.	N/A
		There is suitable access for a Category 1 fire	2 x 250,000 L tanks are located at the rear of the	Yes

Access Component	Performance Criteria	Acceptable Solution	Application	Compliant
		appliances to within 4 m of the static water supply where no reticulated supply is available.	<p>premises and will be accessed directly off the proposed service road (refer to <b>Plate 3.9</b> and <b>Plate 3.10</b>).</p> <p>A designated firefighting bay will be positioned adjacent to the 250,000 L capacity tank (situated above the cabins) and will have direct access to the road network.</p> <p>An existing maintenance track to the dam (where the pump and generator are located) will provide an additional connection point for firefighting vehicles to access this static water supply.</p>	
Perimeter Roads	Perimeter access roads are designed to allow safe access and egress for medium rigid firefighting vehicles while occupants are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	<p>There are two-way sealed roads, and eight metre carriageway width kerb to kerb.</p> <p>Parking is provided outside of the carriageway width.</p> <p>Hydrants are to be located clear of parking areas.</p> <p>There are through roads, and these are linked to the internal road system at an interval of no greater than 500 m.</p> <p>Curves of roads have a minimum inner radius of six metres.</p> <p>The maximum grade road is 15° and average grade is 10°.</p> <p>The road crossfall does not exceed 3°.</p> <p>A minimum vertical clearance of four metres to any overhanging obstructions, including tree branches, is provided.</p>	A perimeter road is not proposed. The internal access road within the tourist accommodation does provide partial perimeter type arrangements which separates the hazard to the north and east from the tourist accommodation and future wellness centre.	N/A
	Non-perimeter access roads	Minimum 5.5 m width kerb to kerb.	As previously discussed, non-perimeter access	Yes

Access Component	Performance Criteria	Acceptable Solution	Application	Compliant
Non-perimeter Roads	are designed to allow safe access and egress for firefighting vehicles while occupants are evacuating.	Parking is provided outside of the carriageway width.	roads are proposed and have been designed to allow for safe access and egress for firefighting vehicles while occupants are evacuating.  Firefighting appliances can safely navigate the site without interference of evacuating residents.	
		Hydrants are located clear of parking areas.		
		There are through roads, and these are linked to the internal road system at an interval of no greater than 500 m.		
		Curves of roads have a minimum inner radius of six metres.		
		The maximum grade road is 15° and average grade is 10°.		
		The road crossfall does not exceed 3°.		
		A minimum vertical clearance of 4 m to any overhanging obstructions, including tree branches, is provided.		

### 3.2.5 Services – Water, Gas and Electricity

Reticulated water is not available to the site; however, existing potential water sources are available which include direct access (irrigation) from Cudgegong River, 50 ML spring fed dam and 2 x 250,000 L tanks at the rear of the cellar door premises (refer to **Plate 3.9** and **Plate 3.10**).

Water supply designated for firefighting purposes for the tourist accommodation and future wellness centre will be supplied by a 250,000 L tank which is to be pressure fed from the adjacent spring-fed dam (50 ML) located approximately 200 m south of the proposed footprint. A designated firefighting bay will be located adjacent to this tank which will have direct access to the road network. An existing maintenance track to the dam (where the pump and generator is located) will provide an additional connection point for firefighting vehicles to access this static water supply.

Appropriate fittings will be installed on the water tank and always be kept 'charged' by irrigation (from spring-fed dam and Cudgegong River).

**Table 3.10** assesses compliance against the acceptable solutions of PBP 2019 relating to water, gas and electricity services.



**Plate 3.9** Entry into the site off Cudgegong Road



**Plate 3.10** Internal access road, two-wheel drive, all weather compliant

**Table 3.10** Assessment of Services Compliance with Table 6.8c of PBP 2019

Service Component	Performance Criteria	Acceptable Solution	Application	Compliant
Water supply	An adequate water supply for firefighting purposes is installed and maintained.	Reticulated water is to be provided to the development, where available.	No reticulated water is available.	N/A
		A 10,000 litres minimum static water supply for firefighting purposes is provided for each occupied building where no reticulated water is available.	<p>Reticulated water is not available to the site; however, existing potential water sources are available which include direct access (irrigation) from Cudgegong River, 50 ML spring fed dam and 2 x 250,000 L tanks at the rear of the cellar door premises.</p> <p>Similarly, water supply designated for firefighting use for the tourist accommodation will be supplied by a 250,000 L capacity tank which is pressure fed from an adjacent spring-fed dam (50 ML). Current infrastructure servicing the site consists of a 90 kPa pump supported by a back-up generator with a 6 inch (150 mm) feeder line. A designated firefighting bay will be positioned adjacent to this tank (situated above the cabins) and will have</p>	Yes



Service Component	Performance Criteria	Acceptable Solution	Application	Compliant
			<p>direct access to the road network.</p> <p>An existing maintenance track to the dam (where the pump and generator is located) will provide an additional connection point for firefighting vehicles to access this static water supply.</p> <p>As the potable water tanks will also be utilised for designated static water supply, appropriate fittings will be installed and always be kept full by irrigation (from spring-fed dam and Cudgegong River).</p>	
	Water supplies are located at regular intervals. The water supply is accessible and reliable for firefighting operations.	Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005.	No reticulated water is available.	N/A
Hydrants are not located within any road carriageway.		No reticulated water is available.	N/A	
Reticulated water supply to SFPPs uses a ring main system for areas with perimeter roads.		No reticulated water is available. No perimeter roads are proposed.	N/A	
Flows and pressure are appropriate.	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.	No reticulated water is available. Pressure fed supply from Cudgegong River and 50 ML dam will supply firefighting operations.	N/A	
The integrity of the water supply is maintained.	All above-ground water service pipes external to the building are metal, including and up to any taps.	All above-ground water service pipes external to the building will be metal, including and up to any taps.	Yes	
Water supplies are adequate in areas where reticulated water is not available.	<ul style="list-style-type: none"> <li>■ A connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet;</li> <li>■ ball valve and pipes are adequate for water flow and are metal;</li> </ul>	All potable tanks will have appropriate firefighting fittings as per the acceptable solutions.	Yes	

Service Component	Performance Criteria	Acceptable Solution	Application	Compliant
		<ul style="list-style-type: none"> <li>■ supply pipes from tank to ball valve have the same bore size to ensure flow volume;</li> <li>■ underground tanks have an access hole of 200 mm to allow tankers to refill direct from the tank;</li> <li>■ a hardened ground surface for truck access is supplied within 4 m of the access hole;</li> <li>■ above-ground tanks are manufactured from concrete or metal;</li> <li>■ raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS 3959);</li> <li>■ unobstructed access is provided at all times;</li> <li>■ tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; and</li> <li>■ underground tanks are clearly marked;</li> <li>■ all exposed water pipes external to the building are metal, including any fittings;</li> <li>■ where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack;</li> <li>■ Any hose and reel for firefighting connected to the pump shall be 19 mm internal diameter; and</li> <li>■ fire hose reels are constructed in accordance with</li> </ul>		

Service Component	Performance Criteria	Acceptable Solution	Application	Compliant
		AS/NZS 1221:1997 Fire hose reels, and installed in accordance with the relevant clauses of AS 2441:2005 Installation of fire hose reels.		
Electricity Services	Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	Where practicable, electrical transmission lines are underground.	Existing electrical services are above ground. The proposed tourist accommodation is expected to have underground power supply connected.	Yes
		Where overhead, electrical transmission lines are proposed as follow: <ul style="list-style-type: none"> <li>■ lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and</li> <li>■ no part of a tree is closer to a power line than the distance set out in accordance with the specifications in <i>ISSC3 Guideline for Managing Vegetation Near Power Lines</i>.</li> </ul>	The proposal does not include altering the existing overhead transmission lines with the exception to the tourist accommodation.	N/A
Gas Services	Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used.	Bottled gas will be installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping will be used.	Yes
		All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 m and shielded on the hazard side.	If required, all fixed gas cylinders will be kept clear of all flammable materials to a distance of 10 m and shielded on the hazard side.	Yes
		Connections to and from gas cylinders are metal.	Connections to and from gas cylinders will be metal.	Yes
		If gas cylinders need to be kept close to the building, safety valves are directed away from	Safety valves will be directed away from the building and at least 2 m	Yes

Service Component	Performance Criteria	Acceptable Solution	Application	Compliant
		the building and at least 2 m away from any combustible material, so they do not act as a catalyst to combustion.	away from any combustible material.	
		Polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.	No polymer-sheathed flexible gas supply lines will be used.	Yes
		Above-ground gas service pipes external to the building are metal, including and up to any outlets.	Above-ground gas service pipes external to the building will be metal, including and up to any outlets.	Yes

### 3.2.6 Emergency Management Planning

A Bushfire Emergency Management and Evacuation Plan prepared in accordance with Section 6.8.4 (Emergency Management Planning) of PBP 2019 will be prepared for the proposal. The Bushfire Emergency Management and Evacuation Plan will then be approved by the relevant authority in accordance with the RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* and AS 3745:2010. The plan should be regularly monitored and amended when required and details of its contents included during induction of new staff members. Detailed plans of all emergency assembly areas including on and offsite arrangements as stated in AS 3745-2010 should be clearly displayed and an annual trial emergency evacuation conducted. **Table 3.11** assesses compliance against the acceptable solutions of PBP 2019 relating to emergency management plans.

**Table 3.11 Assessment of Emergency Management Compliance with Table 6.8d of PBP 2019**

Performance Criteria	Acceptable Solution	Application	Compliant with Acceptable Solution
Bush Fire Emergency Management and Evacuation Plan is prepared.	Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the: <ul style="list-style-type: none"> <li>■ The NSW RFS document: <i>A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i>;</li> <li>■ NSW RFS Schools Program Guide;</li> <li>■ Australian Standard AS 3745:2010 Planning for emergencies in facilities; and</li> <li>■ Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable).</li> </ul>	A Bushfire Emergency Management Plan will be prepared for the site with particular attention to the tourist accommodation.	Yes

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Application</i>	<i>Compliant with Acceptable Solution</i>
	The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.	The plan will include a mechanism for the early relocation of occupants.	Yes
Appropriate and adequate management arrangements are established for consultation and implementation of the Bush Fire Emergency Management and Evacuation Plan.	An Emergency Planning Committee is established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual.	An Emergency Planning Committee comprising of staff be formed to prepare and implement an Emergency Procedures Manual upon development of the site.	Yes
	Detailed plans of all emergency assembly areas including on-site and off-site arrangements as stated in AS 3745:2010 are clearly displayed, and an annually emergency evacuation is conducted.	Emergency assembly areas will be clearly displayed. Annual emergency evacuation trials will be conducted.	Yes

## 4. Recommendations and Conclusion

### 4.1 Recommendations

It is recommended that the following bushfire protection measures are applied to the proposed development and be included in the consent:

- APZs are implemented as shown in **Table 3.4** and **Illustration 3.1**.
- Landscaping be in accordance with Appendix 4 of PBP 2019.
- Stage 2 of the development to be kept as an IPA until approval/ works being undertaken.
- Stage 1 tourist accommodation and wellness centre be constructed to BAL 12.5.
- Access be provided in accordance with Section 6.8.2 of PBP 2019.
- Water, gas and electrical services be installed in accordance with Section 6.8.3 of PBP 2019.
- A Bushfire Emergency Management and Evacuation Plan be prepared for the proposal when the staging includes buildings that could be occupied.

### 4.2 Conclusion

The proposed mixed-use development within the expansion of an existing commercial vineyard and cellar door premises located at 182 Cudgegong Road, Rylstone and known as De Beaurepaire Wines is regarded as SFPP.

This Bushfire Hazard Assessment has been prepared in accordance with Appendix 2 of PBP 2019 (as specified under Clause 44 of the Rural Fires Regulation 2013), and an assessment has been undertaken in accordance with the procedure set out in Appendix 1, 3 and 4 of PBP 2019 to determine appropriate bushfire hazard protection measures for the proposed development.

This Bushfire Hazard Assessment has taken into consideration the proposed layout, hazard vegetation, effective slope, local bushfire risk conditions and FDI detailed within PBP 2019. The proposal meets the acceptable solutions of PBP 2019 and complies with Section 4.46 of the *Environmental Planning and Assessment Act 1979*.

It is recommended that the proposed development is approved and conditioned with consideration of the recommendations provided within this assessment.

Prepared by:



**Kale Hardie-Porter**

Environmental Planner

Planning for Bushfire Protection (UWS)



## References

Australian Building Codes Board [ABCB] (2019). *The Building Code of Australia*, ABCB Canberra, Volume 2.

Keith, D., (2004). *Ocean Shores to Desert Dunes*, Department of Environment and Conservation, Hurstville.

NSW Rural Fire Service [RFS] (2019). *Planning for Bush Fire Protection*. NSW Rural Fire Service and Department of Planning, Sydney.

Standards Australia (2018). *Construction of buildings in bushfire-prone areas, AS 3959*. Standards Australia International Ltd, Sydney.

Cudgegong Bush Fire Risk Management Committee (2019). *Draft Cudgegong Bush Fire Risk Management Plan*



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**Appendix A**  
**Proposed Masterplan**

# DA CIVIL ENGINEERING DESIGN

## DE BEAUREPAIRE WINES PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGEGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849

### DRAWING SCHEDULE

36209-C00	CIVIL COVER SHEET
36209-C01	EXISTING SITE PLAN
36209-C02	EXISTING PART SITE PLANS
36209-C03	PROPOSED PART SITE PLANS
36209-C04	GENERAL PAVEMENT & ROAD SPECIFICATIONS
36209-C05	BULK EARTHWORKS PLAN
36209-C06	GENERAL BULK EARTHWORKS SPECIFICATIONS
36209-C07	PROPOSED STORMWATER MANAGEMENT PLAN
36209-C08	PROPOSED SEDIMENT & EROSION CONTROL PLAN
36209-C09	PROPOSED SEDIMENT & EROSION CONTROL DETAILS

SUBMISSION FOR DA



**1. APPROVED PROJECTS**  
 1. 182 CUDGEGONG ROAD (RYLSTONE NSW)  
 2. 182 CUDGEGONG ROAD (RYLSTONE NSW)  
 3. 182 CUDGEGONG ROAD (RYLSTONE NSW)  
 4. 182 CUDGEGONG ROAD (RYLSTONE NSW)

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 Project: PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGEGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
 Drawing Title: COVER PAGE

Rev	Date	Amendment
A	18/09/2022	ISSUED FOR CLIENT REVIEW
B	22/09/2022	ISSUED FOR DA

Design:	EG	Civil/General	
Drawn:	AA		
Check:	LM	Drawing Number:	
Original Sheet Size:	A1	36209 - C00	Revision:
			B



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**Author** | **Drawn** | **Checked** | **Reviewed** | **Approved**

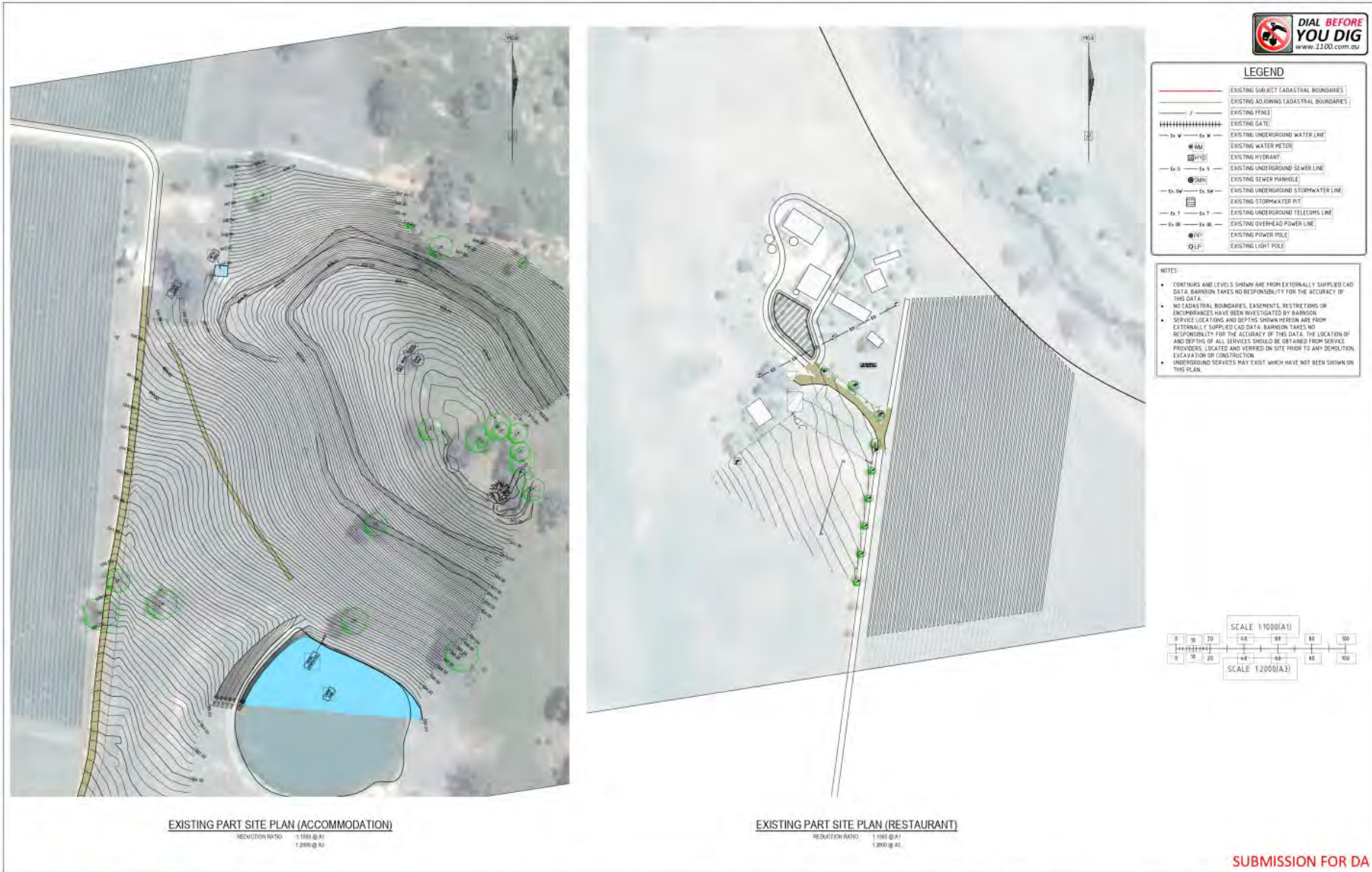
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**Drawing Title:** EXISTING SITE PLAN

**Rev** | **Date** | **Amendment**  
 A | 13/09/2022 | ISSUED FOR CLIENT REVIEW  
 B | 29/08/2022 | ISSUED FOR DA

**Design:** EG  
**Drawn:** AA  
**Check:** LM  
**Original Sheet Size:** A1

**Certification:**  
**Drawing Number:** 36209 - C01  
**Revision:** B



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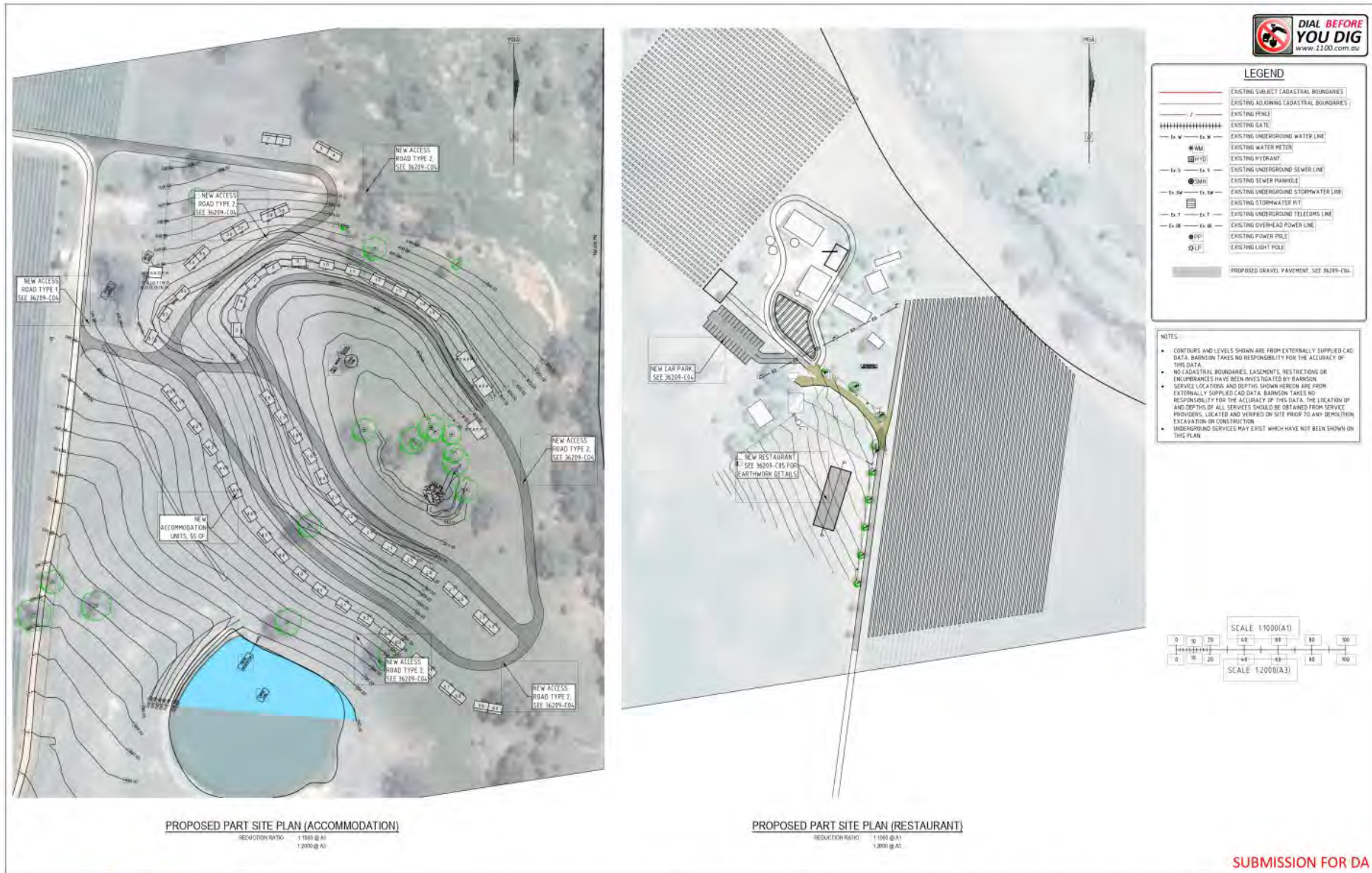
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Drawing Title: EXISTING PART SITE PLANS

Rev	Date	Amendment
A	13.06.2022	ISSUED FOR CLIENT REVIEW
B	19.08.2022	ISSUED FOR DA
C	23.09.2022	ROAD EXTENTS AMENDED

Design: EG Certification  
Drawn: AA  
Check: LM Drawing Number: 36209 - C02  
Original Sheet Size = A1  
Revision: C



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 Drawing Title: PROPOSED PART SITE PLANS

Rev	Date	Amendment
A	13.06.2022	ISSUED FOR CLIENT REVIEW
B	19.08.2022	ISSUED FOR DA
C	02.09.2023	SITE PLAN AMENDED
D	27.09.2023	ROAD EXPERTS AMENDED

Design	EG	Certification
Drawn	AA	
Check	LM	Drawing Number
Original Sheet Size = A1		36209 - C03
		Revision
		D

**SITEWORKS NOTES**

- ORIGIN OF LEVELS - AHD
- SUB-CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK
- ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS AND THE DIRECTIONS OF THE SUPERINTENDENT
- EXISTING SURVEYS HAVE BEEN OBTAINED FROM SURFACE INSPECTION ONLY. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPER-INTENDENT. CLAIMABLES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- WHERE NEW WORKS ADJUT EXISTING SUB-CONTRACTOR SHALL INSURE THAT A SMOOTH EVEN PROFILE FREE FROM ABRUPT CHANGES IS OBTAINED
- THE SUB-CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS
- ON COMPLETION OF CONSTRUCTION, ALL DESCRIBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSES AREAS AND ROAD PAVEMENTS.
- MAKE SMOOTH TRANSITION TO EXISTING SURFACES
- THE SUB-CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND HEADS TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE SUMPS AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS
- ALL WORK TO BE UNDERTAKEN WITH ADHERENCE TO THE REQUIREMENTS OF THE SOIL AND WATER MANAGEMENT PLAN.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS

**ROADWORKS NOTES**

- 1. ALL BASECOURSE AND SUB-BASECOURSE MATERIALS SHALL CONFORM WITH ASPIC SPECIFICATION FOR THE CONSTRUCTION OF NATURAL GRAVEL OR FILLISHED ROAD PAVEMENT AND ASPIC SPECIFICATION FOR THE SUPPLY AND DELIVERY OF BASE AND SUB-BASE MATERIALS FOR SURFACED ROAD PAVEMENTS
- 2. ALL BASECOURSE AND SUB-BASE MATERIALS SHALL BE COMPACTED TO ACHIEVE A MINIMUM OF 90% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT OF 40% - 2% IN ACCORDANCE WITH ASD89 1.11

**CONCRETE NOTES**

- 1. CONCRETE FOR KERBS, DRIVEWAYS, RAMPS AND FOOTPATH SHALL HAVE A CONCRETE STRENGTH OF 25MPa AT 28 DAYS MINIMUM SLUMP OF 60mm AND MAXIMUM AGGREGATE SIZE OF 20mm

**TRAFFIC CONTROL NOTES:**

- 1. ADEQUATE SURVEILLANCE AND PROTECTION IS TO BE GIVEN TO THE NOTING PUBLIC AND APPROVED DISPLAYED ON SITE. ATTENTION IS DRAWN TO THE FOLLOWING SPECIFICATIONS AND GUIDELINES:
  - AUSTRALIAN STANDARD AS1621-2011 SAFETY BARRIERS DEVICES FOR TEMPORAL USE
  - AUSTRALIAN STANDARD AS1621-2011 BARRIERS OR DIVISIONS FOR PERMANENT USES
  - IFA GUIDELINES "TRAFFIC CONTROL AT WORK SITES" AND
  - WORKS OVER AUTHORITY SIDE OF PAVED "WORKING NEAR PUBLIC PLANT FOR TRAFFIC"
- APPROXIMATE TRAFFIC CONTROL BASED UPON A LOWER SPEED ENVIRONMENT WHILE WORKS ARE IN PROGRESS SHOULD BE THE BASIS FOR ANY PROTECTION WORKS.

**CROSS-OVER NOTES**

- 1. CONSTRUCTION OF DRIVEWAY SLABS IS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH DUBBO REGIONAL COUNCIL'S ROAD OPENING POLICY AND RELEVANT AUS-SPEC DOCUMENTATION. THESE DOCUMENTS ARE AVAILABLE FROM COUNCIL'S CUSTOMERS SERVICE AREA
- 2. CONTRACTORS/ OWNERS/ DEVELOPERS ARE RESPONSIBLE FOR THE LAYOUT OF ALL UNDERGROUND SERVICES AND THE ARRANGING AND COMPLETION OF REPAIRS WITH THE APPROPRIATE AUTHORITY SHOULD THEY BE BROKEN OR DAMAGED DURING CONSTRUCTION
- 3. THE DRIVEWAY SLAB IS TO BE CONSTRUCTED TO THE DIMENSIONS AND SPECIFICATIONS SHOWN ON THIS PLAN. THE THICKNESS SHALL BE AS FOLLOWS:
  - a) FOR A COMMERCIAL SITUATION, THE CONCRETE SHALL BE 105mm THICK WITH ONE LAYER OF S62 MESH WITH 100mm TOP AND BOTTOM COVER AND A BROOK FINISH
- THE COMPRESSIVE STRENGTH OF THE CONCRETE IS TO BE 25MPa AT 28 DAYS. ALL EXPOSED EDGES ARE TO FORM BENCHES. ADDITIONALLY ALL FLOOR SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL MATERIAL. ALL SUBGRADES ARE TO BE WELL COMPACTED BEFORE THE PLACEMENT OF THE BASE MATERIAL. FLOORING MUST EXTEND FROM FINISHED CONCRETE HEIGHT TO THE BASE MATERIAL FOR THE TOTAL AREA OF THE DRIVEWAY SLAB
- 4. THE FOLLOWING INSPECTIONS ARE TO BE CARRIED OUT PRIOR, SO AND DURING CONSTRUCTION IN THIS REGARD, 24 HOURS NOTICE IS TO BE GIVEN BY PHONE AND LOG. THE INSPECTION REQUIRED ARE AS FOLLOWS:
  - a) SITE INSPECTION PRIOR TO THE COMMENCEMENT OF WORK
  - b) WHEN THE FORMWORK AND COMPACTED BASE ARE IN PLACE AND PRIOR TO THE MESH BEING PLACED
  - c) WHEN THE MESH HAS BEEN PLACED
  - d) PRIOR TO THE BITUMEN SEALING OR ASPHALT WORKS
  - e) AT THE COMPLETION OF ALL THE WORKS INCLUDING RESTORATION OF THE SITE
- FAILURE TO HAVE THE ABOVE INSPECTION CARRIED OUT MAY RESULT IN THE REJECTION OF THE CROSSING
- 5. THE FINISHED SURFACE IS TO BE KEPT FROM DRYING OUT TOO QUICKLY BY COVERING WITH SAND OR PLASTIC SHEETING
- 6. AN APPROVED TRAFFIC AND PEDESTRIAN CONTROL PLAN COMPLETED BY AN APPROPRIATELY QUALIFIED PERSON IN ACCORDANCE WITH AS 1743-2005 IS TO BE IN PLACE PRIOR TO ANY CONSTRUCTION WORKS COMMENCING AND DURING ANY CONSTRUCTION WORKS
- 7. PRIOR TO CONSTRUCTION OF DRIVEWAY SLAB, SECTION 138 ROAD ACT - APPROVAL FOR WORKS IN THE PUBLIC ROAD TO BE LODGED AND APPROVED BY COUNCIL
- 8. THE POTENTIAL FOR EROSION AND THE TRANSPORTATION OF SEDIMENT IS TO BE ADDRESSED. APPROPRIATE MEASURES ARE TO BE IN PLACE TO PREVENT THIS FROM HAPPENING
- 9. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL FORMWORK AND BRUSH ASSOCIATED WITH THE CONSTRUCTION FROM THE SITE AND THE RESTORATION OF THE SURFACE ADJACENT TO THE WORKS UPON COMPLETION
- 10. IF THE LENGTH OR WIDTH OF DRIVEWAY SLAB EXCEEDS AN AN EXPANSION JOINT IS TO BE PROVIDED AT THE MID-POINT (SEE EXPANSION JOINT DETAIL)

**SUBGRADE COMPACTION NOTES**

- 1. STRIP TOPSOIL TO EXPOSE NATURALLY OCCURRING MATERIAL
- 2. WHERE FILLING IS REQUIRED TO ACHIEVE DESIGN SUBGRADE, PROOF ROLL EXPOSED NATURAL SURFACE WITH A MINIMUM OF TEN PASSES OF A VIBRATING ROLLER IMMEDIATE WEIGHT OF 30 TONNES IN THE PRESENCE OF THE SUPERINTENDENT
- 3. ALL SOFT, WET OR UNSUITABLE MATERIAL TO BE REMOVED AS DIRECTED BY THE SUPERINTENDENT AND REPLACED WITH APPROVED MATERIAL SATISFYING THE REQUIREMENTS LISTED BELOW
- 4. ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING:
  - a) FREE FROM ORGANIC AND FERROUS MATTER
  - b) MAXIMUM PARTICLE SIZE 75mm
  - c) PLASTICITY INDEX BETWEEN 2% AND 15%
- 5. ALL FILL MATERIAL SHALL BE PLACED IN MAXIMUM 200mm THICK LAYERS AND COMPACTED AT OPTIMUM MOISTURE CONTENT ± 0% - 2% TO ACHIEVE A DRY DENSITY DETERMINED IN ACCORDANCE WITH AS 1289 1.31 IF NOT LESS THAN THE FOLLOWING STANDARD MINIMUM DRY DENSITIES IN ACCORDANCE WITH AS 1289 1.31:
 

LOCATION	STANDARD DRY DENSITY
CARPARK	90% STD PWD
- 6. THE SUB-CONTRACTOR SHALL PROGRAMME THE EARTHWORKS OPERATION SO THAT THE WORKING AREAS ARE ADEQUATELY GRADED DURING THE PERIOD OF CONSTRUCTION. THE SURFACE SHALL BE GRADED AND SLOPED OFF TO REMOVE IMPRESSIONS, RILLER MARKS AND SHAIR WHICH WOULD ALLOW WATER TO POND AND PENETRATE THE UNDERLYING MATERIAL. ANY DAMAGE RESULTING FROM THE SUB-CONTRACTOR NOT OBSERVING THESE REQUIREMENTS SHALL BE RECEIVED BY THE SUB-CONTRACTOR AT THEIR COSTS
- 7. TESTING OF THE SUBGRADE SHALL BE CARRIED OUT BY AN APPROVED HATA REGISTERED LABORATORY AT THE SUB-CONTRACTORS EXPENSE

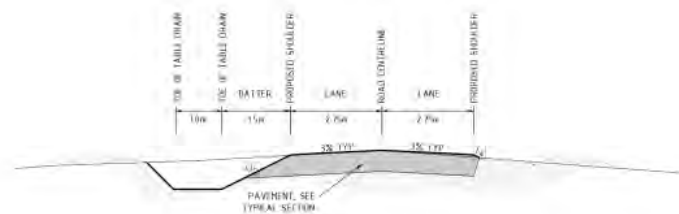
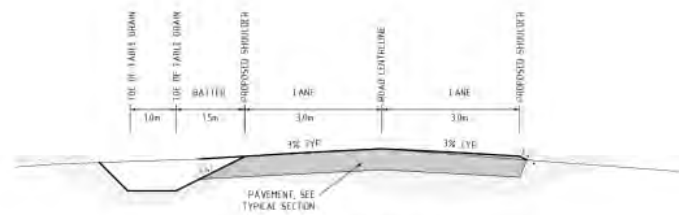
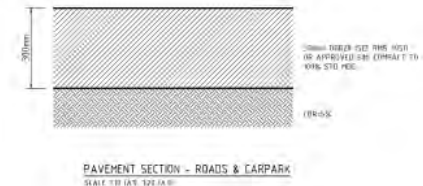
**INSPECTION HOLD POINTS**

1. INSTALLATION OF SEDIMENT & EROSION CONTROL MEASURES
2. WATER & SEWER LINE INSTALLATION PRIOR TO BACKFILL
3. ESTABLISHMENT OF LINE & LEVEL FOR KERB & GUTTER PLACEMENT
4. ROAD PAVEMENT CONSTRUCTION
5. ROAD PAVEMENT SURFACING
6. PRACTICAL COMPLETION

---

**SERVICES INSTALLATION**

1. INSTALLATION OF ALL UNDERGROUND PIPES BE INSTALLED PRIOR TO INSTALLATION OF ROAD PAVEMENT



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 Drawing title: GENERAL PAVEMENT & ROAD SPECIFICATIONS

Rev	Date	Amendment
A	13-08-2022	SHED PERCENTAGE REVIEW
B	23-08-2022	ISSUED FOR DA
C	02-09-2022	ROAD WIDTH AMENDED

Design: EG  
 Certification  
 Drawn: AA  
 Check: LM  
 Drawing Number: 36209 - C04  
 Size: A1  
 Revision: C



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Client: DE BEAUREPAIRE WINES  
 Project: PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
 Drawing Title: PROPOSED BULK EARTHWORKS PLAN

Rev. Date Amendment  
 A 13.06.2022 ISSUED FOR CLIENT REVIEW  
 B 19.08.2022 ISSUED FOR DA

Design: EG Certification  
 Drawn: AA  
 Check: LM Drawing Number: 36209 - C05  
 Original Sheet Size = A1  
 Revision: B

SUBMISSION FOR DA

**SITEWORKS NOTES**

- 1. ORDER OF LEVELS – AND
- 2. SUB-CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- 3. ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE 'SPECIFICATIONS' AND THE DIRECTIONS OF THE SUPERINTENDENT.
- 4. EXISTING SERVICES HAVE BEEN OBTAINED FROM SURFACE INSPECTION ONLY. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- 5. WHERE NEW WORKS ABOUT EXISTING THE SUB-CONTRACTOR SHALL ENSURE THAT A SMOOTH SLOPE PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
- 6. THE SUB-SUB-CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
- 7. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
- 8. ON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.
- 9. MAKE SMOOTH TRANSITION TO EXISTING SURFACES.
- 10. THE SUB-CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND HOLES TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE SLUMPS AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS. ALL WORK TO BE UNDERTAKEN WITH ADHERENCE TO THE REQUIREMENTS OF THE SOIL AND WATER MANAGEMENT PLAN.
- 11. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS.

**BULK EARTHWORKS APPROVALS**

- 1. APPROVAL IS REQUIRED BY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORKS ON SITE.
- 2. THE BULK EARTHWORKS PLANS AND ALL SUPPORTING INFORMATION INCLUDING ALL EROSION AND SEDIMENT CONTROL PLANS SHALL REMAIN ON SITE AT ALL TIMES.

**EXISTING SERVICES**

- 1. EXACT LOCATION OF ALL SERVICES SHALL BE LOCATED PRIOR TO THE COMMENCEMENT OF WORK. IT IS THE BUILDERS RESPONSIBILITY TO CONFIRM THE DEPTH AND LOCATION OF SERVICES AND BARRISON PTY LTD ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE SERVICES SHOWN.

**ADJOINING PROPERTY**

- 1. IT IS THE SUB-CONTRACTOR'S RESPONSIBILITY TO ENSURE THE EFFECTS OF THE EARTHWORKS DO NOT HAVE AN IMPACT TO THE NEIGHBOURING PROPERTIES, SANITARY AND SEWER LINES ON SITE. THE SUB-CONTRACTOR SHALL INFORM THE SUPERINTENDENT IMMEDIATELY.
- 2. THE SUB-CONTRACTOR IS TO RECEIVE WRITTEN PERMISSION PRIOR TO ENTERING OR COMMENCING WORK OUTSIDE THE DEVELOPMENT SITE AND SHALL RECEIVE PERMISSION FROM EASEMENT HOLDERS AND LOCAL AUTHORITY PRIOR TO WORK COMMENCING.

**AUTHORITY REGULATIONS**

- 1. MAIN ROADS FROM SITE IS TO BE AS FOLLOWS: SITE - TO BE CONFIRMED, STAY ON MAIN ROADS.
- 2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO WORK COMMENCING AS REQUIRED BY THE COUNCIL APPROVED SEDIMENT & EROSION CONTROL PLAN.
- 3. ALL VEGETATION PROTECTION AND PRESERVATION MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF WORK.

**SOIL CONTAMINATION**

1. ANY SUSPECTED GROUND OR GROUND WATER CONTAMINATION SHALL BE INVESTIGATED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.

**CONSTRUCTION RECORDS**

1. ADEQUATE RECORDS SHALL BE KEPT THROUGHOUT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO:  
 LOCATION AND QUANTITY OF EXCESS CUT (DUMP SITE).  
 THE AREAS ON SITE OF ALL FILL:  
 LEVELS OF STRIPPED SURFACES.  
 LOCATION OF ANY VEGETATION REMOVED.  
 LOCATION OF SITE (CONTAMINATION/UNSATURABLE) MATERIAL.  
 LEVELS AT COMPLETION OF BULK EARTHWORKS WORK.  
 DETAILS OF SUB-GRADE TEST ROLLING (PROOF ROLLING).  
 TYPES/SOURCE OF FILL MATERIAL.  
 LOCATION LEVEL AND RESULT OF EACH COMPACTION TEST.  
 RECORD OF ALL ACTIONS TAKEN ON SITE.

**UNSATURABLE MATERIALS**

- 1. REFER TO GEOTECHNICAL ENGINEER, AS REQUIRED FOR DETERMINATION OF SUITABILITY OF MATERIAL WON ON SITE, OR BORROW PIT TO BE USED AS FILL MATERIAL.
- 2. ALL UNSATURABLE FILL SHALL BE EITHER REMOVED OR USED ORGANIC MAT FILL FROM BUILDING AND PAVEMENT AREAS TO AN 1.5M DEPTH TO ANY EARTHWORKS STOP TOPSOIL CONTAINING AS PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT APPROXIMATE DEPTH OF 0.3M. SPOIL MATERIAL IS DIRECTED BY THE MANAGER REMOVE, REHABILITATE OVER SATURATED MATERIALS AND ALL ORGANIC MATTER.

**TESTING/INSPECTIONS**

- 1. ALL TESTING OF EARTHWORKS SHALL BE DONE AT THE SUB-CONTRACTOR'S EXPENSE UNLESS NOTED OTHERWISE.  
 SHALL A SUB-GRADE OR PROOF ROLL INSPECTION FAIL, OR 2 ADDITIONAL INSPECTIONS BE REQUIRED FOR ANY REASON OUTSIDE THE SUB-CONTRACTOR WILL BEAR THE COSTS OF ANY SUBSEQUENT RE-INSPECTIONS UNLESS NOTED OTHERWISE.

**EARTHWORKS SEQUENCE**

- 1. INSTALL ALL VEGETATION PROTECTION, EROSION AND SEDIMENT CONTROL, AND SITE-SPECIFIC MEASURES PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 2. STRIP ALL TOPSOIL/ORGANIC MATERIAL FROM CONSTRUCTION AREA AND REMOVE FROM SITE OR STOCKPILE AS DIRECTED BY THE SUPERINTENDENT.
- 3. EXCAVATE MATERIAL AS INDICATED ON THE BULK EARTHWORKS PLAN.
- 4. PRIOR TO PLACING FILL, PROOF ROLL EXPOSED SUB-GRADE WITH AN 8 TONNE (MINIMUM) ROLLER OR WATER TRUCK TO DETECT THEN REMOVE SOFT SPOTS, REPLACE UNSATURABLE MATERIAL WITH SATURABLE GRANULAR MATERIAL AND COMPACT TO THE MINIMUM COMPACTION REQUIREMENTS LISTED (TO BE UNDERTAKEN IN THE PRESENCE OF A CIVIL GEOTECHNICAL ENGINEER).
- 5. GEOTECHNICAL ENGINEER TO UNDERTAKE SUB-GRADE COMPACTION TESTING TO LEVEL 1, AS PER AS 1998 (2010) AND PROVIDE COR VALUES FOR ADJUSTMENT TO PAVEMENT DESIGN.
- 6. FILLING IS TO BE PLACED AND COMPACTED IN MAXIMUM 300MM LAYERS AND TO THE MINIMUM COMPACTION REQUIREMENTS LISTED.
- 7. AFTER ALL BULK EARTHWORKS HAVE OCCURRED, PROOF ROLL THE FINISHED PAD LEVEL WITH AN 8 TONNE (MINIMUM) ROLLER OR WATER TRUCK TO DETECT, THEN REMOVE SOFT SPOTS, REPLACE UNSATURABLE MATERIAL WITH SATURABLE GRANULAR MATERIAL AND COMPACT TO THE MINIMUM COMPACTION REQUIREMENTS LISTED.

**SCOUR PROTECTION NOTES**

- 1. SCOUR PROTECTION IS TO BE PROVIDED AS A 200MM WARP DISTRIBUTION x 300MM DEEP (150MM IMP RAP PLACED ON A SINGLE LAYER OF GEOTEXTILE (BIOBIA OR EQUIVALENT)).
- 2. GRADING TO BE AS PER TABLE BELOW.

EQUIVALENT SPHERICAL DIAMETER (mm)	PERCENT BY WEIGHT BY RAP GRAF OF SMALLER SIZE
15 - 20 times $D_{75}$	100%
$D_{15}$	50%
0.3 $D_{15}$	30 - 40%

**TYPICAL EARTHWORKS EMBANKMENT NOTES**

- 1. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT THE SITE WORKS DO NOT COMPROMISE/UNDERMINE OR PLACE ADDITIONAL SURCHARGE ON ANY EXISTING STRUCTURES.
- 2. BATTER ANGLES MUST COMPLY WITH LOCAL AUTHORITY REQUIREMENTS AND ARE TO COMFORM TO THE ABOVE DIAGRAM.
- 3. ALL BATTERS SHALL BE PROTECTED FROM EROSION AND ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- 4. SHOULD THE ABOVE CONDITIONS NOT BE ACHIEVED, BARRISON MUST BE CONTACTED PRIOR TO ANY SITE WORKS BEING UNDERTAKEN.

**PAD AND FINISHED LEVEL NOTES**

- 1. ACTUAL FINISHED LEVELS SHOWN ON THIS PLAN ARE FOR THE SUB-CONTRACTOR'S GUIDANCE ONLY. ACTUAL FINISHED LEVELS SHALL BE SET-OUT IN ACCORDANCE WITH ARCHITECTURAL PLANS UNLESS ANY DISCREPANCIES TO BARRISON IMMEDIATELY.

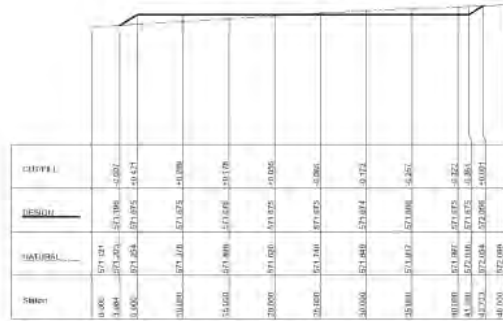


TYPICAL EARTHWORKS DETAIL (NOT SITE SPECIFIC)  
NOT TO SCALE

**BATTER ANGLES - SHORT TERM**

SLOPE - H:1 (H:200 1)	MATERIAL TYPE (REFER GEOTECHNICAL REPORT)					
	STABLE ROCK	SAND	SILT	TIERS LAY	SOFT LAY	SUBT SOILS
COMPACTED FILL	0.1	0.3	1.4	1.2	N/A	N/A
CUTTING	N/A	0.3	1.4	1.2	1.3	N/A

N/A = REFER TO GEOTECHNICAL REPORT FOR TREATMENT OF UNSATURABLE MATERIAL.  
ALL BATTER ANGLES ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY A GEOTECHNICAL ENGINEER.



Scale: Horizontal 1:250, Vertical 1:10

SECTION - C05

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Client: DE BEAUREPAIRE WINES  
 Project: PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGEOONG ROAD "DE BEAUREPAIRE WINES" RYLSIDE NSW 2849  
 Drawing Title: GENERAL BULK EARTHWORKS SPECIFICATIONS

Rev: 0  
 Date: 13/09/2022  
 Amendment: 1 - 13/09/2022 - ISSUED FOR DA REVIEW  
 2 - 29/09/2022 - ISSUED FOR DA

Design: EG  
 Checked: LM  
 Original Size: A1  
 Certification:  
 Drawing Number:  
 36209 - C06  
 Revision: B





**STORMWATER MANAGEMENT PLAN (ACCOMMODATION)**

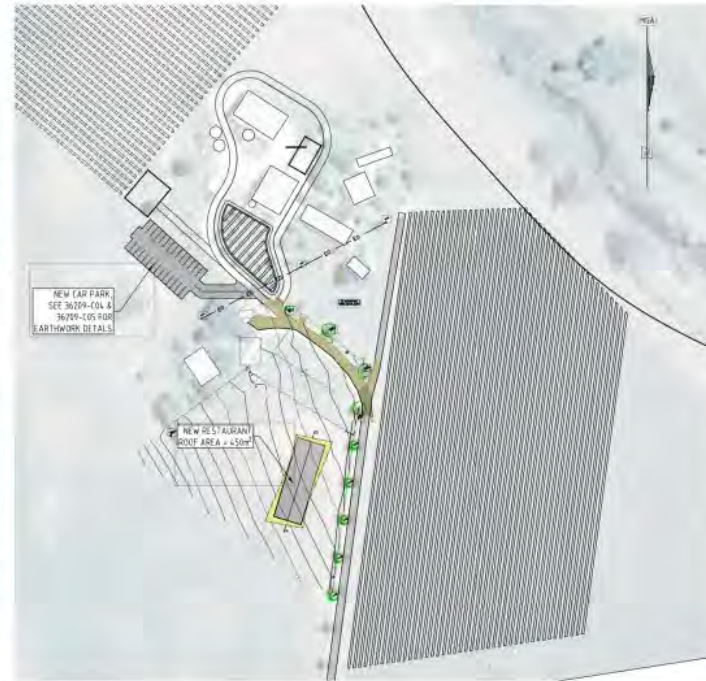
REDUCTION RATIO: 1:100 @ 1h  
 1:200 @ 1h

**STORMWATER ANALYSIS**  
 1 DESIGN CALCULATIONS AS PER AS3500.3-2015  
 2 RAINFALL INTENSITY FOR 5 MINUTES DURATION AND 5% AEP  $i_5 = 14.1 \text{ mm/hr}$

**HYDRAULIC ANALYSIS**  
 1 DESIGN CALCULATIONS AS PER AS3500.3-2015  
 A) PRE-DEVELOPED  
 - TOTAL APPLICABLE CATCHMENT AREA (A) =  $35 \text{ m}^2$   
 - RAINFALL INTENSITY ( $i_5$ ) =  $14.1 \text{ mm/hr}$  (5min 5% AEP)  
 - Cr = RUNOFF COEFFICIENT FOR ROOF AREA = 1.0  
 - Ar = TOTAL ROOF AREA =  $0 \text{ m}^2$   
 - Cp = RUNOFF COEFFICIENT FOR PERVIOUS GRASS AREA = 0.3  
 - Ap = TOTAL PERVIOUS GRASS AREA =  $35 \text{ m}^2$   
 - TOTAL FLOW  $Q_{\text{avg}} = (Cr \cdot Ar + Cp \cdot Ap) \cdot i_5 / 3600 = 0.43 \text{ l/s}$

B) POST-DEVELOPED FLOW  
 - TOTAL APPLICABLE CATCHMENT AREA (A) =  $35 \text{ m}^2$   
 - RAINFALL INTENSITY ( $i_5$ ) =  $14.1 \text{ mm/hr}$  (5min 5% AEP)  
 - Cr = RUNOFF COEFFICIENT FOR ROOF AREA = 1.0  
 - Ar = TOTAL ROOF AREA =  $35 \text{ m}^2$   
 - Cp = RUNOFF COEFFICIENT FOR PERVIOUS GRASS AREA = 0.3  
 - Ap = TOTAL PERVIOUS GRASS AREA =  $0 \text{ m}^2$   
 - TOTAL FLOW  $Q_{\text{avg}} = (Cr \cdot Ar + Cp \cdot Ap) \cdot i_5 / 3600 = 1.43 \text{ l/s}$

2. ON-SITE DETENTION  
 - OSD FOR 5% AEP:  $(1.43 \text{ l/s} - 0.43 \text{ l/s}) \cdot 60 \cdot 5 = 300 \text{ l}$   
 - PROVIDE RAINWATER TANK WITH MIN 300L OSD PER UNIT  
 - OUTFLOW =  $0.43 \text{ l/s}$



**STORMWATER MANAGEMENT PLAN (RESTAURANT)**

REDUCTION RATIO: 1:100 @ 1h  
 1:200 @ 1h

**STORMWATER ANALYSIS**  
 1 DESIGN CALCULATIONS AS PER AS3500.3-2015  
 2 RAINFALL INTENSITY FOR 5 MINUTES DURATION AND 5% AEP  $i_5 = 14.1 \text{ mm/hr}$

**HYDRAULIC ANALYSIS**  
 1 DESIGN CALCULATIONS AS PER AS3500.3-2015  
 A) PRE-DEVELOPED  
 - TOTAL APPLICABLE CATCHMENT AREA (A) =  $450 \text{ m}^2$   
 - RAINFALL INTENSITY ( $i_5$ ) =  $14.1 \text{ mm/hr}$  (5min 5% AEP)  
 - Cr = RUNOFF COEFFICIENT FOR ROOF AREA = 1.0  
 - Ar = TOTAL ROOF AREA =  $0 \text{ m}^2$   
 - Cp = RUNOFF COEFFICIENT FOR PERVIOUS GRASS AREA = 0.3  
 - Ap = TOTAL PERVIOUS GRASS AREA =  $35 \text{ m}^2$   
 - TOTAL FLOW  $Q_{\text{avg}} = (Cr \cdot Ar + Cp \cdot Ap) \cdot i_5 / 3600 = 5.51 \text{ l/s}$

B) POST-DEVELOPED FLOW  
 - TOTAL APPLICABLE CATCHMENT AREA (A) =  $450 \text{ m}^2$   
 - RAINFALL INTENSITY ( $i_5$ ) =  $14.1 \text{ mm/hr}$  (5min 5% AEP)  
 - Cr = RUNOFF COEFFICIENT FOR ROOF AREA = 1.0  
 - Ar = TOTAL ROOF AREA =  $35 \text{ m}^2$   
 - Cp = RUNOFF COEFFICIENT FOR PERVIOUS GRASS AREA = 0.3  
 - Ap = TOTAL PERVIOUS GRASS AREA =  $0 \text{ m}^2$   
 - TOTAL FLOW  $Q_{\text{avg}} = (Cr \cdot Ar + Cp \cdot Ap) \cdot i_5 / 3600 = 18.37 \text{ l/s}$

2. ON-SITE DETENTION  
 - OSD FOR 5% AEP:  $(18.37 \text{ l/s} - 5.51 \text{ l/s}) \cdot 60 \cdot 5 = 360 \text{ l}$   
 - PROVIDE RAINWATER TANK WITH MIN 360L OSD PER UNIT  
 - OUTFLOW =  $5.51 \text{ l/s}$

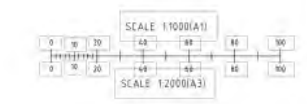


**LEGEND**

	EXISTING SUBJECT CADASTRAL BOUNDARIES
	EXISTING ADJOINING CADASTRAL BOUNDARIES
	EXISTING FENCE
	EXISTING GATE
	EXISTING UNDERGROUND WATER LINE
	EXISTING WATER METER
	EXISTING HYDRANT
	EXISTING UNDERGROUND SEWER LINE
	EXISTING SEWER MANHOLE
	EXISTING UNDERGROUND STOPWATER LINE
	EXISTING STOPWATER PIT
	EXISTING UNDERGROUND TELECOMS LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED GRAVEL PAVEMENT - SET 36209-C04

**NOTES**

- CONTOURS AND LEVELS SHOWN ARE FROM EXTERNALLY SUPPLIED CAD DATA. BARNSON TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- NO CADASTRAL BOUNDARIES, EASEMENTS, RESTRICTIONS OR ENCUMBRANCES HAVE BEEN REVIEWED BY BARNSON.
- SERVICE LOCATIONS AND DEPTHS SHOWN HEREON ARE FROM EXTERNALLY SUPPLIED CAD DATA. BARNSON TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. THE LOCATION OF AND DEPTHS OF ALL SERVICES SHOULD BE OBTAINED FROM SERVICE PROVIDERS LOCATED AND VERIFIED ON-SITE PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
- UNDERGROUND SERVICES MAY EXIST WHICH HAVE NOT BEEN SHOWN ON THIS PLAN.



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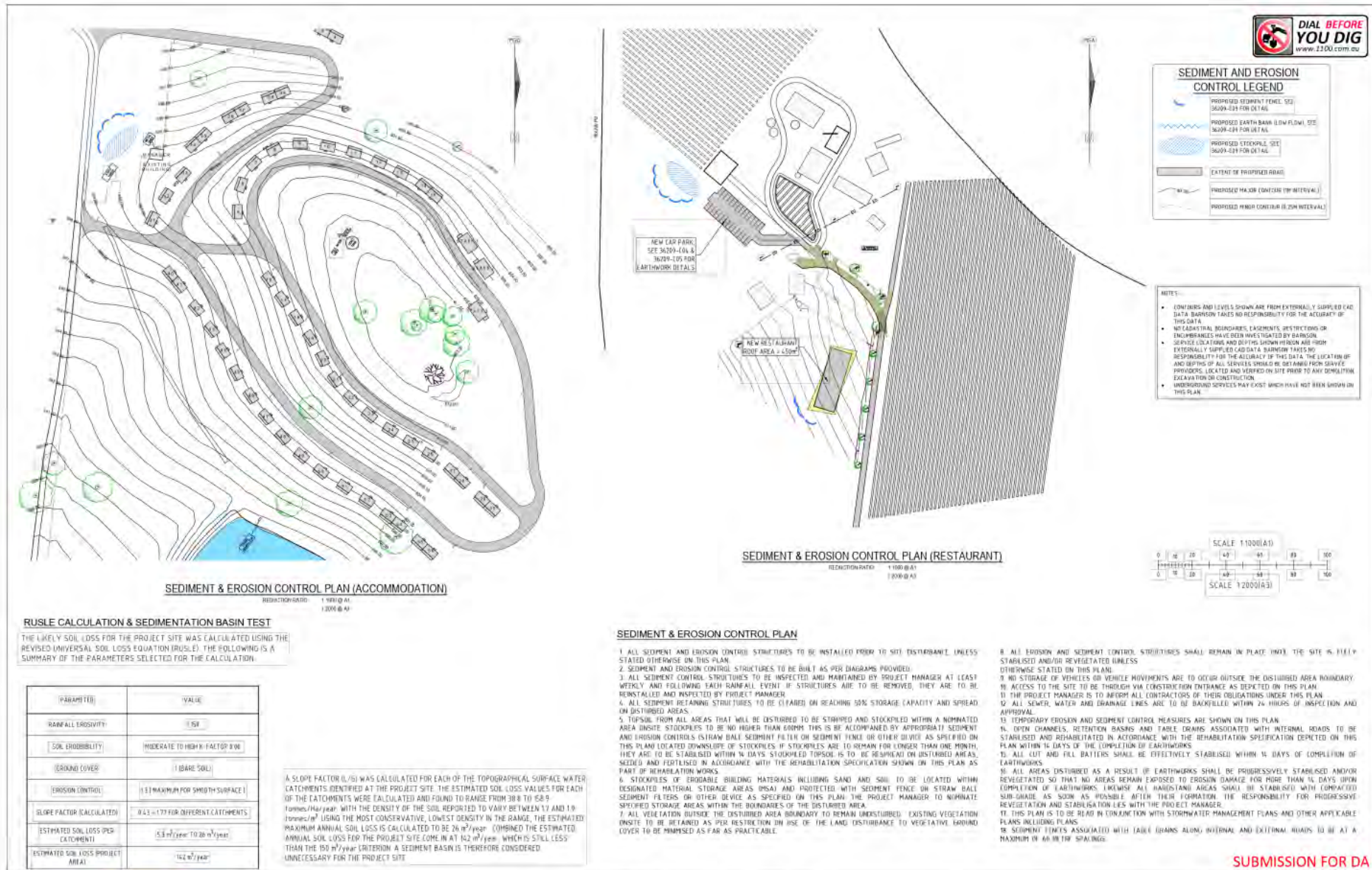
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**Client:** DE BEAUREPAIRE WINES  
**Project:** PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGEOG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
**Drawing Title:** PROPOSED STORMWATER MANAGEMENT PLAN

**Rev** | **Date** | **Amendment**  
 A | 13.06.2022 | ISSUED FOR CLIENT REVIEW  
 B | 19.08.2022 | ISSUED FOR DA  
 C | 02.09.2022 | SITE PLAN AMENDED  
 D | 27.09.2022 | ROAD EXPERTS AMENDED

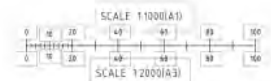
**Design:** EG | **Certification:**  
**Drawn:** AA  
**Check:** LM | **Drawing Number:** 36209 - C07 | **Revision:** D  
 Original Sheet Size = A1



**SEDIMENT AND EROSION CONTROL LEGEND**

- PROPOSED SEDIMENT FENCE, SEE 36209-018 FOR DETAIL
- PROPOSED EARTH BARR (LOW FLOW), SEE 36209-019 FOR DETAIL
- PROPOSED STOCKPILE, SEE 36209-020 FOR DETAIL
- EXTENT OF PROPOSED ROAD
- PROPOSED MAX. CR. (BASED ON INTERVALS)
- PROPOSED 1MGR CONTOUR (0.25M INTERVALS)

- NOTES:**
- CONTOURS AND LEVELS SHOWN ARE FROM EXTERNALLY SUPPLIED CAD DATA. BARNSON TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
  - NO CADASTRAL BOUNDARIES, EASEMENTS, RESTRICTIONS OR ENCUMBRANCES HAVE BEEN INVESTIGATED BY BARNSON.
  - SERVICE LOCATIONS AND DEPTHS SHOWN HEREON ARE FROM EXTERNALLY SUPPLIED CAD DATA. BARNSON TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA. THE LOCATION OF AND DEPTHS OF ALL SERVICES SHOULD BE DETERMINED FROM SERVICE PROVIDERS, LOCATED AND VERIFIED ON SITE PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
  - UNDERGROUND SERVICES MAY EXIST WHICH HAVE NOT BEEN SHOWN ON THIS PLAN.



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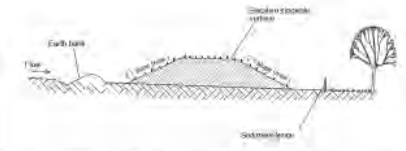
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**Project:** PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGEOING ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
**Drawing title:** PROPOSED SEDIMENT & EROSION CONTROL DETAILS

**Rev. Date:** Amendment  
A 03/09/2022 SHED FORMS  
B 02/09/2022 SITE PLAN AMENDED  
C 27/09/2022 ROAD EXTENSION AMENDED

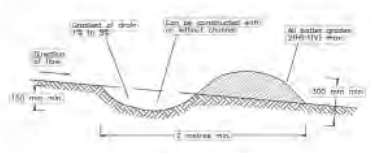
**Design:** EG  
**Drawn:** AA  
**Check:** LM  
**Original Sheet Size:** A1  
**Certification:**  
**Drawing Number:** 36209 - C08  
**Revision:** C



**Construction Notes**

1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

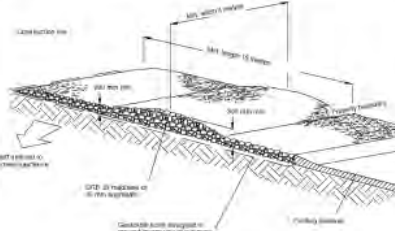
**STOCKPILES** SD 4-1



**Construction Notes**

1. Build with gradients between 1 percent and 5 percent.
2. Avoid removing trees and shrubs if possible – work around them.
3. Ensure the structures are free of projections or other irregularities that could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
5. Ensure the banks are properly compacted to prevent failure.
6. Completely permanent or temporary stabilisation within 10 days of construction.

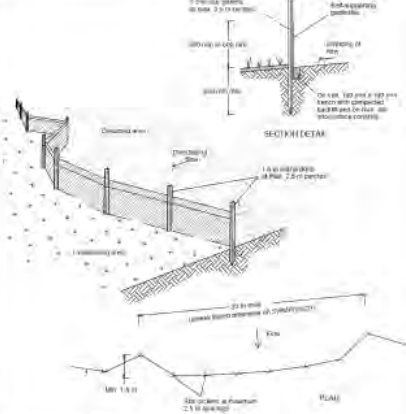
**EARTH BANK (LOW FLOW)** SD 5-5



**Construction Notes**

1. Strip the topsoil, level the site and compact this subgrade.
2. Cover the area with needle-punched geotextile.
3. Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

**STABILISED SITE ACCESS** SD 6-14



**Construction Notes**

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope face of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

**SEDIMENT FENCE** SD 6-8

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**Client:** DE BEAUREPAIRE WINES  
**Project:** PROPOSED RESTAURANT & ACCOMMODATION UNITS, 182 CUDGEGONG ROAD "DE BEAUREPAIRE WINES" RYLSTONE NSW 2849  
**Drawing title:** PROPOSED SEDIMENT & EROSION CONTROL DETAILS

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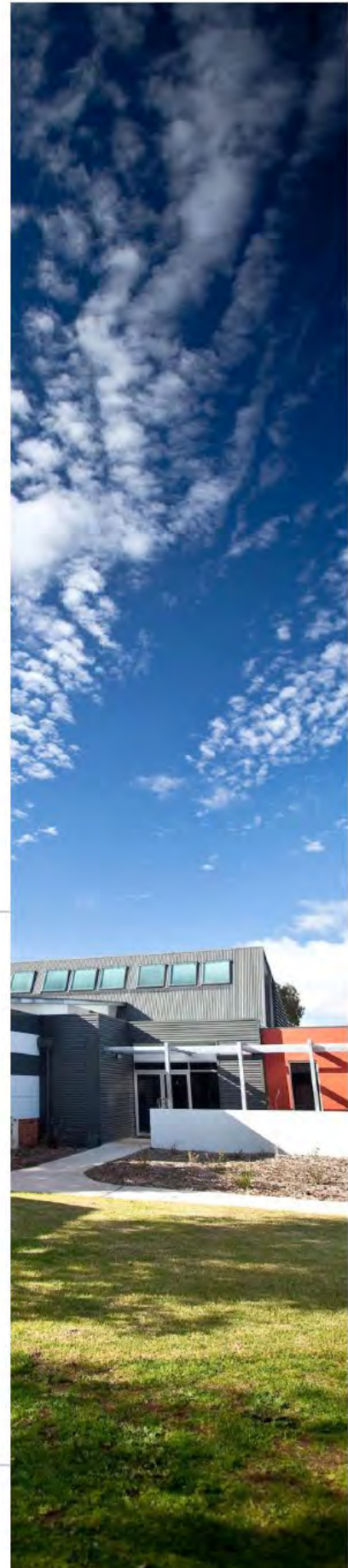
## Preliminary Site Contamination Assessment

De Beaurepaire Wines  
182 Cudgegong Road  
Rylstone, NSW

(Our Reference:36209 ER01)

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<b>Project Name:</b>	Preliminary Site Contamination Assessment - De Beurepaire Wines 182 Cudgegong Road Rylstone, NSW
<b>Client:</b>	TSR Property Solutions
<b>Project No.</b>	36209
<b>Report Reference</b>	36209 ER01
<b>Date:</b>	23/06/2021
<b>Revision:</b>	Final

Prepared by:	Reviewed by:
	
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## EXECUTIVE SUMMARY

Barnson was engaged by TSR Property Solutions (the Client), on behalf of their client De Beaurepaire Wines to undertake a preliminary contaminated site investigation in support of further commercial development of the property at 182 Cudgegong Road Rylstone, NSW.

The Client is proposing the development of hospitality and tourist accommodation at two separate development areas on the Subject Site. The investigation had as its objectives to identify contamination issues that may affect the suitability of the respective development areas for the proposed future use and assess the need for possible further investigations, remediation or management of any contamination issues identified.

The investigation was based on a desktop review of information available for the Subject Site, as well as the findings of a site inspection and confirmatory sampling and analysis of surface soils collected at the respective development areas.

A review of the available historical information, including contaminated sites databases, indicated no recorded activities with the potential to significantly contaminate the site.

Although the potential for *significant* environmental contamination to be present across the site was concluded to be low, activities associated with the current and historical use of the Subject Site were identified as having a potential to contaminate surface soil. The following potential sources and areas of contamination were identified:

- Historical livestock farming and grazing activities;
- Historical feed-crop cultivation; and
- Use of motorised vehicles and equipment.

A site inspection, supplemented with confirmatory sampling and analysis, was conducted to determine the presence and significance of potential contamination associated with the identified sources.

Based on the findings of the desktop review and site investigation it can be stated with a reasonable level of confidence that the areas identified for the proposed development of the hospitality and tourist accommodation are suitable for this intended land use. This finding is supported with analytical results of surface soil samples collected at the respective development areas, in which no contaminants were detected above human health-risk based and ecological risk screening criteria.



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## APPENDICES

- Appendix A – Development plan drawings
- Appendix B – Chain of Custody and Laboratory Report



## 1.0 INTRODUCTION

### 1.1 Background

Barnson was engaged by TSR Property Solutions (the Client), on behalf of their client De Beaurepaire Wines to undertake a preliminary site contamination investigation in support of the further commercial development of the property at 182 Cudgegong Road Rylstone, NSW (hereafter referred to as the Subject Site).

The Client is preparing a planning proposal to Mid-Western Regional Council for portions of the Subject Site to be developed for hospitality and tourist accommodation purposes.

In accordance with the State Environmental Planning Policy 55 (Remediation of Land) the consent authority determining a development application must determine if land is contaminated and, if so, whether it is suitable for the intended purpose or require remediation.

In order to fulfil this requirements Barnson undertook a Preliminary Site Investigation (PSI) of the Subject Site in support of a future Development Approval under NSW Environmental Planning and Assessment Act (1979).

### 1.2 Objectives

The objectives of the investigation are:

- Identify contamination that may affect the site's suitability for residential development, and;
- Assess the need for possible further investigations, remediation or management of any contamination identified.

### 1.3 Scope of Work

To meet the objectives, Barnson completed the following scope of work:

- Site identification including a review of site history, site condition, surrounding environment, geology and, where available, hydrogeology.
- Desktop review of site history and assessment of potential sources of contamination.
- Development of a Conceptual Site Model (CSM) with information gathered from the data review and site inspection.
- Site inspection to assess site conditions.
- Collection of confirmatory soil samples and analysis to determine nature of possible contamination.
- Provide conclusions as to the suitability of the site for the intended future land use.
- Preparation of a report.



## 1.4 Purpose of this report

The purpose of this report is to document, with cognisance of the Guidelines for Consultants Reporting on Contaminated sites (NSW EPA, 2020), works undertaken, in accordance with the scope of works as described in Section 1.3, results of the desktop review and site inspection, and recommendations for further actions required to determine fitness of the site for use.

## 1.5 Assumptions and Limitations

The following assumptions have been made in preparing this report:

- The future use of the site will be for commercial hospitality and tourist accommodation purposes. The most sensitive of these proposed future uses is tourist accommodation, which the purpose of the assessment, is accepted to be similar in nature to residential land use. This assumption forms the basis for the conceptual site model (Section 5.0).
- All information pertaining to the contamination status of the site has been obtained through public record searches, a preliminary site inspection and analysis of confirmatory samples collected at the Subject Site. All documents and information in relation to the Subject Site, which were obtained from public records, are accepted to be correct and has not been independently verified or checked.

It should be recognised that even the most comprehensive site assessments may fail to detect all contamination on a site. This is because contaminants may be present in areas that were not previously surveyed or sampled or may migrate to areas that showed no signs of contamination when sampled. Investigative works undertaken at the subject site by Barnson identified actual conditions only at those locations in which sampling and analysis were performed. Opinions regarding the conditions of the site have been expressed based on historical information and analytical data obtained and interpreted from previous assessments of the site. Barnson does not take responsibility for any consequences as a result of variations in site conditions.

## 2.0 SITE DESCRIPTION

### 2.1 Site Identification

Table 2.1 present a summary of the available information pertaining to the identification of the Subject Site. The Subject Site is comprised of a single Lot (Lot 1 DP 879337) zoned for primary production (RU1). Figure 2.1 presents a map indicating the location of the Subject Site.

Table 2.1: Summary of Subject Site identification details.

Information	Details
Site address	182 Cudgegong Road Rylstone, NSW 2849
Lot and Deposited Plan No.	Lot 1 DP 879337
Zoning	RU1 – Primary Production
Local Government Area	Mid-Western Regional Council

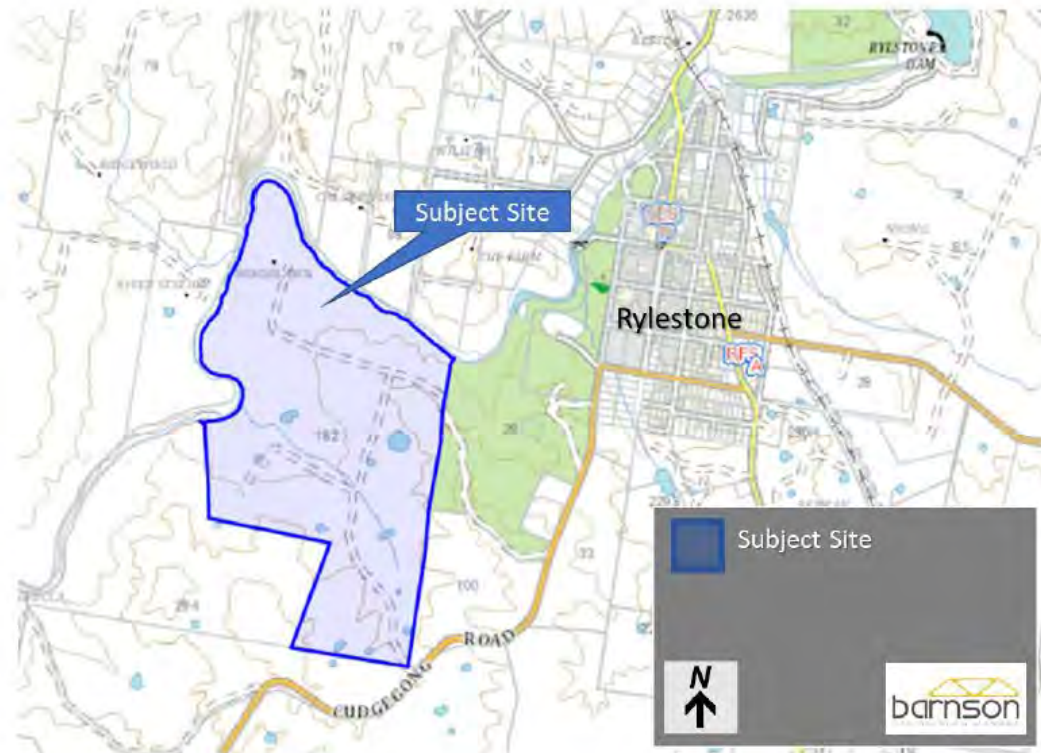


Figure 2.1: Location of the Subject Site.

## 2.2 Layout and Features

The Subject Site is used for agricultural purposes (viticulture) and is largely unoccupied except for a homestead, cottage and cellar door, as well as facilities for the manufacture and storage of wine.

The Subject Site fronts onto Cudgong Road to the south-east and is bounded in the north and north-west by the Cudgong River. The Subject site includes several areas planted with different cultivars of grape vines with the remainder covered with maintained pasture grass and there are a number of earthen farm dams present in the different paddocks on the property.

Figure 2.2 presents a map of the Subject Site with the different components of the site indicated. The basic layout of the Subject Site is supplemented with photographs showing the different elements (Figure 2.3 to Figure 2.5).

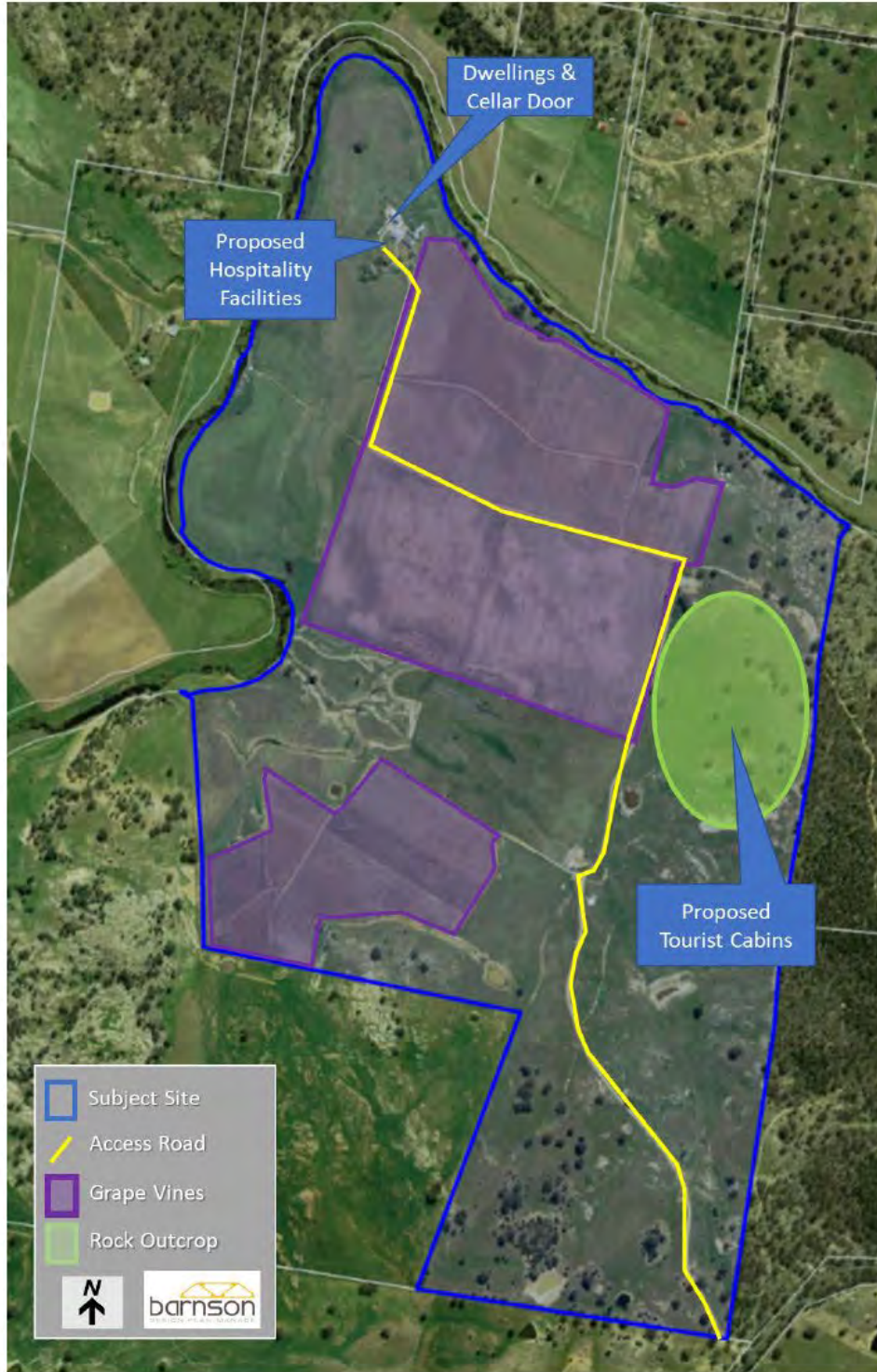


Figure 2.2: Existing Subject Site layout.



Figure 2.3: Photo A – De Beaurepaire Wines cellar door and tasting rooms.



Figure 2.4: Photo B – photo across the section of the site identified for development of hospitality facilities.



Figure 2.5: Photo C – View from top of rock outcrop identified for development of tourist accommodation.

### 2.3 Proposed Development

The proposed development of the Subject Site involves the establishment of tourist accommodation and hospitality facilities (restaurant and function room). The proposed tourist accommodation will take the form of cabins placed along the slope of a rock outcrop near the eastern boundary of the Subject Site. Future plans for this area of the Subject Site may include a wellness centre facility at the top of the rock outcrop.

The restaurant and function facility are planned for location south of the existing cellar door. The development will take the form of interconnected buildings (approximately 300m<sup>2</sup>) which will include kitchen, dining and function room, an access road, pathways and landscaping.

Site layout plans showing the location and layout of the proposed facilities and accommodation are attached as Appendix A.



### 3.0 SITE SETTING

#### 3.1 Geology

A review of the 1:1000000 Geology map of Mudgee (refer to Figure 3.1) shows that geologically, the Subject Site is underlain by Cainozoic age units of quaternary alluvial silt, clay and sand. The rocky area in the east of the Subject Site is underlain by the later (Permian age) Rylestone volcanics consisting of pyroclastic rocks, tuffaceous sandstone and volcanic breccia/conglomerate.



Figure 3.1: Mudgee 1:100000 geology map showing the location of the Subject Site

An examination of the Geological Survey of NSW maps of Naturally Occurring Asbestos (accessed on 15 April 2021), shows that the geological units underlying the Subject Site has no asbestos potential.

#### 3.2 Soils

The Subject Site is mapped within the Rylestone soil landscape. In the Rylestone landscape the dominant soil type is described as dull yellowish-brown fine sandy loam, which originate from the weathering of the local rhyolite and dicatic tuff, as well as colluvial and alluvial sediments. The soils are described as low fertility with low waterholding capacity and high erosion hazard.



The Atlas of Australian Acid Sulfate Soil has the subject site in an area of 'very low' probability of occurrence (a 0-5% chance of occurrence).

### 3.3 Topography and Drainage

The portion of the Subject Site where the development of a restaurant and function facility is planned, gently slopes in a south westerly direction toward the Cudgegong River. The rocky outcrop where the cabins are planned is sloped away in all directions from the hill in the centre. Surface water runoff is therefore expected to move down slope in all directions where it will likely be channelled mainly in a north easterly direction down the slope in the east of the site and in a south westerly direction in the west.

The closest natural water body to the Subject Site is the Cudgegong River, which forms the northern and north-eastern boundary of the Site.

### 3.4 Groundwater Resources

A review of existing groundwater bore records (WaterNSW, 2021) indicate no registered groundwater bores inside the boundary of the Subject Site. Off-site, the closest registered bores are within the town of Rylestone approximately 4 km to the east.

A description of the hydrological alluvial plain landscape of the region indicates that depth to groundwater may range from 2 to 30 m with a depth of 20m typical. The sandy soils underlying the proposed restaurant and function facility are well drained and have a moderate to high hydraulic conductivity. Any soluble contamination in this area is therefore expected to reach groundwater resources. The Mid-Western Regional Council Local Environmental Plan (MWRC LEP, 2012) show the Subject Site inside a zone of groundwater vulnerability (Figure 3.2).

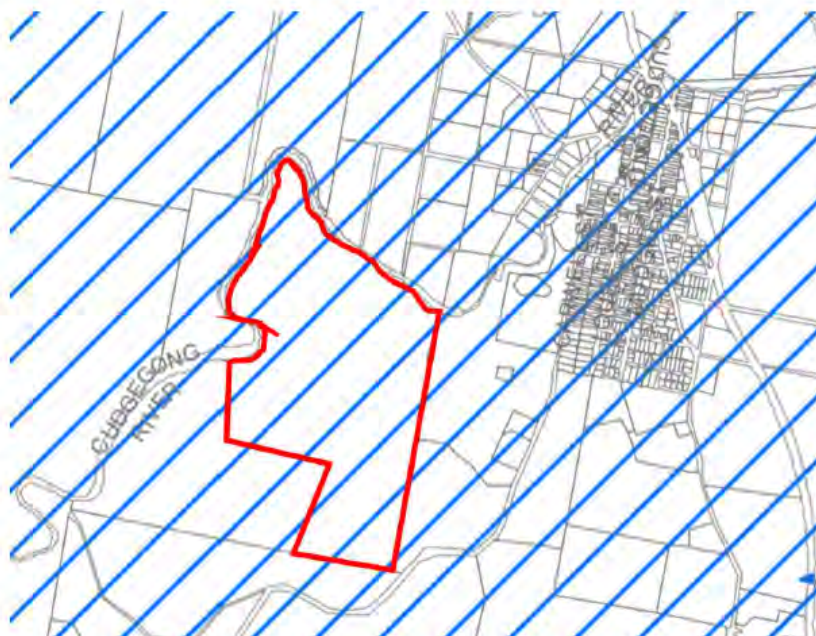


Figure 3.2: Mapped groundwater vulnerability at the Subject Site.





## 4.0 SITE HISTORY

### 4.1 Historical Land Use

Historical aerial images show that the Subject Site has been used for agricultural activities, mainly livestock grazing, for an extended period of time prior to the planting of the grape vines by the current owner, some 30 years ago. The Subject Site is largely unoccupied, with the only development being around the original homestead with the addition of the winemaking and storage infrastructure and the cellar door. A number of dams are also established in different areas of the site.

### 4.2 Historical Record of Site Contamination

Datasets maintained by the Office of Environment and Heritage (OEH) including notices under CLM Act, POEO Environment Protection License Register and environmental incidents were reviewed.

- **List of NSW contaminated sites notified to EPA** – The sites appearing on the OEH "List of NSW contaminated sites notified to the EPA" indicate that the notifiers consider that the sites are contaminated and warrant reporting to EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review information before it can make a determination as to whether the site warrants regulation. A search of the listing returned no record for the Subject Site.
- **Contaminated Land Record of Notices** – A site will be on the Contaminated Land Record of Notices only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*. A search of the register in April 2021, returned no record for the Subject Site and indicated no listings for any site within a radius of 1,000m.

There is further no record of the Subject Site or any site within a radius of 1,000m from the Site, in any of the following databases:

- Former Gasworks database
- EPA PFAS Investigation Program
- Defence PFAS Investigation & Management Program
- Airservices Australia National PFAS Management Program
- Defence 3 Year Regional Contamination Investigation Program

### 4.3 Previous Site Investigations

No information relating to any previous assessment of contamination at the Subject Site was available for review.



## 5.0 CONCEPTUAL SITE MODEL

### 5.1 General

The conceptual site model (CSM) is intended to provide an understanding of the potential for contamination and exposure to contaminants within the investigation areas. The CSM draws together the available historical information for the site, with site specific geological, hydrogeological and hydro-geochemical information to identify potential contaminants, contamination sources, migration and exposure pathways and sensitive receptors.

### 5.2 Sources

The identification of sources presented here is based on the review of available historical information and photographs, as well as an understanding of current conditions at the Subject Site. The following is a summary of the potentially contaminated areas and sources of contamination identified:

- Historical farming activities.

Both areas of the Subject Site identified for the hospitality and tourist accommodation development have historically been used in the operation of livestock farming activities. Potential sources of contamination associated with these activities include animal pens and yards, as well as the disposal of animal wastes. Activities associated with the management of animal health, including dip or spraying for the control of parasites could further result in localised contamination. Potential contaminants include pesticides, hydrocarbons, heavy metals, and elevated nutrients.

- Cropping and feed production.

Historical use of the Subject Site for livestock production may have included periodic feed crop cultivation, specifically in the proposed development area near the current Cellar Door. Crop farming in low fertility soils likely required the use of chemicals such as fertilisers and pesticides in the maintenance of the crops. Potential contaminants associated with these chemicals include heavy metals, organochlorine and organophosphate pesticides. Intensive use of fertiliser can also lead to the build-up of heavy metals in surface soil particularly zinc and cadmium, depending on the type and source of the fertiliser.

The areas of the Subject Site identified for the hospitality and tourist accommodation development has never been planted with grape vines. Contaminants associated with pest and fungus control of vineyards is therefore not considered relevant to either of these areas.

- Vehicles and equipment.

Operation of farm often involves the use of motorised vehicles and equipment used for a variety of applications such as transport, earth moving or pumping water. The use, storage, maintenance and refuelling of the equipment and vehicles has the potential to contribute to localised contamination of surface soils.

- Use of unclassified fill or uncontrolled disposal of waste.



There is no evidence to suggest that significant quantities of fill material have ever been imported to the Site for levelling or construction purposes. The Subject Site is further fenced and it is unlikely that large quantities of domestic or demolition waste would have been illegally disposed of at the Site. Foreign or potentially hazardous materials or wastes are therefore not considered a potential source of contamination.

### 5.3 Contaminants of Potential Concern

Considering the potential sources relevant to the Subject Site, a wide variety of contaminants may be present. With the historical agricultural activities considered the primary potential source of contamination, the residues of agricultural chemicals such as pesticides and fertilisers are accepted as the most likely contaminants. Of interest here are chlorinated organic compounds which historically have been widely used as insecticides, fungicides, herbicides and soil fumigants in agriculture and which are stable enough in the environment (persistent) to remain in soil for extended periods of time. Inorganic compounds that contain heavy metal including arsenic, copper, lead and mercury were also historically used as pesticides, particularly in the control of external parasites on livestock. The use of fertiliser, although not commonly considered a source of soil contamination, potentially could lead to a build-up of heavy metals such as cadmium in soils in areas where it has been extensively applied.

The potential presence of fuels and lubricants are further potentially relevant to the on-site storage, maintenance or movement of vehicles and equipment in the operation of the farm.

Based on this understanding of the site history and activities, the contaminants of potential concern identified for the investigation of the Subject Site include:

- pesticides (organochlorines, organophosphates);
- hydrocarbons (mainly fuel and lubricants); and
- heavy metals (As, Cd, Cr, Cu, Pb, Hg, Ni and Zn)

### 5.4 Pathways

The primary pathways by which receptors could be exposed to the contaminants outlined above include:

- Inhalation of dust or vapours.
- Dermal contact with contaminated soils.
- Incidental ingestion of contaminated soils.
- Surface runoff, sediment transport and discharge to surface waters.
- Vertical and horizontal migration of contamination through the soils into the underlying groundwater.

Of the listed potential pathways, the significant contamination of water resources through infiltration is considered the most unlikely. Although the Subject Site is indicated as a groundwater vulnerable zone, the depth to groundwater at the site is likely >10m. This depth to groundwater and the slope of the site would most likely limit vertical migration of any contaminants which may be entering the surface soil from above.



## 5.5 Receptors

Potential receptors may include:

### *Human receptor populations*

- Residents of the Subject Site, owners and workers that permanently reside at the Subject Site.
- Visitors to the site (e.g. members of the public visiting the restaurant, function venue and tourist accommodation); and
- Workers involved in the construction of the proposed hospitality or tourist accommodation.

### *Environmental Receptors*

- Local drainage channels and receiving surface water bodies; and
- Groundwater resources beneath the site (negligible likelihood of contamination expected).

## 5.6 Potential for Contamination

The Subject Site is not listed in any of the contaminated land databases. Based on the results of the desktop assessment, the overall likelihood for *significant* chemical contamination to be present within the two identified development areas of the Subject Site is considered to be low.

Although former land use and activities at the site is reasoned to have a potential for contaminating surface soils, the type and quantity of contaminants introduced through this land use is not expected to have led to significant contamination.

## 6.0 SITE INSPECTION

### 6.1 General

The objective of the investigation is to determine whether there are any environmental risks associated with the Subject Site that could affect the proposed future development and would require further investigation or action to render the development areas suitable for its intended use.

The desktop evaluation of the history and current use of the Subject Site did not identify any significant risks in this regard but did identify both historical and current land use activities that could contribute to contamination of the surface soils.

Barnson conducted an inspection of the Subject Site on 1 April 2021. The purpose of the site inspection was to verify the findings of the desktop assessment, as well as to collect confirmatory samples of soil from areas of the Subject Site where development is proposed or contamination is suspected.

Based on the findings of the CSM the inspection and sampling were focussed on the surface soils (50-300mm) in the two areas of the Subject Site identified for further development (see Appendix A).

During the site inspection the following observations were made:



- The Subject Site is fenced and there are several informal vehicle paths traversing the site. There is one access from Cudgegong Road, which is uncontrolled to allow unrestricted access for visitors to the cellar door.
- All accessible open ground and prominent features associated with each of the proposed development areas were inspected. The site inspection was limited to the development areas as indicated on the design plans attached as Appendix A. In addition to the development areas two future development areas near the current cellar door were also included in the investigation.
- The area identified for development of the restaurant and function facility is fenced and adjoins a residential dwelling (homestead) to the north-west (see Figure 6.1). The area is currently unoccupied and is mainly utilised as overflow parking for patrons to the cellar door. Figure 6.1 shows the area used for overflow parking as well as the broken gate on the entrance to the development area. The area is maintained, and the grass appears to be mowed periodically.



Figure 6.1: Restaurant and function facility development area.

- At the time Barnson conducted the site inspection, both the development areas were covered with vegetation in the form of pasture grass and trees (see Figure 2.4 and Figure 2.5).



No visible discoloration or staining of open ground or soil, and no obvious discoloration or irregularities in the occurrence of vegetation was observed during the site inspection.

- The site plan (see Appendix A) includes two areas near the cellar door that are identified as future vegetable gardens. The larger of the two areas, to the north-east of the cellar door, is an unoccupied cleared area of land adjoining one of the vineyards (see Figure 6.2). The smaller area south-west of the cellar door is currently an area of maintained lawn that forms part of the gardens of the cellar door (see Figure 6.3).



Figure 6.2: Future vegetable garden area north-east of cellar door

- The development plans indicate the location of a proposed future winery to the west of the existing winery packing store. This location is currently covered with turf and trees (see Figure 6.4) and includes stockpiles of timber mulch and grass clippings (see Figure 6.5).



Figure 6.3: Future vegetable garden area south-west of cellar door.



Figure 6.4: Identified area for future winery.



**Figure 6.5:** Mulch and garden refuse stockpiles.

- The area identified for development of the tourist cabins is an uneven outcrop of volcanic rock, occupied by a single concrete dam (see Figure 6.6). At the entrance to the development area, there is a livestock yard and two storage sheds (see Figure 6.7).



**Figure 6.6:** Concrete dam and fill stockpile at the top of the rocky outcrop.





Figure 6.7: Livestock yards and sheds near entrance to the cabins development area.

- There are two stockpiles of sandy soil, close in appearance to the sandy silt surface soils in other areas of the Subject Site, located at the top of the rocky outcrop (see Figure 6.6). The stockpiles of soil were carefully inspected but no foreign materials (e.g. waste and demolition rubble) or potentially hazardous materials (e.g. asbestos) were observed.
- No general waste or any demolition waste was observed in any area of the Subject Site during the site inspection.

## 6.2 Confirmatory Sampling

The purpose of collecting confirmatory samples as part of the site inspection is to determine if any of the potential contaminants identified from the CSM are present. The samples are not intended for statistically valid characterisation or quantification of contamination levels. The collection of surface soil samples at the site was therefore focussed firstly on areas where the proposed developments will be located and secondly where contamination of the surface soil could most likely have occurred.

At the restaurant and function facility development area. Samples were collected in the area of the site used for overflow parking, as well as from the area where the proposed building is to be placed. Samples of soil were further collected from the areas identified for future vegetable gardens. At the tourist accommodation development area, samples of surface soil were collected from the areas currently occupied by the cattle yards and sheds near the entrance to the area, from the slopes of the rocky outcrop both on the north and south sides where cabins are



proposed, as well as from the stockpiles of soil at the top of the rocky outcrop. Figure 6.8 and Figure 6.9 presents a map of the two development areas with the locations of the surface soil samples indicated. Several discrete samples of soil were collected from each development area, some of which were combined to create a composite sample for analysis. Table 6.1 is a summary description of the collected samples and indicates which samples were combined for analysis.

**Table 6.1 – Summary of sample details.**

Reference in Figure 6.8	Description	Composite sample number submitted for analysis
1a-1c	Surface soil (50-300mm) samples collected from areas around cattle yards and storage sheds	Composite sample prepared of sample 1a-1c, submitted as composite sample <b>DBP1</b> for analysis.
1d-1g	Surface soil (50-300mm) samples collected from south-western side of rock outcrop.	Composite sample prepared of sample 1d to 1g, submitted as composite sample <b>DBP4</b> for analysis.
1h-1k	Surface soil (50-300mm) samples collected from north-eastern side of rock outcrop.	Composite sample prepared of sample 1h to 1k, submitted as composite sample <b>DBP5</b> for analysis.
1l	Soil sample collected from stockpile of soil at top of rocky outcrop.	Sample submitted as <b>DBP7</b> for analysis.
2a-2c	Surface soil (50-300mm) samples collected from area identified for location of restaurant.	Composite sample prepared of sample 2a to 2c, submitted as composite sample <b>DBP9</b> for analysis.
2d and 2e	Surface soil (50-300mm) samples collected from 2 areas identified for future vegetable gardens.	Composite sample prepared of sample 2d and 2e, submitted as composite sample <b>DBP11</b> for analysis.
2f	Surface soil (50-300mm) sample collected from area identified for future location of winery.	Sample 2f marked as <b>DBP13</b> for analysis.



Figure 6.8: Locations of confirmatory surface soil samples from the area proposed for development of tourist accommodation.



**Figure 6.9:** Locations of confirmatory surface soil samples from the area proposed for development of the restaurant and function facilities, as well as future vegetable garden and winery.

The pattern followed for the soil sampling can be described as Judgement Sampling, where points are selected on the basis of the investigator’s knowledge of the proposed land use and likely distribution of contaminants at a site. It is an efficient sampling method for confirmatory sampling that utilises knowledge of the site history and field observations to direct sample collection (NSW EPA, 1995).



The individual samples collected were combined in a 5 litre bucket, as presented in Table 6.1, and transferred to the Barnson office in Mudgee for sub-sampling and laboratory submission. The volume of soil in each bucket was reduced by following a 'cone-and-quarter' technique. The increments in each bucket were thoroughly mixed by heaping into a cone and turning the cone over to form a new cone until the operation has been carried out three times. The heap is flattened and quartered along two diameters which intersect at a right angle in the centre of the cone (see Figure 6.10).



Figure 6.10: Cone and quartering.

One pair of diagonally opposite quarters are removed and the remainder is scooped into a cone and the procedure repeated until a mass of sample sufficient to fill a 250ml glass jar is produced (see Figure 6.11).

The glass jars were filled, marked as indicated in Table 6.1, placed in a thermally isolated container with ice bricks and transferred to the analytical laboratory. All samples were submitted to the Australian Laboratory Services Pty Ltd (ALS), laboratory in Mudgee, for determination of the following parameters:

- metallic element (cadmium, chromium, copper, lead, nickel and zinc) concentrations, including arsenic and mercury in soil;
- extraction with organic solvent and analysis of Total Recoverable Hydrocarbons (TRH) fractions C6 to C40, benzene, toluene, ethylbenzene and total xylene (BTEX), Polycyclic Aromatic Hydrocarbons (PAHs), polychlorinated biphenyls (PCBs);
- extraction with organic solvent and analysis of Organochlorine (OCP) and Organophosphorus (OPP) Pesticides; and asbestos



Figure 6.11: Sample volume reduction.

Although there is no reason to believe that asbestos contamination may be present in the surface soils of the Subject Site, the composite surface soil samples collected from both development areas were analysed for the presence of asbestos fibres. The ALS laboratory is NATA accredited for all the analysis indicated above.

### 6.3 Analytical Results

The ALS laboratory report for the samples is attached as Appendix B. The laboratory report indicates that only metallic elements, were detected in the surface soil samples. In all of the surface soil samples, the concentrations of hydrocarbons (polycyclic aromatic compounds), petroleum and alkane fractions as well as persistent pesticide and herbicide compounds are indicated as below the limits of detection.

The metals detected include chromium (Cr), copper (Cu), lead (Pb), nickel (Ni), and zinc (Zn). Concentrations of, arsenic, cadmium and mercury were all below detection. The laboratory report further indicate that no asbestos fibres were detected in the sample submitted for analysis. Table 6.2 presents a summary of the analytical results for the elements detected.



**Table 6.2 – Summary of metal and metalloid concentrations detected in surface soil samples from the Subject Site.**

Element	DBP1	DBP4	DBP5	DBP7	DBP9	DBP11	DBP13
mg.kg <sup>-1</sup>							
Arsenic (As)	<5	6	6	<5	<5	<5	<5
Cadmium (Cd)	<1	<1	<1	<1	<1	<1	<1
Chromium (Cr)	6	7	6	4	6	4	4
Copper (Cu)	<5	<5	<5	<5	<5	<5	11
Lead (Pb)	8	12	8	6	10	10	20
Mercury (Hg)	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel (Ni)	4	3	3	<2	<2	<2	2
Zinc (Zn)	15	40	24	24	10	20	50

#### 6.4 Analytical Data Quality

Samples were collected in new, clean containers using cleaned equipment and were placed in glass jars provided by the laboratory that were refrigerated after filling and transported in an insulated container to the laboratory. Chain of custody was recorded for all samples. A copy of the signed sheet is attached as Appendix B.

The analyses were undertaken at a NATA accredited laboratory. The laboratory quality control procedures in the form of duplicates as well as analyte and surrogate spikes were applied to all contaminant classes analysed. The results reported for the duplicate is within the Relative Percent Difference range of the acceptance criteria for a duplicate sample. The analyte spike recoveries reported for the different sets of organic analytes are indicated as within the acceptance criteria (see Appendix B).

All media appropriate to the objectives of this investigation have been adequately analysed and no area of significant uncertainty exist. It is concluded the data is usable for the purposes of the contaminated site investigation.

## 7.0 ASSESSMENT

### 7.1 Assessment Criteria - Human Health and Environmental Risk

Screening for human health and ecological risk, utilises published human health investigation levels (HILs) and ecological screening and investigation levels (ESLs & EILs) from the National Environment Protection (Assessment of Site Contamination) Measure (NEPC, 1999) to identify contaminant concentrations in soil that may pose a risk to future residents, people visiting the site, or to ecological receptors.



HILs are scientifically based, generic assessment criteria designed to be used in the screening of potential risks to human health from chronic exposure to contaminants. HIL's are conservatively derived and are designed to be protective of human health under the majority of circumstances, soil types and human susceptibilities and thus represent a reasonable 'worst-case' scenario for specific land-use settings. The HILs selected for evaluation of the proposed development areas are those derived for a standard residential scenario (HIL-A) and assumes a residential land use with garden/accessible soil (home grown produce <10% fruit and vegetable intake, and no poultry).

The residential land use category is appropriately conservative and is suitable for the assessment of land intended for tourist accommodation, the public open space at the restaurant as well as the proposed future vegetable gardens and winery.

Although the primary concern in most site assessments is protection of human health, the assessment should also include consideration of ecological risks and protection of groundwater resources that may result from site contamination. EILs provide screening criteria to assess the effect of contaminants on a soil ecosystem and afford species level protection for organisms that frequent or inhabit soil and protect essential soil processes.

Ecological investigation levels (EILs) have been derived for common metallic contaminants in soil. The values selected for the evaluation of the heavy metals detected in the soil samples from the Subject Site considers the physicochemical properties of soil and contaminants and the capacity of the soil to accommodate increases in contaminant levels above natural background while maintaining ecosystem protection for identified land uses.

Table 7.1 presents a summary of the health-risk based criteria and ecological investigation levels selected for assessment of the detected metal concentrations.

**Table 7.1: Human health and ecological risk screening levels for metals.**

Element	Health-based Investigation Levels	Ecological Investigation Levels (EIL)
	HIL A Residential mg.kg <sup>-1</sup>	Residential mg.kg <sup>-1</sup>
Arsenic (As)	100	100
Cadmium (Cd)	20	-
Chromium (Cr) (Total)	NR	230
Copper (Cu)	6,000	230
Lead (Pb)	300	1,100
Mercury (Hg)	40	-
Nickel (Ni)	400	270
Zinc (Zn)	7,400	300

Note: NR=not relevant due to low human toxicity of Cr(III). NA=No applicable screening level. EILs selected for urban residential and public open space land use scenario.





It was confirmed that limits of detection reported by the laboratory are below the criteria values. All other contaminants analysed for in the soil samples that are reported below the limit of detection by the laboratory can therefore be excluded from further assessment.

## 7.2 Findings

Direct comparison of the analytical results presented in Table 6.2 with the assessment criteria (refer Table 7.1) show that metallic element concentrations for all elements in all the samples analysed are well below health-risk based screening values. No other contaminants evaluated were detected at concentrations exceeding screening criteria.

The general low concentrations of heavy metals detected in the surface soil samples at the Subject Site suggest naturally occurring element abundance and are most likely not related to contamination.

The confirmatory soil samples thus support the assertion that significant and widespread chemical contamination is unlikely to be present within the Subject Site.

## 8.0 CONCLUSIONS AND RECOMMENDATIONS

### 8.1 Conclusions

In accordance with the objectives stated in Section 1.2, and based on the information contained within this assessment, the following conclusions are presented (subject to the limitations noted in Section 1.5):

- Activities associated with the historical and current use of the Subject Site were identified as having a potential to contaminate surface soil at the site.
- The following potential sources of contamination were identified:
  - Historical livestock farming and grazing activities;
  - Historical feed-crop cultivation; and
  - Use of motorised vehicles and equipment.
- A review of the available historical information, including contaminated sites databases, indicated a low potential for significant environmental contamination to be present across the Subject Site.
- A site investigation and confirmatory sampling conducted to determine the presence and significance of potential contamination associated with the identified sources, revealed that none of the contaminants investigated are present above health-risk based criteria in the surface soils of the proposed development areas.
- The screening criteria used in the evaluation of the contaminant concentrations were appropriately conservative and suitable for assessment of the proposed use.
- Based on the findings of the desktop review and site investigation it is concluded that neither the areas of the Subject Site identified for further development poses no significant risk to the health of humans.



- No contaminants were detected above health risk or ecological risk screening criteria in either of the development areas identified for development. Based on the findings of the desktop review and site investigation, the identified areas of the Subject Site are considered suitable for the proposed development and use.

## 8.2 Recommendations

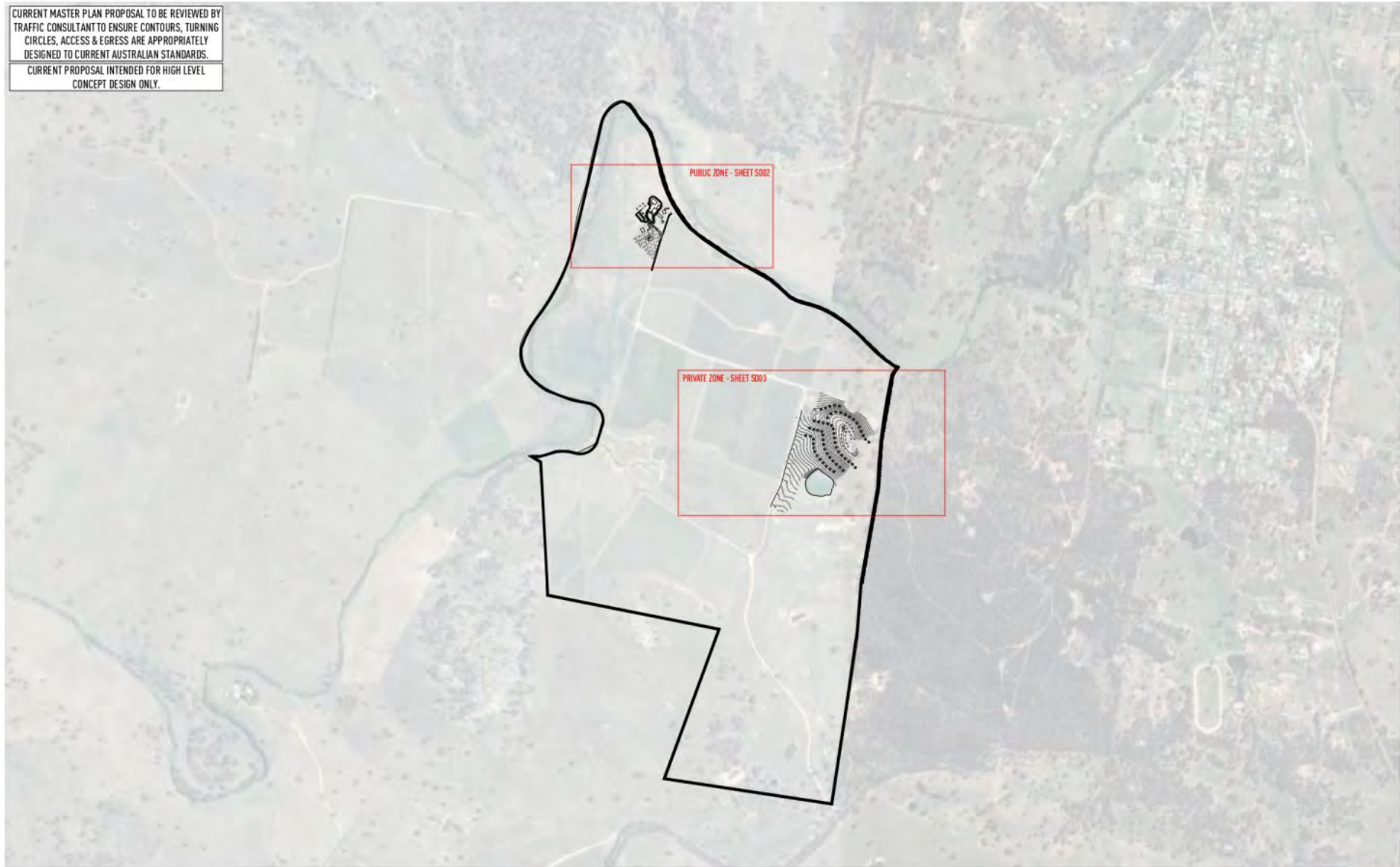
- Based on the findings of the desktop review and site investigation it can be stated with a reasonable level of confidence that the identified development areas are suitable for the proposed development and land use.
- It is recommended that during any excavation or construction activities that involve disturbance of the surface soil, sediment and erosion control measures be put in place to prevent the dispersion of sediment off-site.

## 9.0 REFERENCES

- MWRC LEP. (2012). *Mid-Western Regional Council Local Environmental Plan*. Mudgee: Mid-Western Regional Council.
- NEPC. (1999). *National Environment Protection (Assessment of Site Contamination) Measure (as amended, 2013)*. National Environment Protection Council.
- NSW EPA. (1995). *Contaminated Sites: Sampling Guidelines*. NSW Environmental Protection Agency.
- NSW EPA. (2020). *Consultants Reporting on Contaminated Land, Contaminated Land Guidelines*. Sydney: NSW Environmental Protection Authority.
- WaterNSW. (2021). *Real Time Data*. Retrieved June 17, 2021, from Water NSW: <https://realtimedata.waternsw.com.au/water.stm>

## **Appendix A - Development plan drawings**

CURRENT MASTER PLAN PROPOSAL TO BE REVIEWED BY TRAFFIC CONSULTANT TO ENSURE CONTOURS, TURNING CIRCLES, ACCESS & EGRESS ARE APPROPRIATELY DESIGNED TO CURRENT AUSTRALIAN STANDARDS.  
 CURRENT PROPOSAL INTENDED FOR HIGH LEVEL CONCEPT DESIGN ONLY.





CURRENT MASTER PLAN PROPOSAL TO BE REVIEWED BY TRAFFIC CONSULTANT TO ENSURE CONTOURS, TURNING CIRCLES, ACCESS & EGRESS ARE APPROPRIATELY DESIGNED TO CURRENT AUSTRALIAN STANDARDS.  
 CURRENT PROPOSAL INTENDED FOR HIGH LEVEL CONCEPT DESIGN ONLY.

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CURRENT PROPOSAL INTENDED FOR HIGH LEVEL CONCEPT DESIGN ONLY.



PROJECT DE BEAUREPAIRE WINERY	CLIENT TSR PROPERTY GROUP	SHEET NAME CUDGEGONG URBAN DESIGN - PRIVATE ZONE SCALE: 1:100 @ A4	ADDRESS 182 CUDGEGONG ROAD, RYLSTONE, NSW, 2849	TITLE NUMBER ID55C/S003	POSITION F	PROJECT NUMBER ID55C	ISSUED 06.11.20	REVISION B	ISSUE ISSUE FOR REVIEW
							10.01.21	C	ISSUE FOR PANEL LOOKUP/PRINT
							16.02.21	D	UPDATING ISSUE
							20.02.21	E	UPDATING ISSUE
							14.04.21	F	ISSUE FOR FINAL CONCEPT ONLY



## **Appendix B - Chain of Custody and Laboratory Report**



## CERTIFICATE OF ANALYSIS

**Work Order** : **ME2100567**  
**Client** : **BARNSON**  
**Contact** : Nardus Potgieter  
**Address** : Unit 4 108-110 Market Street  
                   MUDGEE NSW 2850  
**Telephone** : 1300227676  
**Project** : Soil  
**Order number** : ---  
**C-O-C number** : ---  
**Sampler** : Client Sampler  
**Site** : ---  
**Quote number** : SY/053/14  
**No. of samples received** : 7  
**No. of samples analysed** : 7

**Page** : 1 of 14  
**Laboratory** : Environmental Division Mudgee  
**Contact** : Mary Monds (ALS Mudgee Sampler)  
**Address** : 1/29 Sydney Road Mudgee NSW Australia 2850  
**Telephone** : +61 2 6372 6735  
**Date Samples Received** : 01-Apr-2021 14:15  
**Date Analysis Commenced** : 08-Apr-2021  
**Issue Date** : 16-Apr-2021 12:30



Accreditation No. 825  
 Accredited for compliance with  
 ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results
- Surrogate Control Limits

**Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.**

### *Signatories*

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

<i>Signatories</i>	<i>Position</i>	<i>Accreditation Category</i>
Alana Smylie	Asbestos Identifier	Newcastle - Asbestos, Mayfield West, NSW
Celine Conceicao	Senior Spectroscopist	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Organics, Smithfield, NSW





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Work Order : ME2100567  
Client : BARNSON  
Project : Soil

### General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.  
LOR = Limit of reporting  
^ = This result is computed from individual analyte detections at or above the level of reporting  
o = ALS is not NATA accredited for these tests.  
~ = Indicates an estimated value.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1,2,3-cd)pyrene (0.1), Dibenz(a,h)anthracene (1.0), Benzo(g,h,i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP068: Where reported, Total Chlordane (sum) is the sum of the reported concentrations of cis-Chlordane and trans-Chlordane at or above the LOR.
- EP068: Where reported, Total OCP is the sum of the reported concentrations of all Organochlorine Pesticides at or above LOR.
- EP075(SIM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200 'Trace' - Asbestos fibres ("Free Fibres") detected by trace analysis per AS4964. The result can be interpreted that the sample contains detectable 'respirable' asbestos fibres
- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- EA200 Legend
- EA200 'Ch' Chrysotile (white asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.
- EA200: For samples larger than 30g, the <2mm fraction may be sub-sampled prior to trace analysis as outlined in ISO23909:2008(E) Sect 6.3.2-2
- EA200: 'Yes' - Asbestos detected by polarised light microscopy including dispersion staining.
- EA200: 'No\*' - No asbestos found, at the reporting limit of 0.1g/kg, by polarised light microscopy including dispersion staining. Asbestos material was detected and positively identified at concentrations estimated to be below 0.1g/kg.
- EA200: 'No' - No asbestos found at the reporting limit 0.1g/kg, by polarised light microscopy including dispersion staining.



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Work Order : ME2100567  
Client : BARNSON  
Project : Soil

### Analytical Results

Sub-Matrix: SOIL  
(Matrix: SOIL)

Sample ID

				DBP1 50-300mm from cabin area near gate	DBP4 50-300mm from cabin area south of hill	DBP5 50-300mm from cabin area north of hill	DBP7 Fill at top of hill	DBP9 50-300mm From SW corner of function centre site
Sampling date / time				29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00
Compound	CAS Number	LOR	Unit	ME2100567-001	ME2100567-002	ME2100567-003	ME2100567-004	ME2100567-005
				Result	Result	Result	Result	Result
<b>EA055: Moisture Content (Dried @ 105-110°C)</b>								
Moisture Content	---	1.0	%	15.6	21.4	14.6	10.8	13.8
<b>EA200: AS 4964 - 2004 Identification of Asbestos in Soils</b>								
Asbestos Detected	1332-21-4	0.1	g/kg	No	No	No	No	No
Asbestos (Trace)	1332-21-4	5	Fibres	No	No	No	No	No
Asbestos Type	1332-21-4	-	-	-	-	-	-	-
Sample weight (dry)	---	0.01	g	160	143	166	247	160
APPROVED IDENTIFIER:	---	-	-	A. SMYLLIE	A. SMYLLIE	A. SMYLLIE	A. SMYLLIE	A. SMYLLIE
Synthetic Mineral Fibre	---	0.1	g/kg	No	No	No	No	No
Organic Fibre	---	0.1	g/kg	No	No	No	No	No
<b>EG005(ED093)T: Total Metals by ICP-AES</b>								
Arsenic	7440-38-2	5	mg/kg	<5	6	6	<5	<5
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg	6	7	6	4	6
Copper	7440-50-8	5	mg/kg	<5	<5	<5	<5	<5
Lead	7439-92-1	5	mg/kg	8	12	8	6	10
Nickel	7440-02-0	2	mg/kg	4	3	3	<2	<2
Zinc	7440-66-6	5	mg/kg	15	40	24	24	10
<b>EG035T: Total Recoverable Mercury by FIMS</b>								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
<b>EP066: Polychlorinated Biphenyls (PCB)</b>								
Total Polychlorinated biphenyls	---	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
<b>EP068A: Organochlorine Pesticides (OC)</b>								
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
<sup>^</sup> Total Chlordane (sum)	---	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05



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 Work Order : ME2100567  
 Client : BARNSON  
 Project : Soil

**Analytical Results**

Sub-Matrix: SOIL  
 (Matrix: SOIL)

				Sample ID	DBP1 50-300mm from cabin area near gate	DBP4 50-300mm from cabin area south of hill	DBP5 50-300mm from cabin area north of hill	DBP7 Fill at top of hill	DBP9 50-300mm From SW corner of function centre site
Sampling date / time					29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00
Compound	CAS Number	LOR	Unit	ME2100567-001	ME2100567-002	ME2100567-003	ME2100567-004	ME2100567-005	
				Result	Result	Result	Result	Result	
<b>EP068A: Organochlorine Pesticides (OC) - Continued</b>									
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
4,4'-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
^ Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
4,4'-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
4,4'-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	
^ Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
^ Sum of DDD + DDE + DDT	72-54-8/72-55-9/50-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
<b>EP068B: Organophosphorus Pesticides (OP)</b>									
Dichlorvos	62-73-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Demeton-S-methyl	919-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Monocrotophos	6923-22-4	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	
Dimethoate	60-51-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Diazinon	333-41-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Chlorpyrifos-methyl	5598-13-0	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Parathion-methyl	298-00-0	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	
Malathion	121-75-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Fenthion	55-38-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Parathion	56-38-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	
Pirimphos-ethyl	23505-41-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Chlorfenvinphos	470-90-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Bromophos-ethyl	4824-78-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	
Fenamiphos	22224-92-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	



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Work Order : ME2100567  
Client : BARNSON  
Project : Soil

### Analytical Results

Sub-Matrix: SOIL  
(Matrix: SOIL)

				Sample ID				
				DBP1 50-300mm from cabin area near gate	DBP4 50-300mm from cabin area south of hill	DBP5 50-300mm from cabin area north of hill	DBP7 Fill at top of hill	DBP9 50-300mm From SW corner of function centre site
Sampling date / time				29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00
Compound	CAS Number	LOR	Unit	ME2100567-001	ME2100567-002	ME2100567-003	ME2100567-004	ME2100567-005
				Result	Result	Result	Result	Result
<b>EP068B: Organophosphorus Pesticides (OP) - Continued</b>								
Prothiofos	34643-46-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Ethion	563-12-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Carbophenothion	786-19-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Azinphos Methyl	86-50-0	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
<b>EP075(SIM)A: Phenolic Compounds</b>								
Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	<1	<1	<1	<1
2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,4,6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,4,5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Pentachlorophenol	87-86-5	2	mg/kg	<2	<2	<2	<2	<2
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons</b>								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5



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 Work Order : ME2100567  
 Client : BARNSON  
 Project : Soil

**Analytical Results**

Sub-Matrix: SOIL  
 (Matrix: SOIL)

				Sample ID	DBP1 50-300mm from cabin area near gate	DBP4 50-300mm from cabin area south of hill	DBP5 50-300mm from cabin area north of hill	DBP7 Fill at top of hill	DBP9 50-300mm From SW corner of function centre site
Sampling date / time					29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00
Compound	CAS Number	LOR	Unit		ME2100567-001	ME2100567-002	ME2100567-003	ME2100567-004	ME2100567-005
					Result	Result	Result	Result	Result
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued</b>									
Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of polycyclic aromatic hydrocarbons	---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (zero)	---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (half LOR)	---	0.5	mg/kg	0.6	0.6	0.6	0.6	0.6	0.6
^ Benzo(a)pyrene TEQ (LOR)	---	0.5	mg/kg	1.2	1.2	1.2	1.2	1.2	1.2
<b>EP080/071: Total Petroleum Hydrocarbons</b>									
C6 - C9 Fraction	---	10	mg/kg	<10	<10	<10	<10	<10	<10
C10 - C14 Fraction	---	50	mg/kg	<50	<50	<50	<50	<50	<50
C15 - C28 Fraction	---	100	mg/kg	<100	<100	<100	<100	<100	<100
C29 - C36 Fraction	---	100	mg/kg	<100	<100	<100	<100	<100	<100
^ C10 - C36 Fraction (sum)	---	50	mg/kg	<50	<50	<50	<50	<50	<50
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions</b>									
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	<10	<10	<10	<10	<10
>C10 - C16 Fraction	---	50	mg/kg	<50	<50	<50	<50	<50	<50
>C16 - C34 Fraction	---	100	mg/kg	<100	<100	<100	<100	<100	<100
>C34 - C40 Fraction	---	100	mg/kg	<100	<100	<100	<100	<100	<100
^ >C10 - C40 Fraction (sum)	---	50	mg/kg	<50	<50	<50	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	---	50	mg/kg	<50	<50	<50	<50	<50	<50
<b>EP080: BTEXN</b>									
Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	---	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg	<1	<1	<1	<1	<1	<1
<b>EP066S: PCB Surrogate</b>									



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 Client : BARNSON  
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### Analytical Results

Sub-Matrix: SOIL  
 (Matrix: SOIL)

				Sample ID	DBP1 50-300mm from cabin area near gate	DBP4 50-300mm from cabin area south of hill	DBP5 50-300mm from cabin area north of hill	DBP7 Fill at top of hill	DBP9 50-300mm From SW corner of function centre site
Sampling date / time					29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00	29-Mar-2021 00:00
Compound	CAS Number	LOR	Unit	ME2100567-001	ME2100567-002	ME2100567-003	ME2100567-004	ME2100567-005	
				Result	Result	Result	Result	Result	Result
<b>EP066S: PCB Surrogate - Continued</b>									
Decachlorobiphenyl	2051-24-3	0.1	%	90.2	55.3	84.0	88.4	79.4	
<b>EP068S: Organochlorine Pesticide Surrogate</b>									
Dibromo-DDE	21655-73-2	0.05	%	105	91.8	99.0	100	95.2	
<b>EP068T: Organophosphorus Pesticide Surrogate</b>									
DEF	78-48-8	0.05	%	100	87.6	91.2	81.7	85.4	
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>									
Phenol-d6	13127-88-3	0.5	%	88.2	91.2	89.5	88.1	93.9	
2-Chlorophenol-D4	93951-73-6	0.5	%	90.9	94.3	92.9	89.2	97.0	
2,4,6-Tribromophenol	118-79-6	0.5	%	62.9	70.1	67.2	61.5	64.2	
<b>EP075(SIM)T: PAH Surrogates</b>									
2-Fluorobiphenyl	321-60-8	0.5	%	102	108	105	103	110	
Anthracene-d10	1719-06-8	0.5	%	106	108	109	107	114	
4-Terphenyl-d14	1718-51-0	0.5	%	97.4	103	100.0	99.0	106	
<b>EP080S: TPH(V)/BTEX Surrogates</b>									
1,2-Dichloroethane-D4	17060-07-0	0.2	%	104	99.2	100	105	103	
Toluene-D8	2037-26-5	0.2	%	95.1	97.4	94.3	104	93.7	
4-Bromofluorobenzene	460-00-4	0.2	%	107	109	110	118	110	



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 Work Order : ME2100567  
 Client : BARNSON  
 Project : Soil

**Analytical Results**

Sub-Matrix: SOIL  
 (Matrix: SOIL)

				Sample ID	DBP11 50300mm from vegetable garden at cellar door	DBP13 50-300mm from future winery area	---	---	---
				Sampling date / time	29-Mar-2021 00:00	29-Mar-2021 00:00	---	---	---
Compound	CAS Number	LOR	Unit	ME2100567-006	ME2100567-007	-----	-----	-----	
				Result	Result	---	---	---	
<b>EA055: Moisture Content (Dried @ 105-110°C)</b>									
Moisture Content	---	1.0	%	17.0	16.0	---	---	---	
<b>EG005(ED093)T: Total Metals by ICP-AES</b>									
Arsenic	7440-38-2	5	mg/kg	<5	<5	---	---	---	
Cadmium	7440-43-9	1	mg/kg	<1	<1	---	---	---	
Chromium	7440-47-3	2	mg/kg	4	4	---	---	---	
Copper	7440-50-8	5	mg/kg	<5	11	---	---	---	
Lead	7439-92-1	5	mg/kg	10	20	---	---	---	
Nickel	7440-02-0	2	mg/kg	<2	2	---	---	---	
Zinc	7440-66-6	5	mg/kg	20	50	---	---	---	
<b>EG035T: Total Recoverable Mercury by FIMS</b>									
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	---	---	---	
<b>EP066: Polychlorinated Biphenyls (PCB)</b>									
Total Polychlorinated biphenyls	---	0.1	mg/kg	<0.1	<0.1	---	---	---	
<b>EP068A: Organochlorine Pesticides (OC)</b>									
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	---	---	---	
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	---	---	---	
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	---	---	---	
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	---	---	---	
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	---	---	---	
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	---	---	---	
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	---	---	---	
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	---	---	---	
<sup>^</sup> Total Chlordane (sum)	---	0.05	mg/kg	<0.05	<0.05	---	---	---	
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	---	---	---	
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	---	---	---	
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	---	---	---	
Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	---	---	---	
4,4'-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	---	---	---	
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	---	---	---	
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	---	---	---	
<sup>^</sup> Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	<0.05	---	---	---	
4,4'-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	---	---	---	



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 Client : BARNSON  
 Project : Soil

**Analytical Results**

Sub-Matrix: SOIL  
 (Matrix: SOIL)

				Sample ID	DBP11 50300mm from vegetable garden at cellar door	DBP13 50-300mm from future winery area	---	---	---
				Sampling date / time	29-Mar-2021 00:00	29-Mar-2021 00:00	---	---	---
Compound	CAS Number	LOR	Unit	ME2100567-006	ME2100567-007	-----	-----	-----	
				Result	Result	---	---	---	
<b>EP068A: Organochlorine Pesticides (OC) - Continued</b>									
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	---	---	---	
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	---	---	---	
4,4'-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	---	---	---	
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	---	---	---	
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	---	---	---	
^ Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg	<0.05	<0.05	---	---	---	
^ Sum of DDD + DDE + DDT	72-54-8/72-55-9/5 0-2	0.05	mg/kg	<0.05	<0.05	---	---	---	
<b>EP068B: Organophosphorus Pesticides (OP)</b>									
Dichlorvos	62-73-7	0.05	mg/kg	<0.05	<0.05	---	---	---	
Demeton-S-methyl	919-86-8	0.05	mg/kg	<0.05	<0.05	---	---	---	
Monocrotophos	6923-22-4	0.2	mg/kg	<0.2	<0.2	---	---	---	
Dimethoate	60-51-5	0.05	mg/kg	<0.05	<0.05	---	---	---	
Diazinon	333-41-5	0.05	mg/kg	<0.05	<0.05	---	---	---	
Chlorpyrifos-methyl	5598-13-0	0.05	mg/kg	<0.05	<0.05	---	---	---	
Parathion-methyl	298-00-0	0.2	mg/kg	<0.2	<0.2	---	---	---	
Malathion	121-75-5	0.05	mg/kg	<0.05	<0.05	---	---	---	
Fenthion	55-38-9	0.05	mg/kg	<0.05	<0.05	---	---	---	
Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	<0.05	---	---	---	
Parathion	56-38-2	0.2	mg/kg	<0.2	<0.2	---	---	---	
Pirimphos-ethyl	23505-41-1	0.05	mg/kg	<0.05	<0.05	---	---	---	
Chlorfenvinphos	470-90-6	0.05	mg/kg	<0.05	<0.05	---	---	---	
Bromophos-ethyl	4824-78-6	0.05	mg/kg	<0.05	<0.05	---	---	---	
Fenamiphos	22224-92-6	0.05	mg/kg	<0.05	<0.05	---	---	---	
Prothiofos	34643-46-4	0.05	mg/kg	<0.05	<0.05	---	---	---	
Ethion	563-12-2	0.05	mg/kg	<0.05	<0.05	---	---	---	
Carbophenothion	786-19-6	0.05	mg/kg	<0.05	<0.05	---	---	---	
Azinphos Methyl	86-50-0	0.05	mg/kg	<0.05	<0.05	---	---	---	
<b>EP075(SIM)A: Phenolic Compounds</b>									
Phenol	108-95-2	0.5	mg/kg	<0.5	<0.5	---	---	---	
2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	<0.5	---	---	---	
2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	---	---	---	





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 Work Order : ME2100567  
 Client : BARNSON  
 Project : Soil

**Analytical Results**

Sub-Matrix: SOIL  
 (Matrix: SOIL)

				Sample ID	DBP11 50300mm from vegetable garden at cellar door	DBP13 50-300mm from future winery area	---	---	---
				Sampling date / time	29-Mar-2021 00:00	29-Mar-2021 00:00	---	---	---
Compound	CAS Number	LOR	Unit	ME2100567-006	ME2100567-007	-----	-----	-----	-----
				Result	Result	---	---	---	---
<b>EP075(SIM)A: Phenolic Compounds - Continued</b>									
3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	<1	---	---	---	---
2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	<0.5	---	---	---	---
2,4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	<0.5	---	---	---	---
2,4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	<0.5	---	---	---	---
2,6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	<0.5	---	---	---	---
4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	---	---	---	---
2,4,6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	---	---	---	---
2,4,5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Pentachlorophenol	87-86-5	2	mg/kg	<2	<2	---	---	---	---
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons</b>									
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Benzo(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	---	---	---	---
Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	---	---	---	---
^ Sum of polycyclic aromatic hydrocarbons	---	0.5	mg/kg	<0.5	<0.5	---	---	---	---
^ Benzo(a)pyrene TEQ (zero)	---	0.5	mg/kg	<0.5	<0.5	---	---	---	---
^ Benzo(a)pyrene TEQ (half LOR)	---	0.5	mg/kg	<b>0.6</b>	<b>0.6</b>	---	---	---	---
^ Benzo(a)pyrene TEQ (LOR)	---	0.5	mg/kg	<b>1.2</b>	<b>1.2</b>	---	---	---	---
<b>EP080/071: Total Petroleum Hydrocarbons</b>									
C6 - C9 Fraction	---	10	mg/kg	<10	<10	---	---	---	---



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 Work Order : ME2100567  
 Client : BARNSON  
 Project : Soil

**Analytical Results**

Sub-Matrix: SOIL  
 (Matrix: SOIL)

				Sample ID	DBP11 50300mm from vegetable garden at cellar door	DBP13 50-300mm from future winery area	---	---	---
				Sampling date / time	29-Mar-2021 00:00	29-Mar-2021 00:00	---	---	---
Compound	CAS Number	LOR	Unit	ME2100567-006	ME2100567-007	---	---	---	
				Result	Result	---	---	---	
<b>EP080/071: Total Petroleum Hydrocarbons - Continued</b>									
C10 - C14 Fraction	---	50	mg/kg	<50	<50	---	---	---	
C15 - C28 Fraction	---	100	mg/kg	<100	<100	---	---	---	
C29 - C36 Fraction	---	100	mg/kg	<100	<100	---	---	---	
^ C10 - C36 Fraction (sum)	---	50	mg/kg	<50	<50	---	---	---	
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions</b>									
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	---	---	---	
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	<10	---	---	---	
>C10 - C16 Fraction	---	50	mg/kg	<50	<50	---	---	---	
>C16 - C34 Fraction	---	100	mg/kg	<100	<100	---	---	---	
>C34 - C40 Fraction	---	100	mg/kg	<100	<100	---	---	---	
^ >C10 - C40 Fraction (sum)	---	50	mg/kg	<50	<50	---	---	---	
^ >C10 - C16 Fraction minus Naphthalene (F2)	---	50	mg/kg	<50	<50	---	---	---	
<b>EP080: BTEXN</b>									
Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	---	---	---	
Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	---	---	---	
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	---	---	---	
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	---	---	---	
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	---	---	---	
^ Sum of BTEX	---	0.2	mg/kg	<0.2	<0.2	---	---	---	
^ Total Xylenes	---	0.5	mg/kg	<0.5	<0.5	---	---	---	
Naphthalene	91-20-3	1	mg/kg	<1	<1	---	---	---	
<b>EP066S: PCB Surrogate</b>									
Decachlorobiphenyl	2051-24-3	0.1	%	73.6	91.8	---	---	---	
<b>EP068S: Organochlorine Pesticide Surrogate</b>									
Dibromo-DDE	21655-73-2	0.05	%	85.5	84.6	---	---	---	
<b>EP068T: Organophosphorus Pesticide Surrogate</b>									
DEF	78-48-8	0.05	%	72.3	82.4	---	---	---	
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>									
Phenol-d6	13127-88-3	0.5	%	87.4	90.1	---	---	---	
2-Chlorophenol-D4	93951-73-6	0.5	%	88.2	91.2	---	---	---	



Page : 12 of 14  
 Work Order : ME2100567  
 Client : BARNSON  
 Project : Soil

**Analytical Results**

Sub-Matrix: SOIL  
 (Matrix: SOIL)

				Sample ID	DBP11 50300mm from vegetable garden at cellar door	DBP13 50-300mm from future winery area	---	---	---
				Sampling date / time	29-Mar-2021 00:00	29-Mar-2021 00:00	---	---	---
Compound	CAS Number	LOR	Unit	ME2100567-006	ME2100567-007	-----	-----	-----	
				Result	Result	---	---	---	
<b>EP075(SIM)S: Phenolic Compound Surrogates - Continued</b>									
2,4,6-Tribromophenol	118-79-6	0.5	%	57.6	66.2	---	---	---	
<b>EP075(SIM)T: PAH Surrogates</b>									
2-Fluorobiphenyl	321-60-8	0.5	%	103	106	----	----	----	
Anthracene-d10	1719-06-8	0.5	%	109	110	----	----	----	
4-Terphenyl-d14	1718-51-0	0.5	%	99.9	101	----	----	----	
<b>EP080S: TPH(V)/BTEX Surrogates</b>									
1,2-Dichloroethane-D4	17060-07-0	0.2	%	97.8	103	----	----	----	
Toluene-D8	2037-26-5	0.2	%	95.2	95.2	----	----	----	
4-Bromofluorobenzene	460-00-4	0.2	%	109	110	----	----	----	

**Analytical Results**

**Descriptive Results**

Sub-Matrix: SOIL

Method: Compound	Sample ID - Sampling date / time	Analytical Results
<b>EA200: AS 4964 - 2004 Identification of Asbestos in Soils</b>		
EA200: Description	DBP150-300mm from cabin area near gate - 29-Mar-2021 00:00	Mid brown soil.
EA200: Description	DBP450-300mm from cabin area south of hill - 29-Mar-2021 00:00	Mid brown soil.
EA200: Description	DBP550-300mm from cabin area north of hill - 29-Mar-2021 00:00	Mid brown soil.
EA200: Description	DBP7Fill at top of hill - 29-Mar-2021 00:00	Mid brown soil.
EA200: Description	DBP950-300mm From SW corner of function centre site - 29-Mar-2021 00:00	Mid brown soil.



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 Work Order : ME2100567  
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 Project : Soil

### Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
<b>EP066S: PCB Surrogate</b>			
Decachlorobiphenyl	2051-24-3	39	149
<b>EP068S: Organochlorine Pesticide Surrogate</b>			
Dibromo-DDE	21655-73-2	49	147
<b>EP068T: Organophosphorus Pesticide Surrogate</b>			
DEF	78-48-8	35	143
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>			
Phenol-d6	13127-88-3	63	123
2-Chlorophenol-D4	93951-73-6	66	122
2,4,6-Tribromophenol	118-79-6	40	138
<b>EP075(SIM)T: PAH Surrogates</b>			
2-Fluorobiphenyl	321-60-8	70	122
Anthracene-d10	1719-06-8	66	128
4-Terphenyl-d14	1718-51-0	65	129
<b>EP080S: TPH(V)/BTEX Surrogates</b>			
1,2-Dichloroethane-D4	17060-07-0	73	133
Toluene-D8	2037-26-5	74	132
4-Bromofluorobenzene	460-00-4	72	130



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### ***Inter-Laboratory Testing***

Analysis conducted by ALS Newcastle, NATA accreditation no. 825, site no. 1656 (Chemistry) 9854 (Biology)

(SOIL) EA200: AS 4964 - 2004 Identification of Asbestos in Soils

Analysis conducted by ALS Sydney, NATA accreditation no. 825, site no. 10911 (Chemistry) 14913 (Biology)

(SOIL) EA055: Moisture Content (Dried @ 105-110°C)

(SOIL) EP066: Polychlorinated Biphenyls (PCB)

(SOIL) EP066S: PCB Surrogate

(SOIL) EG035T: Total Recoverable Mercury by FIMS

(SOIL) EP080/071: Total Petroleum Hydrocarbons

(SOIL) EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions

(SOIL) EP080: BTEXN

(SOIL) EP080S: TPH(V)/BTEX Surrogates

(SOIL) EP075(SIM)B: Polynuclear Aromatic Hydrocarbons

(SOIL) EP075(SIM)A: Phenolic Compounds

(SOIL) EP075(SIM)S: Phenolic Compound Surrogates

(SOIL) EP075(SIM)T: PAH Surrogates

(SOIL) EP068A: Organochlorine Pesticides (OC)

(SOIL) EP068B: Organophosphorus Pesticides (OP)

(SOIL) EP068T: Organophosphorus Pesticide Surrogate

(SOIL) EP068S: Organochlorine Pesticide Surrogate

(SOIL) EG005(ED093)T: Total Metals by ICP-AES

Environmental Division  
Mudgee  
Work Order Reference  
**ME2100567**



a Unit 4 / 108-110 Market Street  
Mudgee NSW 2850  
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e generalenquiry@barnson.com.au  
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Telephone : 02 0872 0736

**CHAIN OF CUSTODY AND ANALYTICAL REQUEST**

Job Number	36209	Date	31/03/2021
Laboratory	Envirolab Sydney	Report to	Nardus Potgieter npotgieter@barnson.com.au
Sample Temperature on Receipt	Notes		
19 °C	Signature: <i>[Signature]</i>		

Sample ID	Description	Sample Date/Time						Analysis request										
		1	2	3	4	5	6	1	2	3	4	5	6					
DBP1	50-300mm from cabin area near gate												X	X				
DBP4	50-300mm from cabin area south of hill												X	X				
DBP5	50-300mm from cabin area north of hill												X	X				
DBP7	Fill at top of hill												X	X				
DBP9	50-300mm from SW corner of function centre site												X	X				
DBP11	50-300mm from vegetable garden at cellar door														X			
DBP13	50-300mm from future winery area														X			

Analysis Request		ALS Method Code
1	BTEXN, TRH(C6-C40), Phenols, PAH, OCP, OPP, PCB, 8Metals)	S-19
2	Asbestos in 50g soil	EA200G
3		
4		
5		
6		

Relinquished by / Affiliation	Accepted by / Affiliation	Date
<i>[Signature]</i> / Barnson	<i>[Signature]</i> / Envirolab Sydney	31/03/2021 1-4-21 1415



## DRAFT PLAN OF MANAGEMENT

### Old Gulgong Fire Station



April 2021



## Version Control

Date	Comment
20 / 05 / 2021	Initial Draft (V2)
13 / 10 / 2021	Amendments following Council officer Review (V3)
27 / 01 / 2022	Minor amendments following further Council officer Review (V4)
02 / 06 / 2022	Amendments following DPE -CL advice on other PoMs (V5)
23 / 08 / 2022	Minor amendments following further Council officer Review (V6)

Plan of Management Report prepared by  
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**April 2021**

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**Disclaimer:**

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## EXECUTIVE SUMMARY

A Plan of Management (POM) is required to be prepared for public land which is owned and/or managed by a council and classified as community land under the *Local Government Act 1993*. A POM on community land is a document that provides for and directs the use and management of that land. It describes the current purposes and uses of the community lands and their values, assigns them to one or more categories and sets out objectives and performance targets for active land management and use.

The Old Gulgong Fire Station, adjoining car park and a reservation for historical purposes (the Reserve) consists of Crown land which is owned by the State of New South Wales for the benefit of all persons. Local Government Authorities manage Crown land on behalf of the State, as Crown Land Managers, under Division 3.4 of the *Crown Land Management Act 2016* (CLMA).

The Reserve is classified as *community land*, under the *Local Government Act 1993* (LGAct). Crown land (and council owned community land) is further categorised under the LGAct as either park, sportsground, general community use, natural area, or area of cultural significance. The land at the Reserve has been categorised in this POM, as:

- General Community Use

The intention of this POM is to provide Mid-Western Regional Council (Council) with a framework that enables decisions in regard to the Reserve to be made on an informed, consistent and equitable basis. The POM meets all of the requirements of the LGAct.

A description of this land and its assets as they exist on the Reserve is provided. The current use patterns of the main assets (the Old Gulgong Fire Station), its condition, community needs, and emerging trends and influences have been considered in this POM. Appropriate management objectives and actions required to improve assets, a tenuring strategy and a management structure for the effective utilisation of the Reserve into the future, are key outcomes provided by the POM.

This POM specifically proposes:

- Upgrades to internal layout of the Old Gulgong Fire Station building to suitable standards to meet the needs of identified new and emerging priority uses such as the administrative requirements of local business, the arts, social gatherings and community meetings via tenure arrangements with Council
- Creation of extra floor space (as required) to meet increases in demand which may be initiated by the above, via extensions to the existing Fire Station building
- Removal of unserviceable structures, boundary fence repairs, general maintenance of all items of infrastructure, and garden/yard improvements and management.

The POM is presented in two principal sections: The site description (A) covers the physical attributes, the legal framework and the constraints of the site; and the fundamental components of Plan (B), which describes what is planned for the site's future.

## PART A – THE SITE

### 1 INTRODUCTION

Gulgong is located in central western NSW, approximately 300 kilometres north west of Sydney and 30 kilometres north of Mudgee on the Castlereagh Highway. It is one of the significant towns within the Mid-Western Regional Council Local Government Area (LGA), the others being Kandos, Rylstone and the regional centre, Mudgee.

The Old Gulgong Fire Station (the Fire Station) located at 104 Herbert Street, is situated on Crown Land a short walk to the south of the town's main commercial area (see Figure 1 locality diagram), and is managed by Council. This POM is for the Reserve which includes the Fire Station and its site, an adjoining car park and an additional (small) reservation for historical purposes on its western margins.



Figure 1 - Locality Diagram



Site History

The discovery of reef gold on Red Hill in 1870 by Thomas Saunders, a local shepherd, sparked a major goldrush which initiated the first town survey for Gulgong township in the same year.<sup>1</sup> Remarkably, by 1872, the township of Gulgong had a population of 20,000 people. Current town population is around 2,500 people.

In 1885 the subject land was part of a Reserve for Public Buildings. By 1891 this Reserve had been revoked and the northern allotment (5) of the land had been dedicated for Town Hall and the southern allotment (6) reserved for Police Purposes (see Figure 2).



Figure 2 - 1904 Town Map of Gulgong

In 1953 the Town Hall dedication was divided again into a dedication for local government purposes in the north and the current Fire Brigade Station in the south.

The Reserve for Police Purposes was reduced to include only the Police Stables in 1957 when the Crown put the land to market as residential allotments (see Figure 3). They failed to sell and the current reservations were placed in 1977.

Fire Stations in Gulgong

The earliest record of a fire brigade in Gulgong was in 1875 during the Gold Rush, and at a time when the town had a population of 20,000 people.<sup>2</sup> However, lack of funding resulted in it being disbanded five years later. In following decades, a number of attempts were made to re-form a brigade, finally succeeding in 1934 when a fire brigade was once again established in Herbert Street (believed to be where the Pioneer Museum is now located), before moving up the road to the current position.

The Old Gulgong Fire Station<sup>3</sup> was built in 1935 at a cost of approximately £1000. The *Sydney Morning Herald* of 26 October in that year reports that the “new fire station” was officially opened by Mr. T J Smith, president of the Board of Fire Commissioners, who also praised the work of volunteer fire fighters in the country areas outside of Newcastle and Broken Hill.

<sup>1</sup> <https://www.regional.nsw.gov.au/meg>

<sup>2</sup> *Mudgee Guardian* 16 August 2017.

<sup>3</sup> A complete history of the Fire station (*Gulgong Fire Brigade Station No. 312: a brief history 1875-1880; 1934-2017*) can be found in the Museum of Fire (Penrith, N.S.W.), or in the State Library of NSW - Request from onsite storage (Mitchell Library Collection onsite use only): H 2020/3209.

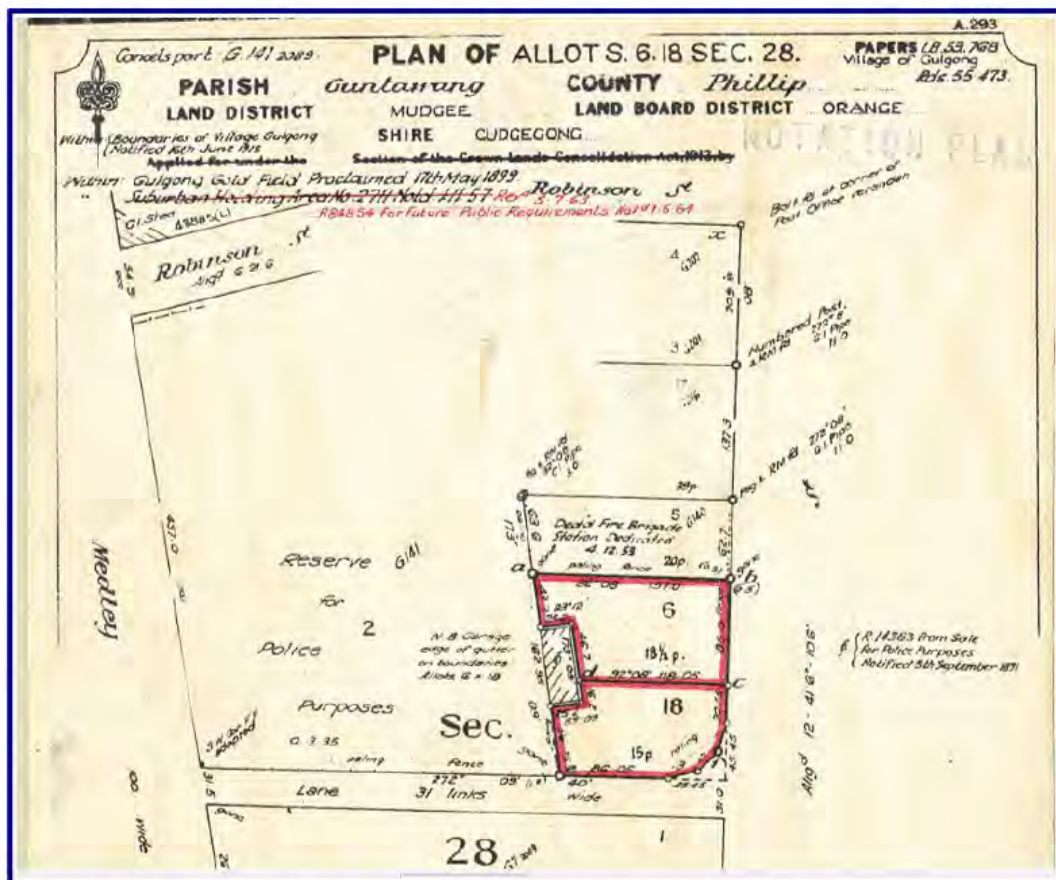


Figure 3 - Plan of Allotments 6 & 18 Section 28 Town of Gulgong

The *Mudgee Guardian* of 3 Sept 1936 describes an interesting meeting of Council, during which the tenure terms and conditions for the occupation of the new Fire Station by the Fire Commission were discussed. Sixty pounds were to be paid annually for two years, with an option to extend for another two-year period, that the “lessee pay all rates and taxes” and “have the right to purchase the property at any time for the sum of £1168”.

After eighty years of service, the Fire Station was vacated with the opening of the New Gulgong Fire Station in Medley Street during August 2017, by the Emergency Services Minister and Fire and Rescue NSW Commissioner.

This POM has been prepared in order to achieve a balanced, responsible and ecologically sustainable use of the land and to ensure that it addresses the needs of the local neighbourhood, the broader community and the environment. It has been prepared to meet the requirements of the LGAct as amended by the *Local Government Amendment (Community Land Management) Act 1998*.



Plan of Management  
**Old Gulgong Fire Station**



*Figure 4 - Gulgong Police Station, Barracks and Lockup (circ 1870 – 1875)*

*Note: Sourced from the Mitchell Library, the shape of the building does not precisely match the footprint of some available Crown plans. The Stables for the Police building appear to be in the background (right).*

## 2 LEGAL FRAMEWORK

### 2.1 Public Land

This land managed by Mid-Western Regional Council, occurs as Crown land.



Figure 5 - Land subject to this Plan of Management  
 The land included in this Plan of Management is edged in green.

Crown land is owned by the State of New South Wales for the benefit of all persons. Local Government Authorities manage Crown land on behalf of the State, as Crown Land Managers, under Division 3.4 of the CLMA. The CLMA provides that Council should manage the land under the LGAct. Under the LGAct, all public lands must be classified as either Community or Operational land. The





Reserves<sup>4</sup> D.520110, R.90877 and R.90876 are shown in Figure 5, and have been previously classified 'Community' land, and initially categorised:<sup>5</sup>

- General Community Use – D.520110 and R.90877 and
- Area of Cultural Significance – R.90876.

The purpose of the classification of Community land is to clearly delineate which land should be kept for use by the general public (Community) and which land need not be kept for that purpose (Operational). The major consequence of the classification is that it determines the ease or difficulty by which the land may be alienated by sale, lease or other means. Community land would ordinarily comprise land such as a sportsground, hall, public park etc.,<sup>6</sup> and Operational land would consist of land which facilitates carrying out of a public service, such as works depots, or land held as a temporary asset or investment.

Community land:

- cannot be sold
- cannot be leased, licensed or any other estate granted over the land for more than 30 years
- must have a POM prepared for it.

<sup>4</sup> D.520110 for Fire Brigade Station, Community Purposes, Government Purpose and Heritage Purposes. R.90877 for Parking, R.90876 for Preservation Historical Sites and Buildings.

<sup>5</sup> Authorised by Minister for Lands and Council, 15 April 2020.

<sup>6</sup> See the note to Chapter 6, Part 2 of the LGAct.



## 2.2 What is a Plan of Management

The LGAct requires that in the development of a POM, Council consider the views of the community in identifying the important features of the land and determining how the land will be managed, used or developed. Until a POM for Community Land is adopted, the nature and use of the land cannot be changed. To change this, the POM must be revised.

The CLMA also requires that POMs are to be created over Crown land which is managed by a council. Council will undertake the required process as per Section 36 of the LGAct and Section 3.23 of the CLMA for this POM.

Specifically, the LGAct requires that a POM must identify:

- category of the land
- objectives and performance targets of the Plan with respect to the land
- means by which the council proposes to achieve the Plan's objectives and performance targets
- manner in which the council proposes to assess the objectives and performance targets.

It must also:

- describe the condition of the land and any buildings or other improvements on the land as at the adoption of the Plan
- describe the use of the land and any such buildings or improvements as at adoption
- specify the purposes for which the land, and any such buildings or improvements, will be allowed to be used
- specify the purposes for which any further development of the land will be permitted whether under lease or licence or otherwise
- describe the scale and intensity of any such permitted use or development.

## 2.3 Types of Plans

The LGAct allows a POM to cover one or multiple parcels of land.

Where multiple parcels of land are covered in one plan (Generic Plans), the LGAct specifically states what needs to be included. Where a POM covers one parcel of land (Specific Plans), like this plan, there is greater detail on what has to be prescribed in the Plan. A Generic Plan sets the framework of how the land is to be managed. A Specific Plan clearly outlines very precise management proposals.

POMs for community land are periodically reviewed to enable changing social, economic and ecological conditions to be taken into account and consequently amendments to the Plan may occur. This POM for the Reserve will be its first.

The location of the Reserve is shown in Figure 1 and a more detailed site map, Figure 5.



## 2.4 Categorisation and Objectives

As required by legislation for the purposes of the POM community land is categorised as one of the following:

- Natural Area
  - Bushland
  - Wetland
  - Watercourse
  - Escarpment
  - Foreshore
- Sportsground
- Park
- Area of Cultural Significance
- General Community Use

Once categorised, community land is also subject to specified objectives which are outlined in the LGAct, and in **Appendix 1**.



### 3 SITE DESCRIPTION

#### 3.1 Land Parcels

This Crown land Reserve lies within the Mid-Western Region Local Government Area, in the Parish of Guntawang, County of Phillip. The land is specifically identified as:

- Lot 5 Section 28 in DP 758482, on which the Old Gulgong Fire Station is located, with a property address of the Fire Station on the Reserve as 104 Herbert Street Gulgong
- Lots 6 and 18 Section 28 in DP 758482 and Lot 7301 in DP 1142898 to the south containing the existing car park area, the property address being 106 Herbert Street Gulgong.

The Reserve is located a short walking distance to the south of the main commercial area of Gulgong.

Refer to Figure 5 for Lot locations.

The total area is approximately 1304m<sup>2</sup>.

#### 3.2 Ownership and Management

The Reserve is on Crown land owned by the State of New South Wales. All assets on the Reserve are also owned by the State of New South Wales.

Dedication (D.520110) for Fire Brigade Station, being over Lot 5 Section 28 in DP 758482, was notified on 4 December 1953. The additional purposes of Community Purposes, Government Purposes and Heritage Purposes were added to D.520110 on 22 February 2019. Council, as The Council of the Shire of Gulgong, was appointed trustee of D.520110 on 19 February 1954.

Reservation (R.90877) for Parking, was notified on 26 August 1977, including Lots 6 and 18 Section 28 in DP 758482. Reservation (R.90876) for Preservation of Historical Sites and Buildings, including Lot 7301 in DP 1142898 was also notified 26 August 1977. Council, as Mudgee Shire Council, was appointed trustee of R.90877 and R.90876 on 26 August 1977.<sup>7</sup>

Mid-Western Regional Council is now Crown land manager of D.520110, R.90877 and R.90876 for the purposes of the CLMA.

#### Native Title

Crown land in Australia is subject to Native title under the *Native Title Act 1993* (Commonwealth). On Crown land Native title rights and interests must be considered unless:

- Native title has been extinguished; or
- Native title has been surrendered; or

<sup>7</sup> This POM seeks to add the additional purposes of Parking and Community Purposes to R.90876 and Community Purposes to R.90877.



- determined by a court to no longer exist.

Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues
- the construction of extensions to existing buildings
- the construction of new roads or tracks
- installation of infrastructure such as powerlines, sewerage pipes, etc.
- the issue of a lease or licence
- the undertaking of major earthworks.

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the *Native Title Act 1993 (Cwlth)*.

#### Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983 (ALRA)* seeks to compensate Aboriginal peoples for past dispossession, dislocation and loss of land in NSW. The lodgment of an aboriginal land claim (ALC) under section 36 of the ALRA, over Crown land creates an inchoate interest in the land for the claimant pending determination of the claim. The Department of Planning and Environment – Crown lands (DPE-CL) advises that, if the land is subject to an undetermined ALC, any works, development or tenures authorised by the POM should not go ahead if:

- the proposed activity could prevent the land being transferred to an ALC claimant in the event that an undetermined claim is granted
- the proposed activity could impact or change the physical/environmental condition of the land, unless:
  - the council manager has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity, and/or
  - the council manager has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (in whole or partial) from the land claim
- the proposed activity is a lease to be registered on title unless the council manager has obtained written consent from the claimant Aboriginal Land Council.

## 4 PLANNING INSTRUMENTS AND POLICIES

### 4.1 Land Zoning

Under the *Mid-Western Regional Local Environment Plan 2012* (LEP), the Reserve is zoned B2 – Local Centre (see figure 6).

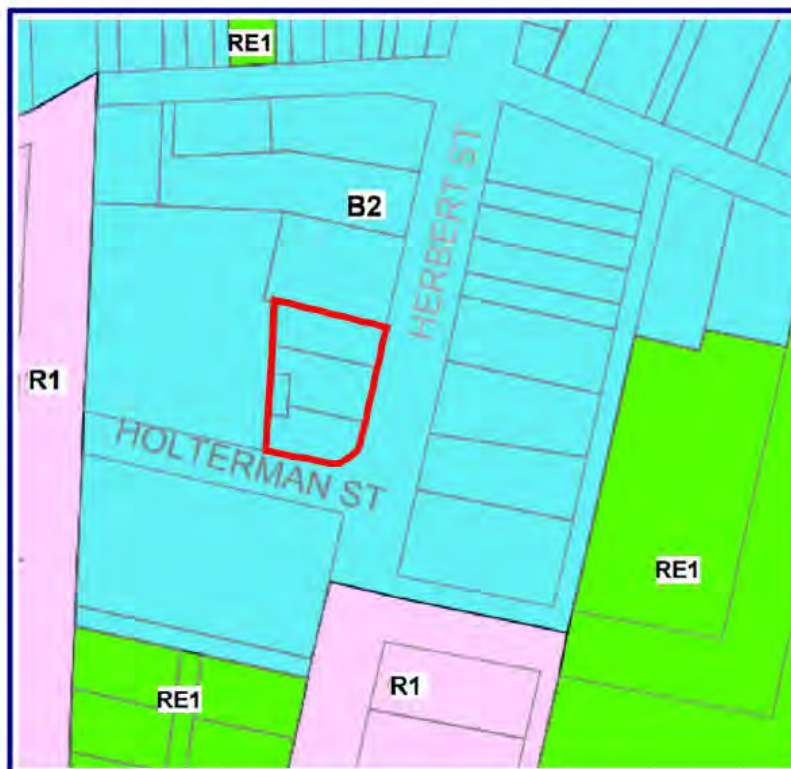


Figure 6 - Planning Zones

The Objectives for B2 land described within the LEP are:

- to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area
- to encourage employment opportunities in accessible locations
- to maximise public transport patronage and encourage walking and cycling
- to maintain the built integrity of the area by enabling development that is sympathetic to the existing heritage buildings and features.

Activities permitted without consent for land zoned B2 are shown as:

- Home occupations
- Roads
- Water reticulation systems



Activities permitted with consent for land zoned B2 are shown as:

- Boarding houses
- Centre-based childcare facilities
- Commercial premises
- Community facilities
- Educational establishments
- Entertainment facilities
- Function centres
- Information and education facilities
- Light industries; Medical centres
- Oyster aquaculture
- Passenger transport facilities
- Recreation facilities (indoor)
- Registered clubs
- Respite day care centres
- Restricted premises
- Service stations
- Shop top housing
- Tank-based aquaculture
- Tourist and visitor accommodation
- Any other development not permitted without consent, or not prohibited.

The following activities are prohibited for land zoned B2:

- Advertising structures
- Agriculture
- Air transport facilities
- Airstrips
- Animal boarding or training establishments
- Boat building and repair facilities
- Boat launching ramps; Boat sheds
- Camping grounds
- Cemeteries
- Charter and tourism boating facilities
- Correctional centres; Crematoria
- Depots
- Eco-tourist facilities
- Electricity generating works
- Environmental facilities
- Exhibition homes
- Exhibition villages
- Extractive industries
- Farm buildings
- Forestry
- Freight transport facilities
- Heavy industrial storage establishments
- Highway service centres
- Home occupations (sex services)
- Hostels; Industrial retail outlets
- Industrial training facilities
- Industries; Jetties
- Marinas
- Mooring pens
- Mooring
- Multi dwelling housing
- Open cut mining
- Pond-based aquaculture and Recreation facilities (major)
- Recreation facilities (outdoor)
- Research stations
- Residential flat buildings
- Rural industries
- Rural workers' dwellings
- Sex services premises
- Storage premises
- Transport depots
- Truck depots
- Vehicle body repair workshops
- Vehicle repair stations
- Warehouse or distribution centres
- Waste or resource management facilities
- Water recreation structures
- Water storage facilities
- Water treatment facilities; Wholesale supplies.



## 4.2 State Environmental Planning Policies

The Reserve is subject to the State Environmental Planning Policies. Important amongst these in the development of the Reserve is the *State Environmental Planning Policy (Infrastructure) 2007* or the Infrastructure SEPP.

Section 65 of the Infrastructure SEPP provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a POM adopted for the land in accordance with the LGAct.

All other impacting State Environmental Planning Policies are listed below. Those that are considered more relevant to the future of the Reserve and this POM are underlined below and briefly described in **Appendix 2**.

- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *State Environmental Planning Policy No 21—Caravan Parks*
- *State Environmental Planning Policy No 33—Hazardous and Offensive Development*
- *State Environmental Planning Policy No 36—Manufactured Home Estates*
- *State Environmental Planning Policy No 50—Canal Estate Development*
- *State Environmental Planning Policy No 55—Remediation of Land*
- *State Environmental Planning Policy No 64—Advertising and Signage*
- *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Concurrences and Consents) 2018*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*





- *State Environmental Planning Policy (Primary Production and Rural Development) 2019.*

### 4.3 Council Policies

In addition to State planning policies and the directions of the LEP, Council has developed a number of plans and general policies which have either direct or indirect relevance to planning, management and maintenance of community land and Council reserves and of particular relevance to the Old Gulgong Fire Station:

- ***Towards 2030*** – Endorsing Council’s vision of “A prosperous and progressive community we call home”, the strategy present goals, values, aspirations and a sustainable community. It is structured around a number of themes including: Looking After our Community; Protecting our Natural Environment; and Building a Strong Local Economy
- ***Open Space and Recreational Asset Management Plan – Towards 2030 (May 2017)*** – By making available open space and recreational infrastructure for residents and visitors, Council projects budgets and expenditure to operate, maintain and upgrade facilities ensuring good functionality over a ten-year period
- ***Community Grants Program (February 2021)*** – Establishes criteria by which financial assistance requests from non-for-profit groups will be determined with equity
- ***Long Term Financial Plan 2019–29*** – Provides a framework to assist future decision making that will secure economic sustainability and ensure funding is adequate to achieve outcomes the community requires. The Plan is an integral component for the achievement of Council’s *Mid-Western Regional Community Strategy Plan Towards 2030*
- ***Asset Management Policy (2017)*** – Council is committed to a systematic asset management methodology to ensure appropriate asset management practices are applied across infrastructure managed by Council. The Policy ensures 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
- ***Information and Directional Signage Policy (2012)*** – Provides a standard for consistent, professional and durable signage throughout the region to promote the region, enhancing visitors’ ability to navigate the region using consistent directional signage to genuine tourist destinations
- ***Leases and Licences of Council Owned and Managed Land and Real Property Policy (2021) (LLCPP)*** - Enables Council to consider applications for the leasing and licencing of Council controlled land assets, including Crown Land whilst ensuring Council is consistent and transparent, and complying with appropriate legislative requirements when determining each application.

Given that the requirements and structure for this POM are stipulated by legislative direction, it scopes the above policies, plans and strategies for relevant ideas and initiatives. All relevant policies and plans as listed above can be found on Council’s website.



#### 4.4 Biodiversity

Under the LGAct, Council has obligations for conservation issues as determined by the *Biodiversity Conservation Act 2016*, and the *Fisheries Management Act 1994*. The LEP notes that there are no significant biodiversity issues present or critical habitat notified at the Reserve. There is no biodiversity certified land or biobanking agreement associated with this land as per the *Biodiversity Conservation Act 2016*.

#### 4.5 Native Vegetation

Land zoned B2 – Local Centre is covered by the State Government’s native vegetation laws aimed at protecting the biodiversity values of trees and other vegetation in non-rural areas of NSW and is included within the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017<sup>8</sup>* and also considered within the *Biodiversity Conservation Act 2016*. Any clearing of native vegetation requires consideration and possible authorisation under these policies.

#### 4.6 Aboriginal Significance

A search of the *NSW Government’s Office of Environment and Heritage AHIMS Web Services* did not reveal that:

- aboriginal sites are recorded in or near the Reserve (1km buffer)
- aboriginal places have been declared in or near the Reserve (1 km buffer).

The Reserve does not contain any items listed in the LEP as being of known aboriginal archaeological sites, nor places of indigenous heritage significance.

Any construction undertaken by Council will need to meet the cultural heritage requirements of the *National Parks and Wildlife Act 1974*.

#### 4.7 Heritage Significance

The objectives of heritage designations in the LEP are:

- to conserve the environmental heritage of the Mid-Western Regional Council area
- to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views
- to conserve archaeological sites
- to conserve Aboriginal objects and Aboriginal places of heritage significance.

<sup>8</sup> Part 1 S. (1) (b) of the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.



Figure 7 - Heritage Items  
 Item 1254 – Fire Station and the neighbouring 1252 – Former Ulan County Council (Cudgong House)

The LEP indicates one specific item of heritage significance exists at the Reserve. This is the Fire Station at 104 Herbert St, Item Number 1254 as recorded in the LEP, being of *local significance* (see Figure 7).

The Reserve adjoins other specific items of local heritage significance being 1252 – Ulan County Council and 1323 – Police Station.

Schedule 5 of the LEP indicates that whilst no part of the remainder of the Reserve is listed as a Heritage Item (Part 1), the Reserve is located within a **Heritage Conservation Area** described as of General Significance (see Figure 8) which applies to the town of Gulgong.

This requires that the consent authority must, before granting consent for a development under this clause, consider the effect of the proposed development



Figure 8 - Heritage Conservation Area  
 Red hatching showing the Reserve is located within the designated Heritage Conservation Area and 1254 – Fire Station is of local heritage significance.

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

The former Gulgong Police Stables were previously on the western boundary of the Reserve on Lot 7301 in DP 1142898. In the late 20<sup>th</sup> century, as the stables were in disrepair and largely inaccessible, they were demolished and the wood utilised on the eastern side of the site to create the current *Gulgong Town Trail* shelter (see Figure 9).



Figure 9 - Gulgong Town Trail shelter

#### 4.8 Bush Fire Planning

Land at the Reserve is not identified as bush fire prone land.<sup>9</sup>

#### 4.9 Operating Approvals

The Reserve has no operating approvals issued under the LGAct.

<sup>9</sup> [www.rfs.nsw.gov.au/.../bush-fire-prone-land/check-bfpl](http://www.rfs.nsw.gov.au/.../bush-fire-prone-land/check-bfpl)



## 5 THE CULTURAL ENVIRONMENT

An initial glance at the demography of Gulgong is helpful in appreciating the social environment which influences the future use and management of the Reserve.

The latest (2016) population census<sup>10</sup> showed the population of Gulgong township to be 2,521. Of the total population, 21.4% were over 60 years old and 25.8% were under 19 years old. There was a relatively small proportion of the population born in non-European countries (14.8%) and 12.1% of people spoke languages other than English, at home. The largest employment sector of residents was Coal Mining (19.2%) and 20.8% of the population performed some form of unpaid/voluntary work through an organisation or group. A relatively small proportion of indigenous peoples (7.8%) in the town may in some way be explained by the early and total disruption to aboriginal life with the influx of white settlers and pastoralists.

The population statistics of Gulgong currently reflect a buoyant and enthusiastic community flourishing on the back of a strong tourism industry, supported in recent times by one dominant industry sector, coal mining, an industry which is conducted at some distance to the north east of the Gulgong township. Of note, is the large proportion of people who are contributing to the town via an enthusiasm for volunteer work, complementing those employed in businesses which service the tourist industry. This enthusiasm is a reflection of the consciousness of residents belonging to a township of great uniqueness and historical value. It is driven by the memories of Gulgong's elderly inhabitants and the stories they've told to their children and grandchildren; in the weatherboard facades, built as fronts to the leaning bark and tent dwellings which defined the town's streets in the days of the goldrush; and in the crooked streets themselves that follow the tent lines, hastily pegged out by gold prospectors when the rush began.

This township character generates the energy which embraces it and paves its future. This energy also creates the opportunities for the appropriate future uses for this Reserve.

<sup>10</sup> 2016 Census Quickstats Gulgong; Australian Bureau of Statistics  
[www.quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC11794](http://www.quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC11794)

## 6 CURRENT USES

At present the Fire Station (see Figure 10) is under-utilised. It is used for storage of some Council materials.



Figure 10 - Fire Station



Figure 11 - Current Use

(Clockwise from Top Left) Car Park viewed from Herbert St, pedestrian access from Herbert St, Car Park viewed from Holtermann St, western boundary of Lot 5 with access over the fence.

The rest of the Reserve is utilised for:

- parking facilities (see Figure 11) with access from Holtermann Street used by town workers, shoppers, those attending functions at the Gulgong Memorial Hall, and other visitors to the



town

- an access way through the Reserve car park located within the western boundary of Lot 5, currently provides access to neighbouring property “Cudgegong House”
- an emergency assembly area, and a small seat for passers-by for casual resting
- the heritage shelter noted in section 4.7
- a Mudgee Region sign-board series which introduces the Mudgee area and Gulgong’s various attractions to visitors and passers-by.



## 7 RESERVE ASSESSMENT

### 7.1 Assessment of Infrastructure

Infrastructure on the Reserve includes:

- Old Gulgong Fire Station (see Figure 10) double brick main building<sup>11</sup> (good condition) and associated infrastructure:
  - Internal room layout – main garage/entrance (fair to good condition); functional kitchen (fair to good condition); common room (fair to good condition); office and amenities (fair to good condition); single toilet amenity (poor condition) (see Figures 12,13)
  - Building installations – gas connectors; air conditioner; communications tower etc, (fair condition) (see Figure 16)
  - Boundary and internal fencing - front and side picket (fair condition), side ring lock (fair condition), rear steel (fair condition), rear and side paling (poor condition) (see Figures 10, 11, 17 and 18)
  - Small structures - garden shed (poor condition); fire-hose conditioning pit<sup>12</sup> (good condition) (see Figures 14, 17, 18)
  - Underneath/subfloor storage (good condition) (see Figure 14).
- Sealed car park area, pathway with steps from Herbert Street access, seating (fair to good condition) (Figure 5, 11)
- 3 metre sealed driveway/access linking Reserve car park and Cudgegong House. (good condition)
- Signage structures and signboards – heritage styled (fair condition)
- Mature trees (three) (see Figure 19)
- Street verge (Herbert Street) garden and landscaping.

<sup>11</sup> Heritage significance.

<sup>12</sup> Heritage significance.





Figure 12 - Fire Station Internal  
Garage (left) and kitchen.



Figure 13 – Fire Station Internal  
Toilet (left), common room (centre), and office.



Figure 14 - Fire Station Rear  
 (L-R) Rear entrance, rear view with garden shed, access to subfloor storage area.



Figure 15 - Fire Station Side Boundaries  
 (L-R) Beyond northern boundary adjoining property (adjoining property), view across back to adjoining property, northern wall facing west and northern wall facing east.



Figure 16 - Fire Station Installations



Figure 17 - Fire Station External Assets  
(Clockwise top LHS) boundary picket fencing and gate, fencing and path, garden shed and rear of Old Fire Station.



Figure 18 - Fire Station External Assets  
 (L-R) Fire hose conditioning pit; NE aspect, main building; paling fence on boundary, NW corner building; back paling fence on boundary, viewing adjoining property to the north.



Figure 19 - Fire Station External Assets  
 Fire Station picket fence on Herbert Street boundary, and boundary of adjoining car park to the south showing ringlock fencing. (Note mature Eucalypt tree near car park)

## 7.2 Assessment of Management Needs

As the main asset, the Old Gulgong Fire Station building is generally sound, well drained and appears well maintained and there is little major work required other than that associated with modifications (internal) as a requirement of any future nominated usage (see Plan). The garden shed is considered non serviceable and may be removed or repaired as per requirements. The construction referred to as the fire hose conditioning pit (brick) may have historical significance and should be managed accordingly. Otherwise, its removal may be in the interests of human safety and provide greater



flexibility for emerging and new uses of the Reserve. Any improvements to the Fire Station building by way of additional floor space which may be permitted by this POM is suggested as an adjoining rear (western) extension, rather than from the southern wall. This may effectively use existing surplus yard, as well as minimise required heritage standards (and therefore, costs) because of minimal disruption to the Herbert Street vista. Ready access especially to new additions to the building may also be facilitated in the creation of easy and more direct access from the adjoining car park, by reconfiguring boundary fencing and pathway.

Routine management of the grounds at the Reserve requires mowing, slashing, gardening, weeding, fence repairs and maintenance (especially to the paling boundary and internal fence component). Maintenance of all built infrastructure including Fire Station, car park / driveway surfaces, gardens / landscaping, seating and signage as required, will occur in accordance with Council's maintenance schedule. Particular attention is drawn to some mature trees which are within the boundaries of the car parking area and the maintenance requirements to avoid damage and human injury.

### 7.3 Community Consultation and Future Use Options

Prior to the development of this POM, the community was requested to cast opinion on future needs and uses of the Fire Station. This process occurred via survey and interest group consultation.

#### Survey

Council commissioned a survey which was open to the community for on-line opinion conducted between 31 October 2018 – 09 August 2020.

A Survey Response Report was produced by *Bang the Table Engagement*.

The first question posed to respondents in this survey called for expressions regarding the community or economic assets which are currently noted as absent from the Gulgong Area. The survey proposed a series of response options to this question including:

- Community building for hire
- Gallery or Exhibition purposes
- Museum
- Tourism Experience
- Office Space Retail Accommodation
- Food services such as café or restaurant
- Other (please specify).

The top five responses (see Figure 20) were:

- Gallery and Exhibition (72 respondents)
- Community Building for Hire (45)
- Tourism Experience (37)
- Office Space (35)
- Café or Restaurant (31)
- Other (79)

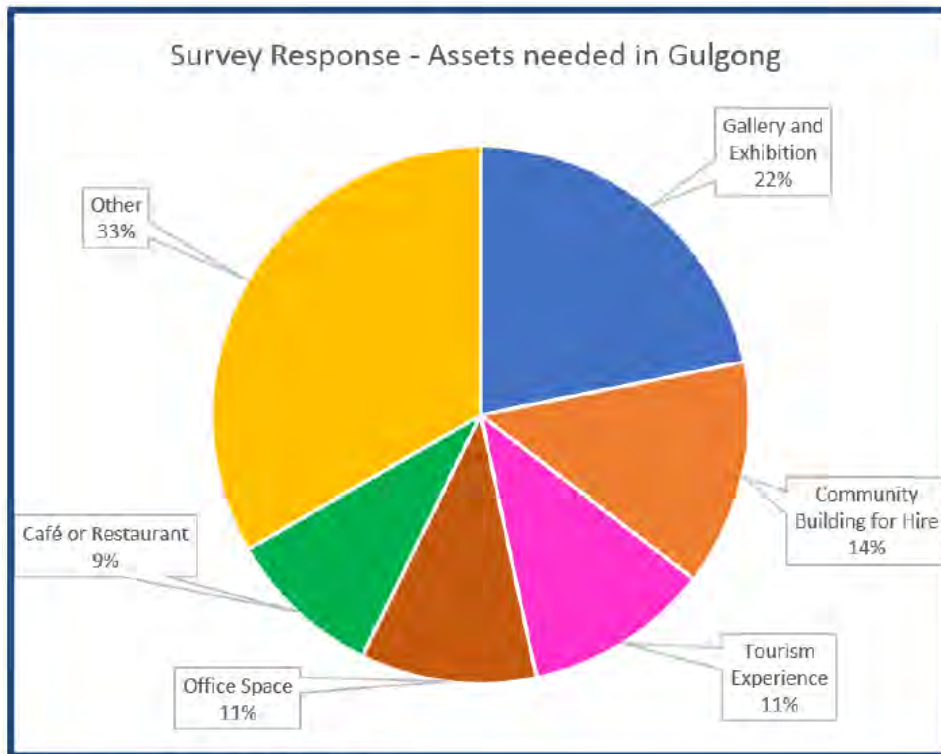


Figure 20 - Survey - Assets Needed in Gulgong

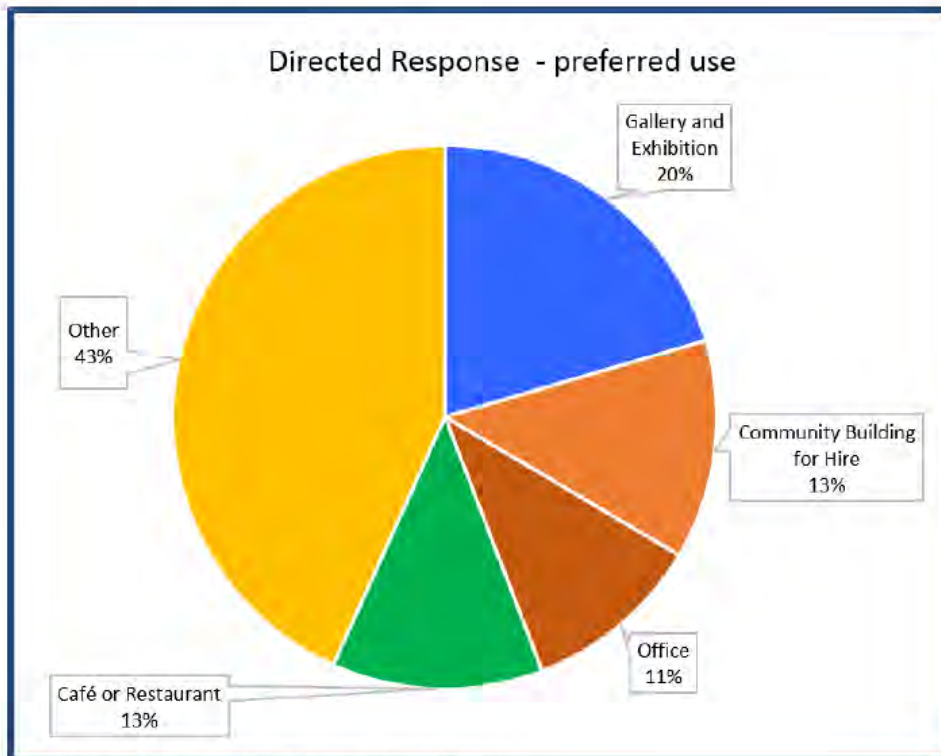


Figure 21 - Preferred Use for Fire Station - Directed Response



A further question requested respondents to nominate “the purpose that the Old Fire Station may best be used for into the future” (Directed response). It noted that that highest response was 20% for a Gallery / Exhibition space (see Figure 21). Specific insight is provided with a 43% return by the “Other” response option.

Finally, when asked for further feedback in regards the utilisation of the Fire Station (non-directed response), responses were received from 106 respondents<sup>13</sup> with the largest preferred use category for a Youth Centre (see Figure 22).

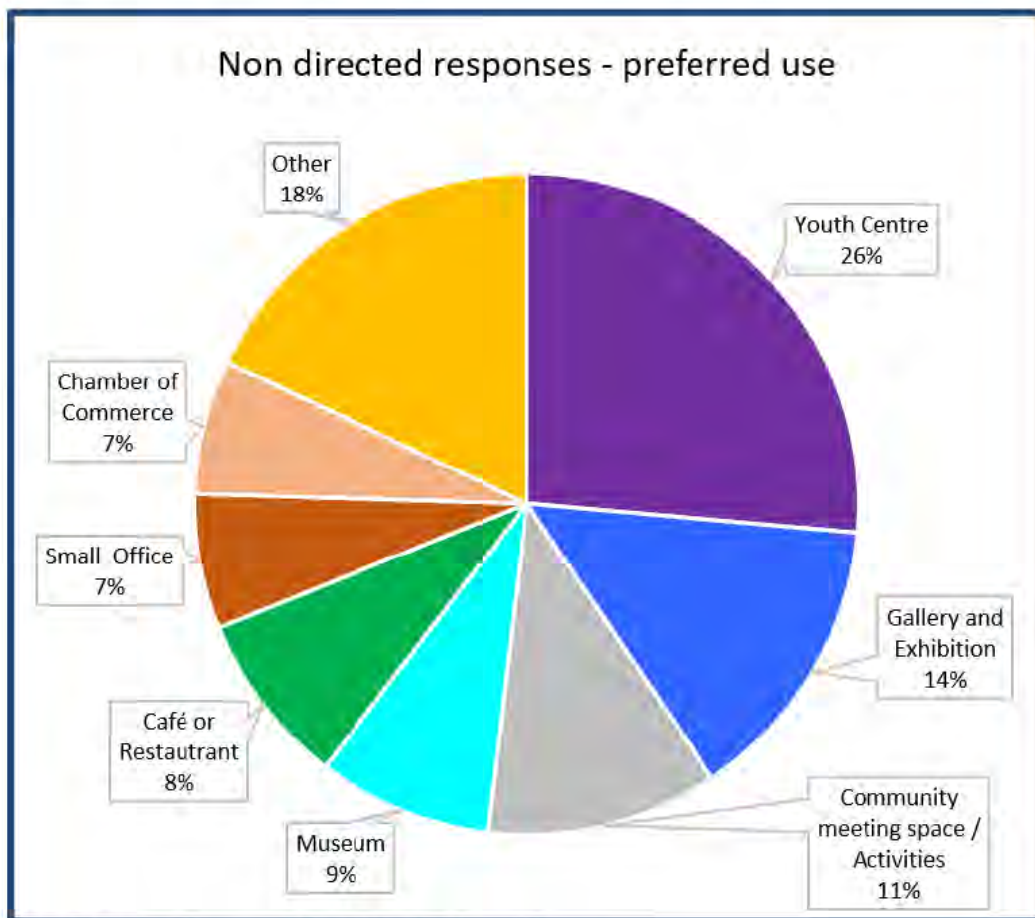


Figure 22 - Further Information Preferred Use - Non-directed Response

Figure 23 provides the word cloud prepared following the survey.

<sup>13</sup> Note some respondents included more than 1 proposed use.







- Community Art Programs in collaboration with exhibition areas located at Red Hill tourist information centre and associated venues
- Venue to assist community communication in publishing of magazines, papers (Gulgong Gossip, Mid-Western Mail) due to there no longer being a local newspaper.

Based on consultation undertaken, the preferred uses for the Old Fire Station are:

- Youth Centre
- Gallery and Exhibition Space
- Community Space for hire / meetings.



## PART B – THE PLAN

### 8 A VISION FOR THE LAND

In proposing a Vision for the future of the Reserve, this POM considers the clear statements from relevant Council policy and strategy which have relevance to its future development and management. For instance, in its Economic Development Strategy, Council presents its Vision for the region as:

***"A prosperous and progressive community that we are proud to call home."***<sup>14</sup>

In its Regional Community Plan (RCP)<sup>15</sup> Council endorses regional goals for the next 20 years, some of which are more directly relevant to the role and services which may potentially be provided by the Reserve to the Gulgong community. These include:

- Looking after our Community:
  - *Respect and enhance the historic character of our Region and heritage value of our towns*
  - *Maintain and promote the aesthetic appeal of the towns and villages within the Region.*
- Building a Strong Local Community:
  - *Promote the Region as a great place to live, work, invest and visit*
  - *Provide leadership on economic development initiatives and identify resources and infrastructure required to drive investment and economic growth in the Region*
  - *Support projects that create new jobs in the Region and help to build a diverse and multi-skilled workforce*
  - *Build strong linkages with institutions providing education, training and employment pathways in the Region.*

These statements and strategies reflect Council's broad strategic intent to create and maintain a sense of community fulfilment and enrichment through lifestyle, employment opportunity, commercial opportunities, and the values of heritage. They therefore demonstrate a strong support for the role of the Reserve as one important asset in the provision of these values within the Gulgong community.

The above references from Council's directional statements, ongoing consultation with Council and the assessment of responses from community views reflect a measured multi-purpose best use of the Old Gulgong Fire Station and its surrounds. The following vision statement for the Reserve is therefore proposed:

***"A Meeting Space Expressing Local Youth and Art"***

<sup>14</sup> Economic Development Strategy of Mid-Western Regional Council – A 10 Year Plan. *Mid-Western Regional Council.*

<sup>15</sup> Towards 2030 – Mid Western Region Community Plan. *Mid-Western Regional Plan.*



## 9 OBJECTIVES, CLASSIFICATION, CATEGORY and RESERVATION PURPOSE

The Reserve is classified as Community Land under the LGAct as amended by the *Local Government Amendment (Community Land Management) Act 1998*.

Under Section 36(4), all Community Land must be categorised as one of the following categories:

- Natural Area - (further categorised as either Bushland, Wetland, Escarpment, Foreshore, Watercourse)
- Sportsground
- Park
- Area of Cultural Significance; or
- General Community Use.

The Core Objectives for all community land categories vary according to the categorisation of the land. All objectives are defined in Sections 36E to 36N of the LGAct and also appear in Appendix 1, of this POM.

In accordance with the guidelines set out in the *Local Government (General) Regulation 2021* and Practice Note 1: Public Land Management (Department of Local Government Amended 2000) and the derived management directions and planning principles presented above; land at the Reserve is categorised by this POM, as **General Community Use**.

This plan is over Crown land and proposes:

- over Lot 7301 DP 1142898, being R.90876 for Preservation of Historical Sites and Buildings:
  - a change from the initial categorisation of Area of Cultural Significance to General Community Use.
  - additional Reserve purposes of Parking and Community Purposes.<sup>16</sup>
- over Lots 6 and 18 Section 28 DP 758482 being R.90877 for Parking, an additional Reserve purpose of Community Purposes.<sup>17</sup>

### 9.1 General Community Use

Relevant Core Objectives for management of community land categorised as **General Community Use** are to promote, encourage and provide for the use of the land, and to provide facilities on the land to meet the current and future needs of the local community and of the wider public:

<sup>16</sup> This change in categorisation and additional reserve purposes are required noting that any items of cultural significance on this land have, for many years, been removed.

<sup>17</sup> This additional reserve purpose is required to facilitate the existing *Gulgong Town Trail* shelter and tourist signage on the Herbert Street frontage of the site.

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

#### Management Directions

Directions for the use of the Reserve into the future are cast by the required responses to legislation (eg., CLMA); the original reservation purposes; the needs and responsibilities of Mid-Western Regional Council (LGAct) and community expectation from conducted consultations (see Figure 24 describing flow of influences).



Figure 24 - Influences on the Future Use of the Old Gulgong Fire Station

Creation of a centre for restricted multiple purposes which is practical and cost effective, would reflect the vision statement, the directions and requirements of legislation for the use of community land appropriately categorised, as well as prominent community needs as expressed through consultation processes.



## 10 DEVELOPMENT AND MANAGEMENT OF THE RESERVE

### 10.1 Development at the Reserve

Under this POM, Council reserves the right to control the use of all land categorised at the Reserve as Community Land. Tenures will also be issued to enable the removal/construction/implementation of required works consistent with future needs and requirements.

Council will also:

- create opportunities for community consultation and participation in the planning and development as required
- ensure all formal use of the Reserve is authorised through appropriate documentation
- consider how use of the site can provide funding for the maintenance of the facilities to reduce costs to Council and employ human services as required
- facilitate a system whereby enquiries and complaints<sup>18</sup> from the public can be efficiently and promptly dealt with
- issue leases and licences for appropriate activities conducted on the Reserve, as described in Section 10.3
- create opportunities for community consultation and participation in the planning and future development of the Reserve as required
- grant easements as required for utilities and access, as described in Section 10.8.

#### Management Structure

Council manages the Reserve directly.

### 10.2 Permitted Uses and Activities at the Reserve

Controlled access by the public will be permitted and encouraged at the Reserve.

#### Permissible Uses

Table 1 lists the permissible uses on the land subject to this POM with their scale and intensity.

*Table 1 – Permissible Uses*

Use	Scale	Intensity
Access roads	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Amenities	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week

<sup>18</sup> Complaints in relation to the Reserve will be addressed consistent with Council's *Complaints Management Policy*.



Use	Scale	Intensity
Alternate energy technology	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Art and cultural classes and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week Subject to any Hire Agreement, Tenure and/or Development Application conditions for a specific event
Business Operations	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to Tenure or Hire Agreement
Cafe	Limited to the physical constraints of the facility Agreement via tenure or hire agreement	Operating hours of the establishment subject to Council approval
Car parking	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Playing of games	Limited to the physical constraints of the facility	8.00am – 10.00 pm, 7 days a week subject to Tenure or Hire Agreement
Children's programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to Tenure or Hire Agreement
Community events (markets, fundraising / charity events, special events)	Limited to the hours the facility is booked Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm
Community Services	Limited to the physical constraints of the facility Agreement via tenure or hire agreement	24 hours a day, 7 days a week
Drainage	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Education Services	Limited to the physical constraints of the facility Agreement via tenure or hire agreement	24 hours a day, 7 days a week
Emergency use	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week
Filming and photography (commercial, amateur)	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week Subject to Tenure
Landscaping	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Maintenance buildings	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Paths	Limited to the physical constraints of the facility	24 hours a day, 7 days a week
Personal training	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement
Playing of a musical instrument, or singing, for fee or reward	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement
Private events (i.e., weddings, birthdays)	Limited to the physical constraints of the facility and/or to the requirements of the activity	Operating hours subject to Tenure or Hire Agreement
Public performance or education	Limited to the physical constraints of the facility and/or to the requirements of the activity	Operating hours subject to Tenure or Hire Agreement
Public utility infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week



Use	Scale	Intensity
Remediation works	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week
Sponsorship signage (temporary) and Reserve signage	As per section 10.12 of this POM	24 hours a day, 7 days a week
Storage facilities	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to Tenure or Hire Agreement
Telecommunication facilities	Subject to relevant legislation	24 hours a day, 7 days a week
Temporary structures (i.e., marquees, tents, stages)	Limited to the physical constraints of the facility	Temporary structures (no pegs, weighted only)
Youth programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to Tenure or Hire Agreement

It is an express provision of this POM that Council shall provide from time to time as circumstances may require the construction and maintenance of utility services, provision and maintenance of floodways, vehicular access ways and the granting of easements.

### 10.3 Leases, Licences and other Estates

For this section, please see the Explanation of Terms<sup>19</sup> set out below.

The LGAct provides that tenures (leases, licences, or any other estates) or easements may be granted over all or part of community land.

Tenures may be held by:

- community organisations, or
- by private/commercial organisations or
- individuals providing facilities and/or services for public use.

The maximum period for leases and licences on community land allowable under the LGAct is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

<sup>19</sup> **Explanation of Terms**

**Tenure** – A lease, licence or other estate issued by Council in accordance with Section 46 of the LGAct or Section 2.20 of the CLMA.

**Holder** – The company, organisation, individual or group of individuals who have been issued with a Tenure.

**Hire Agreement** – An estate issued by the Holder to the Hirer consistent with their Tenure.

**Hirer** – The company, organisation, individual or group of individuals who have been issued with a Hire Agreement.

**Regular Hirer** – A hirer who regularly uses the Reserve through a Hire Agreement or has an ongoing Hire Agreement.

**Singular hirer** – A Hirer who has a Hire Agreement as a once off or irregularly.

**Casual user** – A person or group of people using the Reserve for passive recreation, non-commercial purposes without a Tenure or Hire Agreement.

**User** – The collective term for a holder, hirer and casual user.



Community land may only be leased or licensed for periods of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the LGAct.

#### Leases

A lease will generally be required where exclusive use or control of all or part of community land is desirable for effective management. A lease may also be required when the scale of investment in facilities, necessity for security measures, or where the relationship between a holder and facilities on community land justifies such security of tenure.

Leases issued by Council will require:

- that subleases or any other supplementary tenures can only be issued by the Holders with the approval of Council and consistent with Section 47C of the LGAct
- maintenance of the facility will generally be the responsibility of the lessees however this will be defined in the lease agreement.

#### Licences

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the community land is proposed. A number of licences for different holders can apply to the same area at the same time, provided there is no conflict of interest.

#### Hire Agreements

An agreement for use of the land subject to this POM may be issued by Council for any purpose listed below, subject to the approval of Council. A hire agreement may be issued to a regular hirer or a singular hirer for formal use. Any legal requirements as determined by Council will include the requirement for adequate public liability insurance cover.

#### Purposes for which Tenures may be issued

In accordance with Section 46A of the LGAct, a Plan of Management for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of a POM.

This POM authorises a Tenure to be issued:

- for any permissible use in Table 1
- for purposes consistent with the Reserve's:
  - categorisation (see Section 9.1), and
  - zoning (see Section 4.1) under Section 46 of the LGAct, and





- purpose as required under the CLMA.

However, the CLMA allows that Council may also issue short term licences (for a period of less than one year) consistent with Section 2.20 of the CLMA. This section provides that licences may be issued, inconsistent with the reservation purpose, for prescribed purposes currently as shown in Appendix 3.<sup>20</sup>

The LGAct provides that Council may grant a lease, licence or other estate in respect of Community Land, consistent with the Reserve purpose, for:

- a purpose prescribed by Section 361 of the LGAct as a core objective of the categorisation of the land; or
- for the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public.<sup>21</sup>

A tenure or hire agreement on Crown land may impact native title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the CLMA unless native title is extinguished. For Crown land which is not *excluded land* this will require written advice from one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

Council at any time in the future, reserves the right to prohibit the taking or consumption of alcohol on this Reserve. This will be indicated by conspicuously displayed signs in accordance with Section 632 and Section 670 of the LGAct (as amended).

#### Direction of Funds

Income produced from the Reserve will be distributed to manage community land in a fashion directed by Council.

## 10.4 Other Approvals

An approval to occupy land or facilities for a specific purpose does not remove the need to obtain approval under other legislation. These approvals may include:

- a liquor licence
- to engage in a trade or business
- to direct or procure a theatrical, musical or other entertainment for the public
- to construct a temporary enclosure for the purpose of entertainment
- to play a musical instrument or sing for fee or reward

<sup>20</sup> *Crown Land Management Regulation 2018 Section 31.*

<sup>21</sup> See Section 46(4)(a) of the LGAct



- to set up, operate or use a loudspeaker or sound amplifying device
- to deliver a public address or hold a religious service or public meeting with the use of a loudspeaker
- to install or operate amusement devices
- to use a standing vehicle or any article for the purpose of selling any article in a public place.

### 10.5 Allocation

The Reserve will continue to be used by a variety of user groups and individuals for purposes previously noted. Council will endeavor to generate greater utilisation of the Reserve for community purpose and other activities consistent with the Reserve's purpose.

### 10.6 Fees

Council applies fees for the use of Council reserves.

The fees associated with the hiring of Council reserves for major events, concerts, functions etc., are detailed in Council's *Operational Plan – Fees and Charges* on Council's website. Council's fee structure is reviewed on an annual basis.

Where the Reserve is to be hired for a purpose not within Council's *Operational Plan – Fees and Charges*, the fee will be set by Council.

### 10.7 Communication in the Management of the Reserve

Communication between Council, Holders, Hirers and Casual users is important to the success of this POM. Council will establish and maintain clear lines of communication with Tenure holders and across all Reserve users, especially relating to the operations of and responsibilities within (proposed) tenure operations.

This will include:

- regular meetings between Council, Tenure holders and Regular hirers, and
- the establishment of a clear understanding that the site will be occupied on the basis of formal agreement.

### 10.8 Easements

Council reserves the right to grant easements as required for utilities and access, bearing in mind the impact of such easements on the site.

The granting of easements over Crown land will be subject to the provisions of the *Native Title Act 1993* and Section 8.7 of the CLMA.



## 10.9 Development of the Reserve

Under this POM, Council reserves the right to control the use of all land classified at the Reserve as Community Land and categorised as General Community Use.

Council approval is required prior to any development or improvement made to community land.<sup>22</sup>

All major developments and improvements to be funded (solely or partially) by Council will be subject to Council approval.<sup>23</sup>

To facilitate the establishment of the new and restored infrastructure, Council may issue tenders to design and restore the Reserve's infrastructure to required heritage standards.

Tenures may be issued to enable the construction/implementation of new facilities.

### Native Title

Where it is proposed to construct or establish a public work<sup>24</sup> on reserved or dedicated Crown land, where Native title is not extinguished, prior to approval Council will notify and give an opportunity for comment from any representative Aboriginal/Torres Strait Islander bodies, registered Native title bodies corporate and registered Native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

Where a proposed update of a Master Plan, Capital Works Program, Facilities Asset Management Plan or any other plan is the approving documentation for a public work on Crown land, that approval will not be given unless the requirements of the *Native Title Act 1993* have been addressed including the notification and opportunity to comment noted above.

<sup>22</sup> Section 65 of the *State Environmental Planning Policy (Infrastructure) 2007* provides that development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a plan of management adopted for the land in accordance with the LGAAct (see Appendix 2)

<sup>23</sup> The term approval refers to approval as Crown land manager of the land rather than consent under the *Environmental Planning and Assessment Act 1979*.

<sup>24</sup> A public work is defined as:

(a) any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:

(i) a building, or other structure (including a memorial), that is a fixture; or

(ii) a road, railway or bridge; or

(iia) where the expression is used in or for the purposes of Division 2 or 2A of Part 2—a stock-route; or

(iii) a well, or bore, for obtaining water; or

(iv) any major earthworks; or

(b) a building that is constructed with the authority of the Crown, other than on a lease.

Major earthworks are defined as:

earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.

### 10.10 Development of New and Improvement of Existing Facilities

Consistent with the preferred use for the Reserve expressed through community consultation, this POM authorises the following new facilities and improvements to existing facilities:

- upgrades to internal layout of the Fire Station building to suitable standards to meet the needs of identified new and emerging priority uses
- possible creation of an extension of the existing building or new detached building (as required<sup>25</sup>) community infrastructure as noted in Figure 25
- remove internal fencing unless of a heritage nature



Figure 25 - Preferred Use

<sup>25</sup> Note LEP Schedule 5 requirements for **Heritage Conservation Area** described as of General Significance, and consent requirements for alteration to structure of heritage significance to No. 1254 (LEP).



- remove existing access to rear of Cudgegong House
- in association with the as-required extension to the Old Gulgong Fire Station, reconfigure pathway to permit easy access to main infrastructure from car park, considering one option for disabled access
- landscaping to enhance the rest area.

### 10.11 Maintenance of Facilities

In accordance with the maintenance schedule of its asset management plans, building management plans and grounds management plans; and to measured targets within available resources, Council will ensure the facilities on the Reserve are maintained to an appropriate standard.

Council will:

- conduct essential repairs and maintenance to all facilities including the Old Gulgong Fire Station and maintenance of the car park area
- remove unserviceable structures (eg. shed), complete boundary and subdivision fence repairs, general maintenance of all open space items of infrastructure, signage, and garden/yard improvements and management
- monitor the condition of structures on the Reserve and ensure effective maintenance procedures are in place through tenure conditions
- prepare a safety audit of the site and repair or replace any areas that may impact on public safety
- ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the Reserve, where required
- ensure regular collection of rubbish and elevate compliance activities against illegal dumping of rubbish
- Continue monitoring for issues of compliance and general site amenity.

### 10.12 Signage

Council uses signs to regulate the activities carried out on community land and to provide educational information so as to provide a safe and enjoyable place for passive and active recreational pursuits.

Whilst signs are a crucial source of information, they have a significant impact on the aesthetics of reserves such as the Old Gulgong Fire Station. All signs must:

- meet a design standard and be approved by Council
- be sympathetic to their environment in their design, construction and location
- be placed in accordance with *State Environmental Planning Policy No 64 – Advertising and*



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

- be consistent with the *Mid-Western Regional Development Control Plan 2013*
- be consistent with Council's wayfinding and signage strategy.

Note that for issues of safety signage, Council uses the *Statewide Mutual Best Practice Manual – Signs as Remote Supervision*.

Where a sign requires development consent,<sup>26</sup> Council must approve, as owner, the lodging of a Development Application prior to assessment by Council in accordance with Schedule 1 Assessment Criteria of SEPP No 64.

Where a sign does not require development consent, Council must approve the sign before erection.

All Council signs erected under Section 632 of the LGAct, plus reserve name signs and traffic and safety signs, are permissible.

#### Proposed Signage

Council will ensure the following signage is on the Reserve:

- directional signage for the purposes of guiding the community to required infrastructure and services
- signage for safety purposes including speed limitations and evacuation procedures.

<sup>26</sup> Development consent is not required if the sign is to be erected for the purposes of implementing this POM.



## 11 FINANCIAL SUSTAINABILITY

Income may be sourced from the following:

- **Council's General Revenue Fund (in accordance with annual operational budgets):** Where the Reserve is being used for informal casual use, Council will contribute to the maintenance and development of Infrastructure
- **Section 7.11 Contributions (Environmental Planning and Assessment Act 1979) specifically collected for community land:** This component occurs as rate payer's contributions for the general use of community land for community well-being
- **User pays for minor infrastructure works associated with nominated facilities:** This occurs through fund raising by the relevant body including entry fees and sales
- **Community contributions by way of sponsorships and community group projects (eg., Landcare, and service clubs such as Rotary, Lions Club):** This occurs through grants either sourced externally, and/or contributed locally by the group (eg., for the purposes of environmental works, social and intellectual well-being etc. and other improvements)
- **Grant and loan funding from either Commonwealth or State Governments:** The implementation of the management structure will allow primary users to apply for funds from a number of Government bodies with the concurrence of Council. Council may also apply for these funds. Funding opportunities exist from government programs including the Crown Reserves Improvement Fund managed by the Department of Planning and Environment – Crown lands
- **Income from commercial operations:** Where tenures are involved (eg. the major user groups), ticket and product sales etc, income will arise as per details in the revenue-split in the corresponding agreement.

In order to address the outstanding and future maintenance requirements at the Reserve, and permit any required new developments as proposed in this POM, it is important that all income which is generated from the Reserve be returned to the Reserve, and that this should be clearly demonstrated in Council's financial statements. Ensuring appropriate rental and fees for formal use of the site will assist in the maintenance of specialised infrastructure.



## 12 IMPLEMENTATION PLAN

Table 2 sets out a number of actions required to implement the identified Management Strategies and Performance Targets within the Reserve. These actions are the means of achieving the objectives of the POM.

A clear indication of how the completion of the aims will be assessed is also provided in the table under Performance Evaluation.

Table 2- Implementation Table

Management Objectives	Management Strategies	Actions (A) Council (B) Tenure holder/user	Performance Evaluation (how they will be assessed)
<p>To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <ul style="list-style-type: none"> <li>in relation to public recreation and the physical, cultural and intellectual welfare or development of individual members of the public, and</li> </ul>	<p>A. Complete essential works in accordance with all required approvals, available resources and as prioritised by Council.</p>	<ul style="list-style-type: none"> <li>Engage a heritage specialist to advise on the heritage requirements for the upgrade and extension of the Fire Station and the Heritage Sign (A).</li> <li>Upgrades to internal layout of the Fire Station building to suitable standards to meet the needs of identified new and emerging priority uses (A) &amp;/or (B).</li> <li>Creation of an extension of the existing building or new detached building (as required) for community infrastructure (A) &amp;/or (B).</li> <li>Remove internal fencing unless of a heritage nature (A) &amp;/or (B).</li> <li>Remove existing access to rear of Cudgegong House (A).</li> <li>In association with the as-required extension to the Fire Station, reconfigure pathway to permit easy access to main infrastructure from car park, considering one option for disabled access (A).</li> <li>Landscaping to enhance the rest area (A).</li> </ul>	<ul style="list-style-type: none"> <li>All new works are completed in accordance with heritage requirements, works plans, to budget.</li> <li>Increase in usage and visitations to the Fire Station and car park.</li> <li>Increased cash flow/profit attributed to more community utilisation of the Reserve.</li> <li>Feedback from visitors and business sector that facilities at the Reserve are satisfactory.</li> </ul>
	<p>B. Continue to manage and maintain existing assets with approvals as required to appropriate standards.</p>	<ul style="list-style-type: none"> <li>Conduct essential repairs and maintenance to all facilities in accordance with heritage requirements, the maintenance schedule of Council's <i>Asset Management Plan for Recreational Areas</i> and building management plans (A) &amp;/or (B).</li> <li>Conduct essential repairs and maintenance to all facilities including the Fire Station, maintenance of the car park area (A) &amp;/or (B).</li> <li>Removal of unserviceable structures (eg. shed), complete boundary and subdivision fence repairs, general maintenance of all open space items of infrastructure, signage, and garden/yard improvements and management (A) &amp;/or (B).</li> </ul>	<ul style="list-style-type: none"> <li>Built assets are managed in accordance with prescribed Council standards, heritage requirements and community expectations.</li> <li>Natural assets are managed appropriately.</li> <li>Reserve orderly, neat and well maintained.</li> <li>Efficient and timely issuing of</li> </ul>





Management Objectives	Management Strategies	Actions (A) Council (B) Tenure holder/user	Performance Evaluation (how they will be assessed)
		<ul style="list-style-type: none"> <li>• Monitor the condition of structures on the Reserve and ensure effective maintenance procedures are in place through tenure conditions (A).</li> <li>• Prepare a safety audit of the site and repair or replace any areas that may impact on public safety (A).</li> <li>• Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the Reserve, where required (A) &amp;/or (B).</li> <li>• Ensure regular collection of rubbish and elevate compliance activities against illegal dumping of rubbish (A) &amp;/or (B).</li> <li>• Continue monitoring for issues of compliance and general site amenity.</li> <li>• Maintain sealed car park area, access driveway, formed pathways and fences. (A)</li> <li>• Maintain/trim mature trees in car park area and avoid hazardous incidents (A).</li> </ul>	<ul style="list-style-type: none"> <li>• consents as required.</li> </ul>
	<p>C. Manage the land for improved and appropriate outcomes.</p>	<ul style="list-style-type: none"> <li>• Update signs as appropriate. (A)</li> <li>• Ensure appropriate management of all open space areas in accordance with relevant grounds management plan of Council's <i>Asset Management Plan for Recreation Areas</i>. (A) &amp;/or (B)</li> <li>• Prepare a safety audit of the site and repair or replace any areas that may impact on public safety. (A)</li> <li>• Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the Reserve, where required. (A) &amp;/or (B).</li> <li>• Ensure regular collection of rubbish and elevate compliance activities against illegal dumping of rubbish. (A) &amp;/or (B).</li> </ul>	<ul style="list-style-type: none"> <li>• Grounds operating effectively in accordance with use agreements and responsibilities, orderly, clean.</li> <li>• Positive feedback from user groups and individuals.</li> <li>• Grounds are kept tidy and orderly.</li> </ul>
	<p>D. Monitoring and Compliance.</p>	<ul style="list-style-type: none"> <li>• Continue to monitor the condition of major structures and ensure effective maintenance schedule and procedures are in place. (A)</li> <li>• Prepare a safety audit of the site and repair or replace any areas that may impact on public safety. (A)</li> <li>• Council officers to be present to monitor all issues of compliance and general site amenity. (A)</li> </ul>	<ul style="list-style-type: none"> <li>• Audit processes for safety and asset condition reporting developed and working well.</li> <li>• Tenures are well managed resulting in no complaints and showing desired cash flow.</li> <li>• No confusion or inefficiencies regarding use and occupation exist.</li> <li>• No illegal use and abuse of</li> </ul>



Plan of Management  
Old Gulgong Fire Station

Management Objectives	Management Strategies	Actions		Performance Evaluation (how they will be assessed)
		(A) Council	(B) Tenure holder/user	
	E. Capitalise on good relationships and improve coordination and communication with occupiers of and visitors to the Reserve.	<ul style="list-style-type: none"> <li>Establish appropriate tenure and hiring arrangements for new hirers, at recommended/appropriate rent and hire fees where applicable. (A)</li> <li>Ensure that the requirements of any tenure or hire agreement are met by establishing positive relationships between Council and tenure holder through clear expectations and communications. (A)</li> <li>Where necessary, develop guidelines which communicate the requirement for users to concur with all tenure conditions including the maintenance of orderly and tidy surrounds at all times. (A) (B)</li> <li>Ensure effective communication with user groups regarding the implementation of POM. (A)</li> </ul>		<p>facilities.</p> <ul style="list-style-type: none"> <li>Tenure compliance problems non-existent.</li> <li>Good cooperation regarding maintenance responsibilities.</li> <li>Number of user groups and general passive users has increased.</li> </ul>
<ul style="list-style-type: none"> <li>in relation to purposes for which a lease, licence or other estate may be granted in respect of the land.</li> </ul>	F. Build relationships with existing and new users in order to: <ul style="list-style-type: none"> <li>draw more people to the Community Purposes area, to maximise business and cash flow</li> <li>maximise tenures to ensure good and complete use of the Reserve.</li> </ul>	<ul style="list-style-type: none"> <li>Establish relationships with relevant cultural groups, users, Gulgong Police and other neighbours etc. to ensure an integrated and complimentary approach is adopted for attracting suitable tenure holders to the Reserve. (A)</li> </ul>		<ul style="list-style-type: none"> <li>Tenure holders and other user groups are content with tenure arrangements and plan is working well with all, including improved clarity and communication.</li> <li>Community enjoying general access on arrangement for casual use of new recreational facilities, particularly the aged and disabled.</li> <li>Relationships established with appropriate user groups and others.</li> </ul>



### 13 CONSULTATION DURING THE PREPARATION OF THIS PLAN

Community consultation is an important source of information necessary to provide an effective POM for Community Land and is a requirement under Section 38 of the LGAct. As such, Mid-Western Regional Council is committed to the principles and activities within the participating community which guide Council's decision-making processes. Such participation creates the opportunity for interested parties to become actively involved in the development of a plan which reflects the needs, opinions and priorities of people using the Reserve.

Section 38 of the LGAct requires that:

- Council must give public notice of a draft POM
- The period of public exhibition of the draft plan must be not less than 28 days
- The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to Council
- Council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.

Notice was provided to the Minister for Water, Property and Housing in accordance with section 39 of the LGAct. The consent of the Minister for Water, Property and Housing is required under clause 70B of the *Crown Land Management Regulation 2018*.

Prior to the development of this POM, the community was requested to cast opinion on future needs and uses of the Fire Station. This process occurred via two separate means:

- A survey commissioned by Council was open to the community for on-line opinion conducted between 31 October 2018 - 09 August 2020. A Survey Response Report was produced by *Bang the Table Engagement*
- Discussions with all user groups and broader community representatives were conducted in Gulgong on 28 September 2020 and views on a range of issues were captured as notes transcribed onto butcher's paper. Attendees were also asked to compile prioritised needs and aspirations for the Reserve.



## 14 APPENDICES

- 1) Core Objectives for Categories of Community Land.
- 2) Relevant State Environmental Planning Policies.



## 15 REFERENCES

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*Towards 2030 – Mid Western Region Community Plan*. *Mid-Western Regional Plan*.



## Appendix 1

### CORE OBJECTIVES FOR CATEGORIES OF COMMUNITY LAND (LGAct)

#### 36E Core objectives for management of community land categorised as a natural area

The core objectives for management of community land categorised as a natural area are:

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
- (c) to provide for the restoration and regeneration of the land, and
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Biodiversity Conservation Act 2016* or the *Fisheries Management Act 1994*.

#### 36F Core objectives for management of community land categorised as a sportsground

The core objectives for management of community land categorised as a sportsground are:

- (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.

#### 36G Core objectives for management of community land categorised as a park

The core objectives for management of community land categorised as a park are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

#### 36H Core objectives for management of community land categorised as an area of cultural significance

- (1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
- (2) Those conservation methods may include any or all of the following methods:
  - (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance



- (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material
  - (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state
  - (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact)
  - (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.
- (3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

### **36I Core objectives for management of community land categorised as general community use**

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

### **36J Core objectives for management of community land categorised as bushland**

The core objectives for management of community land categorised as bushland are:

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- (d) to restore degraded bushland, and
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- (g) to protect bushland as a natural stabiliser of the soil surface.

### **36K Core objectives for management of community land categorised as wetland**

The core objectives for management of community land categorised as wetland are:

- (a) to protect the biodiversity and ecological values of wetlands, with particular reference to their



- hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and
- (b) to restore and regenerate degraded wetlands, and
  - (c) to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.

### **36L Core objectives for management of community land categorised as an escarpment**

The core objectives for management of community land categorised as an escarpment are:

- (a) to protect any important geological, geomorphological or scenic features of the escarpment, and
- (b) to facilitate safe community use and enjoyment of the escarpment.

### **36M Core objectives for management of community land categorised as a watercourse**

The core objectives for management of community land categorised as a watercourse are:

- (a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and
- (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- (c) to restore degraded watercourses, and
- (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

### **36N Core objectives for management of community land categorised as foreshore**

The core objectives for management of community land categorised as foreshore are:

- (a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and
- (b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.





## Appendix 2

### STATE ENVIRONMENTAL PLANNING POLICIES WHICH ARE RELEVANT TO THE RESERVE

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

*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (SEPP Exempt) provides that certain types of works do not require development consent under Part 4 of the EP&A Act. The General Exempt Development Code is set out in Division 1 of the SEPP, providing the limitations and conditions of the exemptions. They include:

- Access Ramps
- Advertising and signage
- Aerials, antennae and communication dishes
- Air-conditioning units
- Animal shelters
- Aviaries
- Awnings, blinds and canopies
- Balconies, decks, patios, pergolas, terraces and verandahs
- Barbecues and other outdoor cooking structures
- Bollards
- Charity bins and recycling bins
- Earthworks, retaining walls and structural support
- Fences
- Flagpoles
- Footpaths, pathways and paving
- Fowl and poultry houses
- Garbage bin storage enclosure
- Hot water systems
- Landscaping Structures
- Minor building alterations
- Mobile food and drink outlets
- Playground equipment
- Screen enclosures
- Sculptures and artworks
- Temporary uses and structures
- Waste storage containers

Section 1-16 of Division 2 of the SEPP provides the General Requirements for exempt development.

#### State Environmental Planning Policy (Infrastructure) 2007

*State Environmental Planning Policy (Infrastructure) 2007* provides that certain types of works do not require development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A).

Clause 20 of SEPP (Infrastructure) provides that a range of works are “exempt development” when carried out for or on behalf of a public authority (including Mid-Western Regional Council). These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, firefighting emergency equipment, small decks, prefabricated sheds of up to 30m<sup>2</sup> in area, retaining walls up to 2m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m<sup>2</sup>.

Clause 65 of the SEPP (Infrastructure) provides that Development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a plan of management adopted for the land in accordance with the LGAct. Further, any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

- (a) development for any of the following purposes:



- (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges
  - (ii) recreation areas and recreation facilities (outdoor), but not including grandstands
  - (iii) visitor information centres, information boards and other information facilities
  - (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard
  - (v) landscaping, including landscape structures or features (such as art work) and irrigation systems
  - (vi) amenities for people using the Reserve, including toilets and change rooms
  - (vii) food preparation and related facilities for people using the Reserve
  - (viii) maintenance depots
  - (ix) portable lifeguard towers.
- (b) environmental management works.
- (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

#### **State Environmental Planning Policy No 64—Advertising and Signage**

*State Environmental Planning Policy No. 64 Advertising and Signage* aims:

- to ensure that signage (including advertising):
  - (i) is compatible with the desired amenity and visual character of an area, and
  - (ii) provides effective communication in suitable locations, and
  - (iii) is of high-quality design and finish.
- to regulate signage (but not content) under Part 4 of the Act, and
- to provide time-limited consents for the display of certain advertisements, and
- to regulate the display of advertisements in transport corridors, and
- to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.



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# Native Title Manager’s Advice

Section 8.7 Crown Land Management Act 2016

**NOTE**

Use this form when advice of native title manager is required. See Division 3.4 and 3.5, and sec 4.9 for limitations on Crown Land Managers and local councils.

## NATIVE TITLE MANAGER’S WORKSHEETS

### Old Gulgong Fire Station – Authorisation of Plan of Management and Authorisation of Uses D520110, R90877 & R90876

(File Nos Cou500102, 4532, 8586 & 13084)

#### A. Description of Crown Land and Proposed Act/Activity

i) Title details of Crown land (Lot/DP, area and address)

**D520110** – Lot 5/28/758482 505.87m<sup>2</sup> 104 Herbert St Gulgong NSW 2852. **R90877** – Lot 6/28/758482 & Lot18/28/758482 847.3m<sup>2</sup> 106-108 Herbert St Gulgong NSW 2852. **R90876** – Lot 7301/1142898 64m<sup>2</sup> 2 Holtermann St Gulgong NSW 2852

ii) Description of Crown land (current use and structures on land)

D520110 – Use vacant. Structures – Decommissioned Fire Station building, fire hose infrastructure, garden shed, concrete driveway and paths, fence. R90877 – Use car park. Structures – paved car park, garden area, access stairs, information board. R90876 - Use part of car park.

iii) Detailed description of the proposed act/activity (e.g. granting of development consent, adopting a plan of management, carrying out work)

Adoption of a Plan of Management

iv) Reserve number

v) NSW Government Gazette notice date and page

vi) State Act and section under which land was reserved

<b>D520110</b>	GG. for Reservation – 4/12/1953	Section 24 Crown Lands Consolidation Act 1913
<b>R90877</b>	GG. for Reservation – 26/8/1977	Section 28 Crown Lands Consolidation Act 1913
<b>R90876</b>	GG. for Reservation – 26/8/1977	Section 28 Crown Lands Consolidation Act 1913

vii) Purpose of reservation

**D520110** – Fire Brigade Station. **R90877** – Parking. **R90876** – For Preservation of Historic Sites and Buildings.

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viii) Details of any additions or amendments to reserve

**D520110** – GG No. 17 22/2/2019 added additional purposes of – community purposes, government purposes and heritage purposes.

**D520110, R90877 & 90876** – for reserve status prior to current reservations, see *Status Search – Old Gulgong Fire Station*.

ix) Details of trustee appointment (if any) e.g. NSWGG date and page, and State Act and section under which Council was appointed as trustee

**D520110** - GG No 26 19/2/1954 Pursuant to the provisions of the Public Trusts Act 1897

**R90877** – GG No 97 26/8/1977 Pursuant to the provisions of section 37P Crown Lands Consolidation Act, 1913

**R90876** - GG No 97 26/8/1977 Pursuant to the provisions of section 37P Crown Lands Consolidation Act, 1913

x) Details of any adopted Plans of Management

Nil

xi) Details of any undetermined Aboriginal Land Claims

**R90876** – ALC part claim 18042 lodged 29/6/2009 Incomplete status. Referred to ALC Investigation Unit 26/3/2021 for assessment. (Reference – Spreadsheet provided by Crown).

## B. Worksheet #1 – Compliance with Crown Land Management Act 2016 and Local Government Act 1993

1. IS THE LAND ON WHICH THE ACTIVITY IS PROPOSED **DEDICATED** OR **RESERVED LAND** FOR WHICH COUNCIL IS CROWN LAND MANAGER UNDER THE CLM ACT?

**Yes – go to 2**

2. HAS THE LAND BEEN CLASSIFIED AS **OPERATIONAL LAND** WITH THE PRIOR CONSENT OF THE MINISTER? (SEE S3.22(1) AND (3) CLM ACT)

**NO - go to 3.**

3. HAS A **PLAN OF MANAGEMENT (POM)** UNDER THE LOCAL GOVERNMENT ACT 1993 (LG ACT) BEEN ADOPTED FOR THE LAND FOR THE PURPOSES OF A 3.23(6) AND (7) OF THE CLM ACT? (SEE S3.22(1) CLM ACT, 3.23(6) AND (7) CLM ACT AD S35 LG ACT)

**NO - go to 4.**

4. HAS **30 JUNE 2021** PASSED? (SEE CL37A(3)(A)(III) CLM ACT)?

**YES - go to 7.**

5. IS THERE AN EXISTING PLAN OF MANAGEMENT THAT WAS PREPARED UNDER THE FORMER PART 5 OF THE CROWN LANDS ACT 1989? (CL37A(A) SCHEDULE 7 CLM ACT)

**NO - go to 7.**

6. DOES THE ACT CONTRAVENE THE EXISTING POM UNDER FORMER PART 5 OF THE CROWN LANDS ACT 1989? (SEE CL37A(3)© OF SCHEDULE 7 CLM ACT)

**NO - go to 7.**

**OLD GULGONG FIRE STATION PLAN OF MANAGEMENT | MID-WESTERN REGIONAL COUNCIL**

7. WILL THE ACT OCCUR BEFORE 30 JUNE 2021? (CL70(1) CLM REGULATION 2018)

**NO - go to 9.**

8. IS THE ACT ANY OF THE FOLLOWING (SEE CL70 CLM REGULATION 2018):

- granting of a short term licence over the land of a kind that can be granted by a crown land manager under section 2.20 of the CLM act?
- Renewing an existing lease for a term not exceeding 21 years (including any option period) and there are no additional permitted uses for the land?
- Granting of a new lease not exceeding 21 years (including any option period) where there was a lease in force over the land immediately before 1 July 2018 and there are no permitted uses for the land under the new lease that are additional to those that were permitted under the previous lease?

**NO - go to 9.**

9. DOES THE PROPOSED USE/ACTIVITY CHANGE THE NATURE AND USE OF THE LAND (S3.23(7)(F) CLM ACT) AND S44 LG ACT)?

**NO - go to 11.**

10. IS THE PROPOSED USE/ACTIVITY AUTHORISED BY AND IN ACCORDANCE WITH THE POM (S35 LG ACT)

**Choose YES or NO**

11. IS THE PROPOSED USE/ACTIVITY FOR A PURPOSE FOR WHICH THE LAND WAS RESERVED OR A PURPOSE INCIDENTAL OR ANCILLARY TO THE RESERVE PURPOSE (S2.12 CLM ACT)

**YES - go to 12.**

12. DOES THE PROPOSED ACTIVITY INVOLVE SELLING OR DISPOSING OF CROWN LAND? (S3.22(4)(A) CLM ACT)

**NO - go to 14.**

13. HAS THE COUNCIL OBTAINED THE MINISTER'S CONSENT FOR THE SALE/DISPOSAL? (S3.22(4)(A) CLM ACT)

**Choose YES or NO**

14. DOES THE PROPOSED ACTIVITY COMPLY WITH ANY LIMITATIONS OR RESTRICTIONS SPECIFIED BY THE COUNCIL'S CROWN LAND MANAGER APPOINTMENT (IF THERE HAS BEEN AN INSTRUMENT OF APPOINTMENT)(S3.22(4)(D)(I) CLM ACT).

**YES - There are no limitations or restrictions specified - go to 15.**

15. DOES THE PROPOSED ACTIVITY COMPLY WITH THE CROWN LAND REGULATIONS (S3.22(4)(D)(II) CLM ACT)

**YES - go to 16.**

**OLD GULGONG FIRE STATION PLAN OF MANAGEMENT | MID-WESTERN REGIONAL COUNCIL**

16. DOES THE PROPOSED ACTIVITY COMPLY WITH ANY APPLICABLE CROWN LAND MANAGEMENT RULES (S3.22(4)(D)(III) CLM ACT)

**YES - go to 17.**

17. DOES THE USE/ACTIVITY COMPLY WITH THE LG ACT REQUIREMENTS OF DEALINGS IN COMMUNITY LAND? (E.G. SS45-47F OF LG ACT).

**YES - Use/activity complies with the LG Act. Go to worksheet #2.**

**C. Worksheet #2 – Compliance with Native Title Obligations under the Crown Land Management Act 2016****'Relevant Land'** (s8.1 and s8.5 CLM Act)

1. IS THE LAND OF WHICH THE ACTIVITY IS PROPOSED EITHER:

- DEDICATED OR RESERVED LAND FOR WHICH COUNCIL IS CROWN LAND MANAGER UNDER THE CLM ACT, OR
- LAND VESTED IN THE COUNCIL?

**Yes – go to 2.**

**'Excluded Land'** (s8.1 and s8.5 CLM Act)

2. IS THE LAND SUBJECT TO AN APPROVED DETERMINATION OF NATIVE TITLE AND ALL NATIVE TITLE RIGHTS AND INTERESTS HAVE BEEN FOUND TO BE EXTINGUISHED OR DO NOT EXIST (SEE NOTE 1) [HERE](#), OR [HERE](#).

**No – go to 3.**

**Note:** Approved determinations of native title can be found on the National Native Title Register on the [National Native Title Tribunal website](#).

3. IS THE LAND THE SUBJECT OF A REGISTERED INDIGENOUS LAND USE AGREEMENT WHERE ALL NATIVE TITLE RIGHTS AND INTERESTS IN RELATION TO THE LAND HAVE BEEN SURRENDERED (SEE NOTE 2) – [HERE](#) OR [HERE](#)?

**No – go to 4.**

**Note 2:** Registered Indigenous Land use Agreements can be found on the Register of Indigenous Land use Agreements on the [National Native Title Tribunal website](#).

4. IS THE LAND SUBJECT TO SECTION 24FA PROTECTION (SEE NOTE 3) – [HERE](#) OR [HERE](#)?

**No – go to 5.**

**Note 3:** The land is subject of s24FA protection if all the following apply:

- a) the land is the subject of a non-claimant application for determination of native title, and
- b) the 3-month period specified in a notice given under s66 of the NT Act in relation to application has ended, and
- c) at the end of that 3 month period there has been no native title claim in relation not the land, and

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- d) the non-claimant application has not been withdrawn, dismissed or finalised, and
- e) there is no entry on the National Native Title Register that native title exist in relation to the land

5. HAVE ALL NATIVE TITLE RIGHTS AND INTERESTS IN RELATION TO THE LAND BEEN COMPULSORILY ACQUIRED?

**No – go to 6.**

6. IS A NATIVE TITLE CERTIFICATE IN EFFECT WITH RESPECT TO THE LAND?

**No – the land is not 'excluded land'. Go to 7.**

Division 8.3 – Management of Land

7. IS COUNCIL PROPOSING TO COMPULSORILY ACQUIRE NATIVE TITLE RIGHTS AND INTERESTS IN RELATION TO THE LAND (S8.9 CLM ACT)?

**No. Go to 8.**

8. IS THE COUNCIL PROPOSING TO (S8.7 CLM ACT):

- A. GRANT A LEASE, LICENCE, PERMIT, FORESTRY RIGHT, EASEMENT OR RIGHT OF WAY OVER THE LAND
- B. MORTGAGE THE LAND OR ALLOW IT TO BE MORTGAGED
- C. IMPOSE, REQUIRE OR AGREE TO (OR REMOVE OR RELEASE, OR AGREE TO REMOVE OR RELEASE) COVENANTS, CONDITIONS OR OTHER RESTRICTIONS ON USE IN CONNECTION WITH THE LAND
- D. APPROVE (OR SUBMIT FOR APPROVAL) A PLAN OF MANAGEMENT FOR THE LAND THAT AUTHORISES OR PERMITS ANY OF THE KINDS OF DEALINGS REFERRED TO IN PARAGRAPHS A, B, OR C.

**Yes – Council must obtain prior written consent from the Minister. Also go to 8.**

Division 8.4 – Compensation Responsibilities

9. IS THE PROPOSED CONDUCT OF THE COUNCIL IN CONNECTION WITH ANY DEDICATED OR RESERVED CROWN LAND FOR WHICH THE COUNCIL IS CROWN LAND MANAGER, OR ANY FORMER CROWN LAND THAT IS OR WAS VESTED IN THE COUNCIL?

**Yes – Council will be liable to any compensation, and to indemnify the State for any compensation liable to be paid by the State under the NT Act for the relevant conduct. Go to Worksheet #3.**

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### D. Worksheet #3 – Compliance with Native Title Act 1993

1. Is the act a past act, have native title rights and interests been previously extinguished?

1. MIGHT THE ACT/ACTIVITY AFFECT NATIVE TITLE? (ONLY NEED TO FORM A VIEW ON WHETHER THE ACT **MAY** AFFECT NATIVE TITLE. IF UNSURE, ASSUME 'YES')

Yes – go to 2.

2. MIGHT THE ACT/ACTIVITY BE A 'PAST ACT'? E.G. PRIOR TO 1/7/1993 OR 1/1/1994 (SEE 'PAST ACT' CHECKLIST. SEEK LEGAL ADVICE IF UNSURE)

NO - go to 3.

3. MIGHT THERE HAVE BEEN A 'PREVIOUS EXCLUSIVE POSSESSION ACT'? E.G. FREEHOLD/LEASE ETC ON OR BEFORE 23/12/1996 (SEE 'PREVIOUS EXCLUSIVE POSSESSION ACT' CHECKLIST. SEEK LEGAL ADVICE IF UNSURE)

NO - go to 4.

4. IS THE ACTIVITY A VALID 'FUTURE ACT' (S233 NT ACT)? (SEE 'FUTURE ACT' PROVISIONS CHECKLIST. SEEK LEGAL ADVICE IF UNSURE)

YES - see 'future act' checklists for relevant actions

1. Checklist: Is the Act a Past Act?

Checklist 1 is: **Not Applicable**

2. Checklist: Has there been a previous exclusive possession Act?

Checklist 2 is: **Not Applicable**

3. Checklist: Is the Act a future Act?

Checklist 3 is: **Applicable**

4. Checklist: Do Subdivisions B–E apply? (registered indigenous land use agreements)

Checklist 4 is: **NA, go to next subdivision**

5. Checklist: Does Subdivision F apply? Section 24FA protection (procedures which indicate absence of Native Title)

Checklist 5 is: **NA, go to next subdivision**

6. Checklist: Does Subdivision G apply? Section 24GB/24GC apply?

Checklist 6 is: **NA, go to next subdivision**

7. Checklist: Subdivision G – Future Acts and primary production

Checklist 7 is: **NA, go to next subdivision**

8. Checklist: Subdivision G – Future Acts and primary production

Checklist 8 is: **NA, go to next subdivision**

9. Checklist: Subdivision G – future Acts and primary production

Checklist 9 is: **NA, go to next subdivision**

10. Checklist: Subdivision H – management of water and airspace

Checklist 10 is: **NA, go to next subdivision**



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**11. Checklist: Subdivision I – renewals and extensions etc**

Checklist 11 is: **NA, go to next subdivision**

**12. Checklist: Subdivision JA – public housing etc**

Checklist 12 is: **NA, go to next subdivision**

**13. Checklist: Subdivision J – reservations, leases etc**

Checklist 13 is: **Applicable**

Validates acts relating to areas that are subject to a reservation, proclamation, dedication, condition, permission or authority (the reservation or dedication); and acts in relation to certain leases granted to statutory authorities. Generally it applies to acts done in good faith under or in accordance with the reservation, proclamation, dedication, condition, permission or authority. This Subdivision will be relied upon the most to validate acts that are future acts (Native title Manager Workbook Pub10/2017 p.75)

Section 24JA: Acts covered by this subdivision

Requirement	Section	Requirements satisfied and comments
<p>1. <b>Reservations etc:</b> This Subdivision applies to a future act (the later act) if an act (the earlier act) took place before the later act and on or before 23 December 1996.</p>	<p>24JA(1)(a)</p>	<p>YES</p> <p>Comments:</p> <p><b>R90877</b> was gazetted on 26/8/1977 for purpose of Parking.</p> <p><b>R90876</b> was gazetted on 26/8/1977 for purpose of For Preservation of Historic Sites and Buildings. This Reserve has not been used in accordance with its dedication, instead it is used for parking in conjunction with the purpose of R90877. It is considered that the impact on native title is no greater than the impact that any act that could have been done under or in accordance with the reservation would have had.</p> <p><b>D520110</b> was gazetted on 4/12/1953 for purpose of Fire Station and GG No.17 22/2/2019 added additional purposes of – community purposes, government purposes and heritage purposes. It is considered that the addition of the additional purposes after 23/12/1996, has no greater impact on NT than the impact that any act that could have been done under or in accordance with the reservation would have had.</p>

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Requirement	Section	Requirements satisfied and comments
<p>2. <b>Reservations etc:</b> This Subdivision applies to a future act (the later act) if the earlier act was valid (including because of Division 2 or 2A).</p>	24JA(1)(b)	<p>YES</p> <p>Comments: The earlier act (the making of the Reservation) was valid because it occurred prior to 23 December 1996 - <b>R90877</b> was gazetted on 26/8/1977 for purpose of Parking. <b>R90876</b> was gazetted on 26/8/1977 for purpose of For Preservation of Historic Sites and Buildings. This Reserve has not been used in accordance with its dedication, instead it is used for parking in conjunction with the purpose of R90877. It is considered that the impact on native title is no greater than the impact that any act that could have been done under or in accordance with the reservation would have had. <b>D520110</b> was gazetted on 4/12/1953 for purpose of Fire Station. It is considered that the addition of the additional purposes after 23/12/1996, has no greater impact on NT than the impact that any act that could have been done under or in accordance with the reservation would have had.</p>
<p>3. <b>Reservations etc:</b> This Subdivision applies to a future act (the later act) if the earlier act:</p> <ul style="list-style-type: none"> <li>i. was done by the Crown in right of the Commonwealth, a State or Territory; or</li> <li>ii. consisted of the making, amendment or repeal of legislation by the Commonwealth, a State or Territory</li> </ul>	24JA(1)(c)	<p>YES</p> <p>Comments: <b>R90877</b>- Reservation was proclaimed by the Minister for Lands under s28 of the Crown Lands Consolidation Act 1913 gazetted GG. for Reservation – 26/8/1977. <b>R90876</b> - Reservation was proclaimed by the Minister for Lands under s28 of the Crown Lands Consolidation Act 1913 gazetted GG. for Reservation – 26/8/1977.</p>

**D520110**- Dedication was proclaimed by the Minister for Lands under s24 of the Crown Lands Consolidation Act 1913 gazetted GG. for Reservation – 4/12/1953 for purpose of Fire Station and; Authorisation of Use for Additional Purposes Under S2.14 CLMA for additional purposes of community purposes, government purposes and heritage purposes authorised by Minister of Lands and Forestry GG 22/2/2019.

OLD GULGONG FIRE STATION PLAN OF MANAGEMENT | MID-WESTERN REGIONAL COUNCIL

<p>4</p>	<p><b>Reservations etc:</b> This Subdivision applies to a future act (the later act) if the earlier act contained, made or conferred a reservation, proclamation, dedication, condition, permission or authority (the reservation) under which the whole or part of any land or waters was to be used for a particular purpose:</p>	<p>24JA(1)(d)</p>	<p>YES</p> <p>Comments:                  The earlier acts were for a particular purpose being the land was reserved for –</p> <p><b>R90877</b> was gazetted on 26/8/1977 for purpose of <b>Parking</b>.</p> <p><b>R90876</b> was gazetted on 26/8/1977 for purpose of <b>For Preservation of Historic Sites and Buildings</b>. This Reserve has not been used in accordance with its dedication, instead it is used for parking in conjunction with the purpose of R90877. It is considered that the impact on native title is no greater than the impact that any act that could have been done under or in accordance with the reservation would have had.</p> <p><b>D520110</b> was gazetted on 4/12/1953 for purpose of <b>Fire Station</b>. It is considered that the addition of the additional purposes of <b>community purposes, government purposes and heritage purposes</b> authorised on 22/2/2019, has no greater impact on NT than the impact that any act that could have been done under or in accordance with the reservation would have had.</p>
<p>5</p>	<p><b>Reservations etc:</b> This Subdivision applies to a future act (the later act) if the later act is done in good faith:</p> <ul style="list-style-type: none"> <li>i. under or in accordance with the reservation; or</li> <li>ii. in the area covered by the reservation, so long as the act's impact on native title is no greater than the impact that any act that could have been done under or in accordance with the reservation would have had.</li> </ul>	<p>24JA(1)(e)</p>	<p>YES</p> <p>Comments:</p> <ol style="list-style-type: none"> <li>1. <b>Adoption of the Plan of Management -</b>                  The adoption of the Old Gulgong Fire Station PoM is consistent with the intent of the original reservation for all Reserves, </li> </ol>

## OLD GULGONG FIRE STATION PLAN OF MANAGEMENT | MID-WESTERN REGIONAL COUNCIL

**Example 1:** A future act consisting of the creation of a national park management plan might be covered by subparagraph (e)(i), if the land concerned was reserved for the establishment of the national park before 23 December 1996.

**Example 2:** A future act consisting of the grant of a forestry licence might be covered by that subparagraph, if the grant is done under or in accordance with a dedication for forestry purposes made before 23 December 1996.

**Example 3:** Subparagraph (e)(i) might apply if particular land was reserved as a hospital site before 23 December 1996, and instead a school is later built on the land.

the additional authorised purposes for D520110 and the current use of R90876 being for parking which is qualified by the consideration that the impact on native title is no greater than the impact that any act that could have been done under or in accordance with the reservation would have had. It is noted that the PoM directs a category change from **Area of Cultural Significance for the Preservation of Historic Sites and Buildings** to the category of **General Community Use** for the purposes of **Car Parking and Community Purposes** over R90876 – this matter is to be dealt with by the Crown under legislation. It is also noted that the PoM directs an additional purpose of **Community Purposes** be added to R90877 - this matter is to be dealt with by the Crown under legislation.

2. **Authorisation of the uses cited in the proposed Plan of Management** - Each of the acts described in the proposed PoM at cl 6 (Current Uses), cl 7.2 (Assessment of Management Needs) & cl 10.2 (Permitted Uses & Activities at the Reserve), in our opinion, would be consistent with or have no greater impact on Native title than any act could have been done under or in accordance with the reservation would have had. Any other proposed activity or land use would require individual NT assessment.

OLD GULGONG FIRE STATION PLAN OF MANAGEMENT | MID-WESTERN REGIONAL COUNCIL

			<p>3. <b>Development</b> – In our opinion, the potential for further development or improvement as described at cl 7.2 (Assessment of Management Needs) cl 10.1 (Development at the Reserve) and cl 10.10 (Development of New and Improvement of Existing Facilities) would be consistent with or have no greater impact on Native title that any act could have been done under or in accordance with the reservation would have had.</p> <p>4. <b>Leases, Licences and other Estates</b> – The issuing of leases, licences and other estates as described at cl 10.3 (Leases, Licences and other Estates), in our opinion, will be either consistent with the reserve purpose or will have no greater impact that any act that could have been done under or in accordance with the reservation would have had.</p>
6.	<p><b>Leases:</b> This Subdivision also applies to a future act (the later act) if an act (the earlier act) took place before the later act and on or before 23 December 1996</p>	24JA(2)(a)	NO Comments:
7.	<p><b>Leases:</b> This Subdivision also applies to a future act (the later act) if the earlier act was valid (including because of Division 2 or 2A)</p>	24JA(2)(b)	NO Comments:
8.	<p><b>Leases:</b> This Subdivision also applies to a future act (the later act) if the earlier act was done by the Crown in right of the Commonwealth, a State or a Territory</p>	24JA(2)(c)	NO Comments:
8.	<p><b>Leases:</b> This Subdivision also applies to a future act (the later act) if the earlier act consisted of the grant of a lease to a</p>	24JA(2)(d)	NO

OLD GULGONG FIRE STATION PLAN OF MANAGEMENT | MID-WESTERN REGIONAL COUNCIL

	<p>statutory authority of the Commonwealth, the State or the Territory, where:</p> <ul style="list-style-type: none"> <li>i. under the lease, the whole or part of any land or waters covered by the lease was to be used for a particular purpose; or</li> <li>ii. there is written evidence, created at any time on or before 23 December 1996 by the Commonwealth, the State or the Territory, that the whole or part of any land or waters covered by the lease was to be used for a particular purpose</li> </ul>		<p>Comments:</p>
<p>8.</p>	<p><b>Leases:</b> This Subdivision also applies to a future act (the later act) if the later act is done in good faith and consists of the use, by the statutory authority or any person, of the land or waters for the particular purpose.</p>	<p>24JA(2)(e)</p>	<p>NO Comments:</p>

Treatment of Acts covered by Subdivision JA

<p><b>Validity</b></p>	<p>24JB (1)</p>	<p>If this Subdivision applies to a future act, the act is valid.</p> <p>Extinguishment consequences – public works public work means s.253 NT Act (Cth):</p> <ul style="list-style-type: none"> <li>(a) any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities: <ul style="list-style-type: none"> <li>(i) a building, or other structure (including a memorial), that is a fixture; or</li> <li>(ii) a road, railway or bridge; or</li> <li>(iia) where the expression is used in or for the purposes of Division 2 or 2A of Part 2—a stock route; or</li> <li>(ii) a well, or bore, for obtaining water; or</li> <li>(iv) any major earthworks; or</li> </ul> </li> <li>(b) a building that is constructed with the authority of the Crown, other than on a lease.</li> </ul> <p>Note: In addition, section 251D deals with land or waters relating to public works.</p>
<p><b>Extinguishment consequences – public works</b></p>	<p>24JB (2)</p>	<p><b>s.251D NT Act (Cth):</b> Land or waters on which a public work is constructed, established or situated</p> <p>In this Act, a reference to land or waters on which a public work is constructed, established or situated includes a reference to any adjacent land or waters the use of which is or was necessary for, or incidental to, the construction, establishment or operation of the work.</p>

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<b>Extinguishment consequences – not public works</b>	<p>If the act consists of the construction or establishment of a public work:</p> <ol style="list-style-type: none"><li>the act extinguishes any native title in relation to the land or waters on which the public work (on completion of its construction or establishment) is situated; and</li><li>the extinguishment is taken to have happened when the construction or establishment of the public work began.</li></ol>
<b>Compensation</b>	<p>If the act does not consist of the construction or establishment of a public work, the non extinguishment principle applies to the act</p>
<b>Who pays compensation</b>	<p>The native title holders are entitled to compensation for the act in accordance with Division 5.</p> <p>The compensation is payable by:</p> <ol style="list-style-type: none"><li>If the act is attributable to the Commonwealth – the Crown in the right of the Government; or</li><li>If the act is attributable to a State or Territory – the Crown in right of the State or Territory</li></ol>
<b>Notification of public works</b>	<p>If the act consists of the construction or establishment of a public work, then, before the act is done, the person proposing to do the act must:</p> <ol style="list-style-type: none"><li>notify, in the way determined, by legislative instrument, by the Commonwealth Minister, any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease that the act, or acts of that class, are to be done in relation to the land or waters; and</li><li>give them an opportunity to comment on the act or class of acts.</li></ol>
<b>Notification of national, state and territory park management plans</b>	<p>If the act consists of the creation of a plan for the management of a national, State or Territory park intended to preserve the natural environment of an area, then, before the act is done, the person proposing to do the act must:</p> <ol style="list-style-type: none"><li>notify, in the way determined, by legislative instrument, by the Commonwealth Minister, any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the plan that the act is to be done in relation to the land or waters; and</li><li>give them an opportunity to comment on the act.</li></ol>

14. Checklist: Subdivision K – facilities for services to the public

Checklist 14 is: **Not Applicable**

15. Checklist: Subdivision L – low impact future Acts

Checklist 15 is: **Not Applicable**

16. Checklist: Subdivision M – Acts passing the freehold test

Checklist 16 is: **Not Applicable**

OLD GULGONG FIRE STATION PLAN OF MANAGEMENT | MID-WESTERN REGIONAL COUNCIL

## 17. Native Title Manager's Considered Advice

### 1. Advice

WHETHER NATIVE TITLE MANAGER'S ADVICE IS REQUIRED

Native Title Manager's advice is required because the Act is a future Act and is intended to be carried out on land where Native Title may still exist. Compliance with the Native Title Act 1993 and the CLM Act is required.

COMPLIANCE WITH NATIVE TITLE ACT 1993

In our opinion, the proposed act, being the adoption of the Old Gulgong Fire Station Plan of Management will not affect Native Title. The act impacting Dedication **520110** and Reserves **90877 & 90876** will comply with the applicable provisions of the Native Title Act 1993 being a valid future act under section 24JA. Therefore the proposed act may be carried out.

1. Any uses authorised by the Old Gulgong Fire Station Plan of Management and not requiring further Native Title Manager advice will either have no impact on Native title or be valid under Sections 24JA and/or 24KA of the Native Title Act 1993. Refer to cl6 (*Current Uses*) and cl10.2 (*Permitted Uses and Activities at the Reserve*).
2. The proposed act, being the adoption of the Old Gulgong Fire Station Plan of Management, may occur at some further stage and authorises further acts which may affect Native title.
  - a. The proposed development acts cited at cl7.2 (*Assessment of Management Needs*), cl10.1 (*Development at the Reserve*), cl10.10 (*Development of New and Improvement of Existing Facilities*), cl10.11 (*Maintenance of Facilities*) and cl.10.12 (*Signage*) will comply with the applicable provisions of the Native Title Act 1993 being a valid future act under section 24JA.

Of these proposed development acts, it is considered that some of the acts cited, **will involve the construction or establishment of a Public Work and will require notification under s24JB(6) of the Native title Act 1993 to be given to NTSCORP for opportunity to comment.**

It is considered that the other proposed development acts will not constitute a Public Work and notification is not required.

- b. The proposed authorisation of leases, licences and other estates generally, as described at cl10.3 (*Leases, Licences and other Estates*), will comply with the applicable provisions of the Native Title Act 1993 being a valid future act under section 24JA. These agreements will require future Native Title Manager's advice.
3. The Future Works not specified but enabled under the Old Gulgong Fire Station Plan of Management will require future Native Title Manager's advice. These works should be valid, but have not been assessed here as more detail is required.



**OLD GULGONG FIRE STATION PLAN OF MANAGEMENT | MID-WESTERN REGIONAL COUNCIL**

4. It is noted that searches indicate that public works were undertaken by the relevant government authorities on the lands held under **D520110, R90877 & R90876** prior to 23/12/1996 which would have extinguished Native title. However, in the interest of certainty it is prudent to proceed on the basis that Native Title does exist until legal advice indicates otherwise.

Choose a statement.

**RISKS TO COUNCIL**

1. Should Native Title be determined to exist at some future date, Council may be liable for compensation under the provisions of the Native Title Act 1993 (Cth) and the Crown Land Management Act 2016, for the effect on Native Title rights and interests by the proposed Act.
2. There is an undetermined Aboriginal Land Claim over **R90876**. ALC part claim 18042 lodged 29/6/2009 *Incomplete* status. Referred to ALC Investigation Unit 26/3/2021 for assessment. (Reference – Spreadsheet provided by Crown). Should the claim be approved and the land is transferred to the claimant, all improvements on the Reserve will be lost to Council.
3. If there is a significant change to the project, this Native Title Manager's advice and/or the NTSCORP notification may need to be re-examined. Please discuss with Council's Native Title Manager(s).

**Names of Native Title Managers**

Diane Sawyers

Ian Clayton

**Signature**



Date 26 August 2022

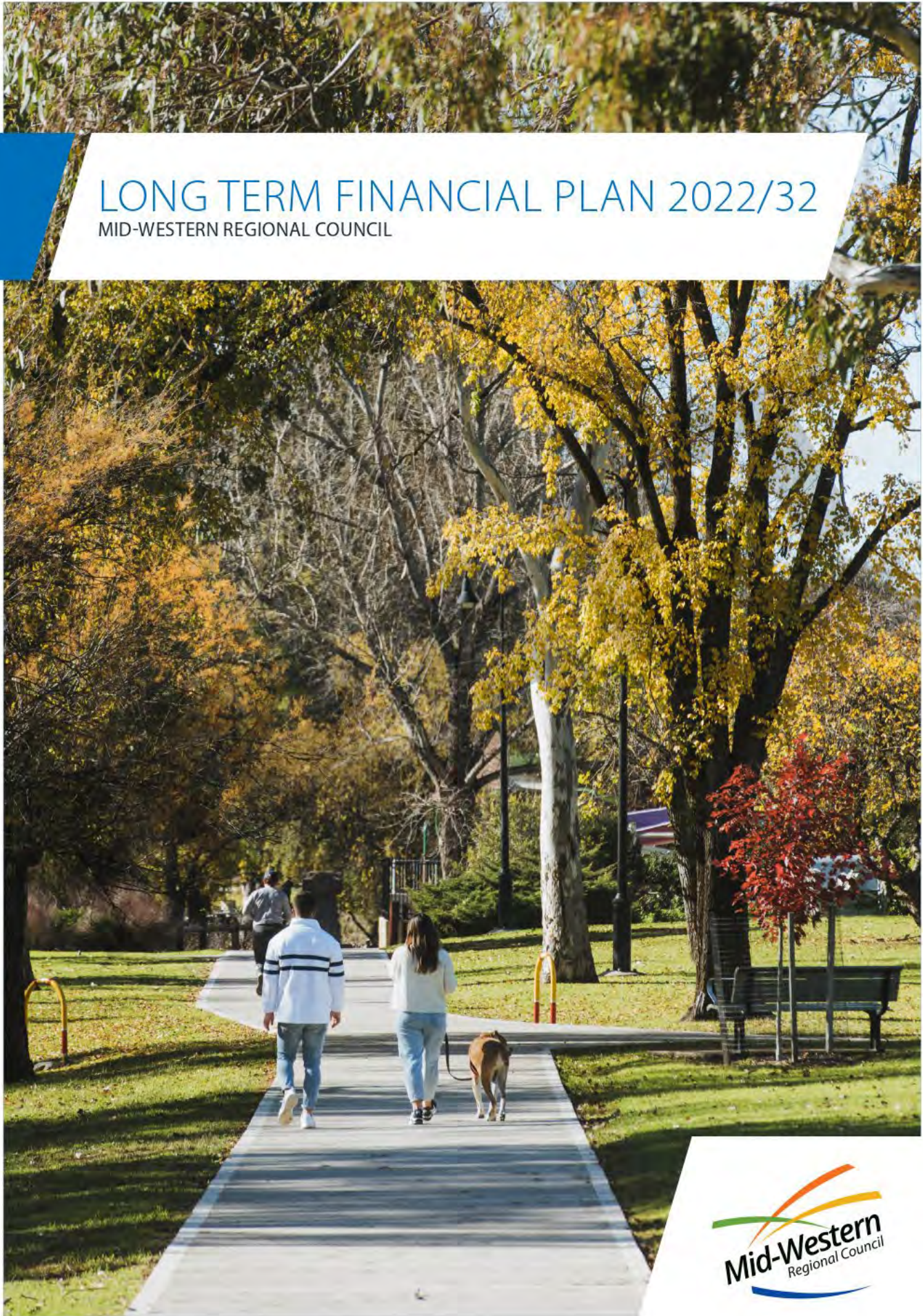
**Attachments**

Insert list of attachments. For example

- Project documents
- Extract from Crown Land Manager Reserves Portal
- Current title search
- Copies of the NSW Government Gazette notices (if any) reserving land and appointing Council as trustee/reserve trust manager/ Crown land manager
- Native Title searches
- Evidence of previous exclusive possession Act which extinguished Native Title
- Notification to NTSCORP

# LONG TERM FINANCIAL PLAN 2022/32

MID-WESTERN REGIONAL COUNCIL



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## MID-WESTERN REGIONAL COUNCIL

ADDRESS	86 Market Street, Mudgee NSW 2850
EMAIL	<a href="mailto:council@midwestern.nsw.gov.au">council@midwestern.nsw.gov.au</a>
TELEPHONE	02 6378 2850
FAX	02 6378 2815
MAYOR	Cr Des Kennedy
GENERAL MANAGER	Brad Cam
ACTING CFO	Neil Bungate



# 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.

## FAST FACTS



<sup>1</sup>Gross Regional Product

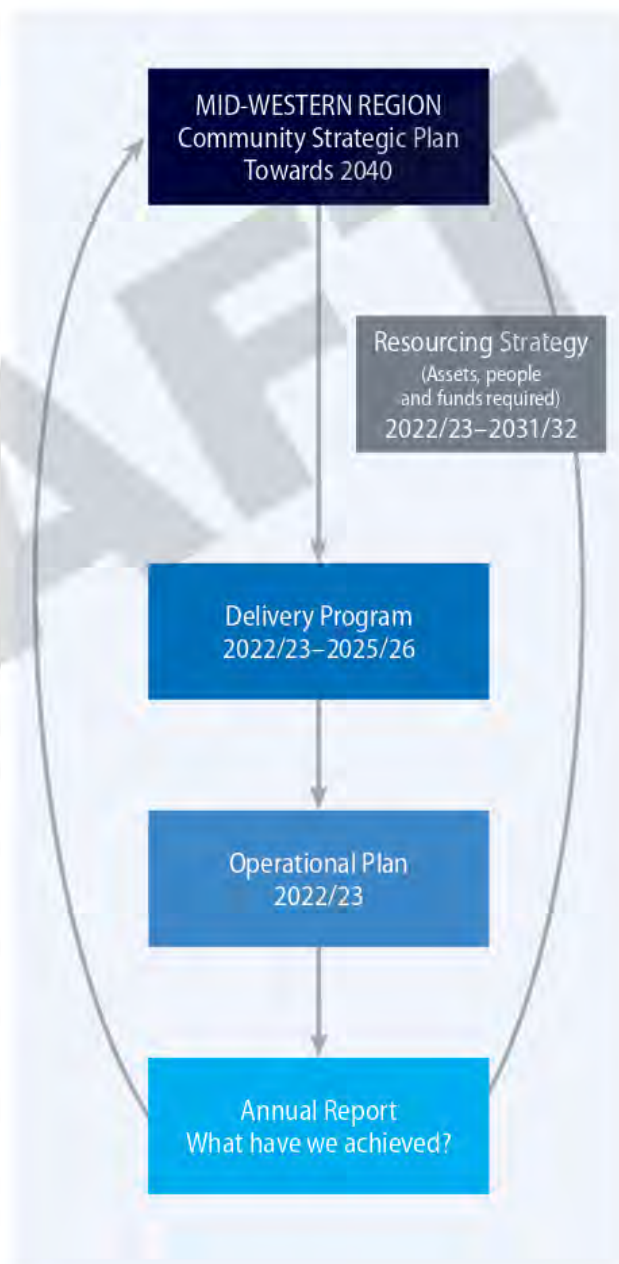
# INTRODUCTION

The purpose of the Long Term Financial Plan for Mid-Western Regional Council (Council) is to provide a framework to assist future decision making that will secure the economic sustainability of the organisation and ensure adequate funds are generated into the future to achieve desirable outcomes for the community.

The Integrated Planning and Reporting (IPR) Framework has been developed as part of the NSW Local Government Reform Program to support a strong and sustainable Local Government system. The structure requires at least a 10 year strategic business planning framework relative to the Local Government Area and the activities of the Council.

The Long Term Financial Plan (the plan) forms part of Mid-Western Regional Council's Resourcing Strategy. The Resourcing Strategy underpins Council's Community Strategic Plan and consists of three components: The Workforce Management Plan; Asset Management Policy, Strategy and Plan; and Long Term Financial Plan. These interrelated documents focus in detail on how Council will utilise its resources to deliver on objectives and strategies in the Towards 2040 Community Plan. The documents both inform and are informed by the four year Delivery Program which has been created to outline the activities and programs to deliver on the Community Plan. Each of these individual documents should be viewed as integral elements of an overall strategy and will be under continuous review and adjustment as annual budgets and operational plans are developed.

The Long Term Financial Plan is a decision making tool and addresses areas that impact on Council's ability to fund services and capital works, while living within its means and ensuring financial sustainability. This plan focuses on Council's long-term goal of financial sustainability and delivering quality services, infrastructure and outcomes for the community. The plan will be dynamic in nature and subject to continual review to ensure changing community expectations are met.



## FINANCIAL SUSTAINABILITY

“

**‘A council’s long-term financial performance and position is sustainable where planned long-term service and infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services’ – Australian Local Government Association**

For councils to meet the service and infrastructure needs of their communities, they need to be financially sustainable. The NSW Treasury Corporation (TCorp) defined a financially sustainable council as one that, over the long term, is able to generate sufficient funds to provide the level and scope of services and infrastructure agreed with its community through the Integrated Planning and Reporting process.

When assessing Council’s financial performance and sustainability a number of indicators/ratios are considered relevant and have been used to assess the scenarios proposed. The NSW Office of Local Government provides a benchmark for each indicator in the annual Financial Statements. These benchmarks have been applied to assist in reviewing the Long Term Financial Plan forecasts and assess indications of the future financial health of the organisation.

The following page describes each indicators and the benchmarks, followed by Council’s current and forecast performance.



# FINANCIAL PERFORMANCE INDICATORS

## SUSTAINABILITY

That Council can generate sufficient funds over the long term to provide the agreed level and scope of services and infrastructure for communities as identified through the Integrated Planning and Reporting Process.

### OPERATING PERFORMANCE RATIO

- Measures Council's achievement in containing operating expenditure within operating revenue
- Benchmark: > or equal to break-even (0%)



### OWN SOURCE OPERATING REVENUE RATIO

- Measures fiscal flexibility and the degree of reliance on external funding sources such as grants and contributions
- Benchmark: >60%



### BUILDING AND INFRASTRUCTURE ASSET RENEWAL RATIO

- Assesses the rate at which these assets are being renewed against the rate at which they are depreciating
- Benchmark: >100%



## EFFECTIVE INFRASTRUCTURE AND SERVICE MANAGEMENT

That Council can maximise the return on resources and minimise unnecessary burden on the community and business, while working strategically to leverage economies of scale and meet the needs of communities as identified in the Integrated Planning and Reporting process.

### INFRASTRUCTURE BACKLOG RATIO

- Indicated the proportion of backlog against the total value of Council's infrastructure assets
- Benchmark: <2%



### ASSET MAINTENANCE RATIO

- Reflects the actual asset maintenance expenditure relative to the required asset maintenance
- Benchmark: > 100%



### DEBT SERVICE COVER RATIO

- Measures the availability of operating cash to service debt
- Benchmark: greater than 2 times



# FINANCIAL PERFORMANCE INDICATORS

## LIQUIDITY

Liquidity is a key factor in the viability of any organisation, regardless of whether it is in the commercial or government sectors. The ability to meet short term funding requirements and obligations is equally relevant to a Council as it is to any business.

### UNRESTRICTED CURRENT RATIO

- Reflects Council's ability to meet debt payments as they fall due
- Benchmark: >than 1.5



### RATES AND ANNUAL CHARGES OUTSTANDING

- Assesses the impact of uncollected rates and annual charges on liquidity and the adequacy of recovery efforts
- Benchmark: <5%



Council monitors the short term funding requirements weekly and monitors cashflow levels through the Quarterly Budget Review. This monitoring and forecasting informs Council's investment strategies and decisions to ensure that adequate liquidity is maintained. Council will also, as part of the reserves strategy, continue to provide for adequate levels of reserves to fund less predictable outlays, such as major employee leave entitlement payments.





# FINANCIAL PERFORMANCE MEASUREMENT

The Long Term Financial Plan currently has the below forecast performance. Council is a Group 4 Council.

Mid-Western Regional Council has identified unique challenges in meeting the benchmarks, including its large area; large road network and infrastructure requirements from multiple town centres; and its smaller rate base. Council has implemented business improvement programs resulting in improved performance ratios, and continues to work towards further improving benchmark ratios in infrastructure management and sustainability.

The Long Term Financial Plan highlights Council's improved sustainability through the financial indicators. Council's Own Source Revenue Ratio is not forecast to meet the benchmark in 2021/22 due to a significant increase in Capital Grants and Contributions. In order to improve the condition of our assets, Council has also recognised the need to invest more into infrastructure renewals. Council has commenced a program to address this in the 2020/21 budget process by increasing funding in areas such as unsealed roads, local sealed roads, footpaths and bridges.

## SUSTAINABILITY

Measure	Actual 2020/21 performance	Benchmark	Forecast performance 2021/22	Forecast performance 2022/23
Operating Performance Ratio	11.90%	>0%	2.70%	-5.30%
Own Source Revenue Ratio	58.32%	>60%	59.02%	57.07%
Building and Infrastructure Asset Renewal Ratio	111%	≥100%	110.44%	232.13%

## LIQUIDITY

Measure	Actual 2020/21 performance	Benchmark	Forecast performance 2021/22	Forecast performance 2022/23
Unrestricted current ratio	4.06x	>1.50x	4.95x	3.25x
Rates and Annual Charges Outstanding	3.16%	<10.00%	4.43%	4.36%

## INFRASTRUCTURE AND SERVICE MANAGEMENT

Measure/ benchmark	Actual 2020/21 performance	Benchmark	Forecast performance 2021/22	Forecast performance 2022/23
Infrastructure Backlog Ratio	3.87%	<2%	4%	3%
Asset Maintenance Ratio	97.47%	>100%	95%	95%
Debt Service Cover Ratio	13.41x	>2.00x	10.57x	6.63x

# LEVELS OF SERVICE

Council has previously undertaken a process of engagement with the relevant stakeholders to inform the Community Strategic Plan and the Delivery Program. This in turn has driven the direction that has been taken in the Asset Management Policy, Strategy and Plan.

It is important to note that the community engagement conducted, confirmed that Council currently provides the services and functions that the community wants.

The plan assumes the levels of service and operations remain stable. Council will maintain, subject to available funding, its operational and capital high priority programs, as well as basic service provision, while seeking efficiency improvements in-line with appropriate benchmarks.

Non high priority programs should be considered in terms of:



Can Council afford to maintain the program in the long term?



Should Council be involved and to what extent?



Is it a statutory obligation?



Is it required as part of an adopted strategy, policy or plan?



Is the program supported by the Community Strategic Plan?



What is the cost and benefit given the level of priority?

The Delivery Program provides a comprehensive overview of Council's services, functions, programs and activities.

## PERFORMANCE MONITORING

In accordance with the Local Government Act 1993 and relevant Local Government (General) Regulation 2021 Council is required to establish and maintain a system of budgetary control that will enable Council's income and expenditure to be monitored each month and to be compared to the estimates.

The mechanism by which this requirement is achieved is the monthly budget report provided to Council which highlights any material budget changes required. Management are also provided with detailed fortnightly reports comparing budget to actuals to use as a tool to track performance.

At the end of each quarterly period, a Quarterly Budget Review Statement is prepared in accordance with the Office of Local Government guidelines which represents the mechanism whereby Councillors and the community are informed of Council's progress against the Operational Plan, Original Budget and the last Revised Budget. Variations to Budget are identified and proposals made as part of the Review.

As part of our annual preparation of the Operational Plan, we will undertake a review of the LTFP. This will include an assessment of the previous year's performance in terms of the accuracy of projections made in the LTFP compared to the actual results. The assumptions used may need to be adjusted to improve the accuracy of the LTFP over the longer term. Material variations between actual and estimated results are documented and discussed in Council's audited annual financial reports.

Council will also assess the impact of any major financial decisions made during the course of the year on the LTFP, as part of the Quarterly Budget Review process.



# OUR CURRENT POSITION

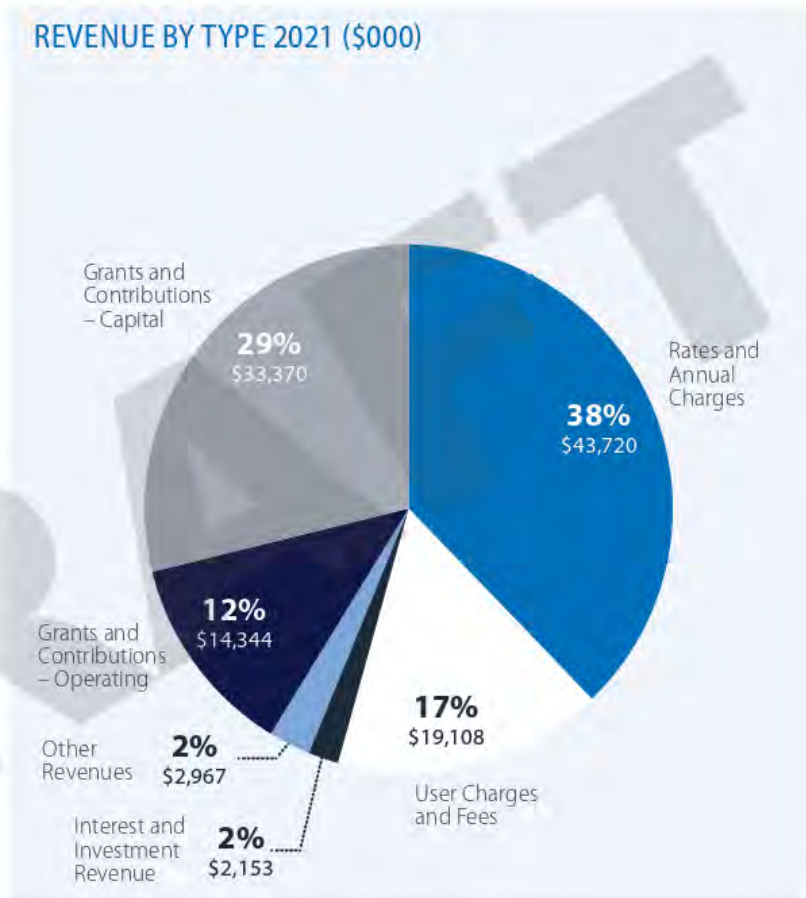
Council has historically maintained a sound financial position evidenced by acceptable key financial performance indicators.

We maintain a cash and investments portfolio in the vicinity of \$110 million; with sufficient levels of unrestricted cash to service obligations as and when they fall due. Council's Unrestricted Current Ratio at 30 June 2021 was 4.06.

Our total borrowings as at 30 June 2021 were \$10.4 million, with a debt service cover ratio of 13.41x.

Council typically relies on Rates and Annual Charges for 38% of its annual revenue. We have a strong track record of attracting substantial grant funding to provide services and facilities to our community. Total revenue in 2021 was \$115 million.

REVENUE BY TYPE 2021 (\$'000)

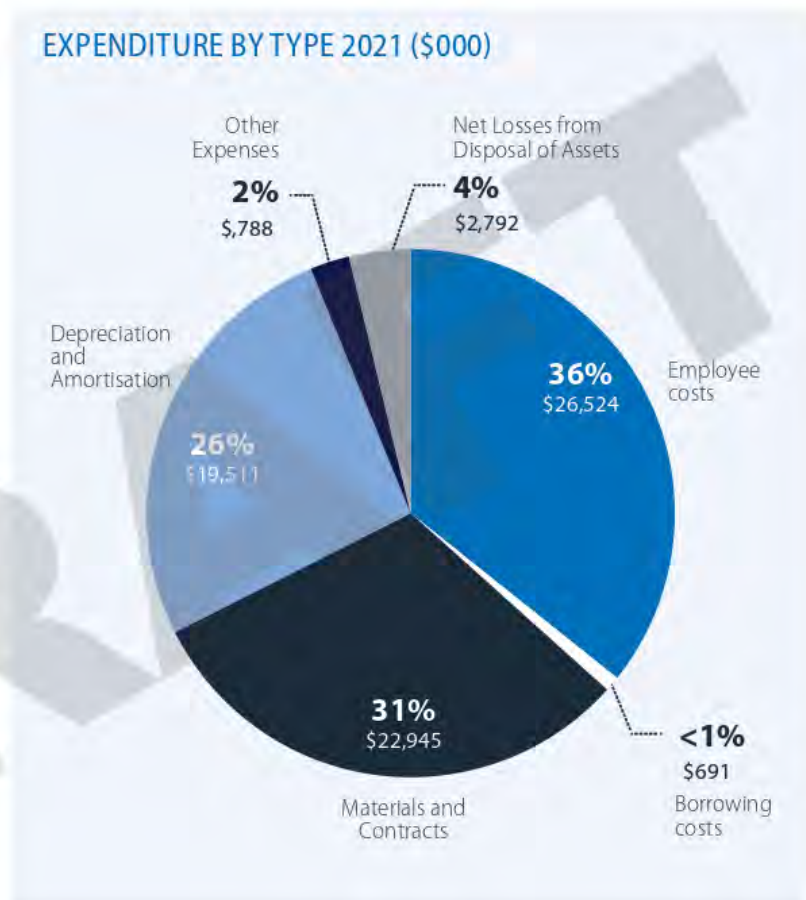


## OUR CURRENT POSITION

In a continuing cycle, Council has undertaken a program of revaluation of all classes of Infrastructure, Property, Plant & Equipment (IPPE) in accordance with Office of Local Government requirements.

As a result, depreciation expense is now based upon the written down current replacement cost of our IPPE, and has increased from \$7.9 million in 2006 to more than \$19 million in 2021. The impact of these ongoing revaluations on our Operating Results has been unmistakable, and is a primary contributing factor to the net results before capital grants and contributions in the first few years of the Long Term Financial Plan.

EXPENDITURE BY TYPE 2021 (\$000)



Our total operational expenditure in 2021 was \$74.2 million. Our biggest expenditure items are typically employee costs, and depreciation.

# PLANNING ASSUMPTIONS

Council's base scenario model assumes current service levels continuing across future years. This includes both operational and capital expenditure programs.

As further work is undertaken on long term strategic asset management planning over the next few years, we will have a better estimate of key asset replacement points, and minimum maintenance expenditure levels, and their impact on our long term financial sustainability.

## RATES

Council's ability to align rating revenues with the increased cost of providing local government services has been restrained for a number of years by rate pegging, a legislative instrument whereby the maximum increase in rating revenues is set by IPART NSW.

The rate peg is set and announced by IPART each year and from 2022-23 will be based on two factors:

- The annual change in the Local Government Cost Index, which measures the average costs experienced by NSW Councils and,
- A population factor which is calculated for each council and is equal to the annual change in a council's residential population, adjusted for revenue received from supplementary valuations.

The rate peg is announced by December each year for the following financial year and councils can adopt the rate peg or apply to IPART for a higher increase under a Special Rate Variation (SRV). The forecasted budgets do not include any additional general rate increases beyond rate pegging as determined by the NSW Independent Pricing & Regulatory Tribunal.

The rate cap set for 2022/23 is 0.7%. Mid-Western Regional Council's budget is based on the full 0.7% increase. Estimated rate pegging amounts used in future years of the LTFP are set at amounts in line with expected consumer price index.

Rates do represent a high proportion of Council's annual income, and our annual planning processes will continue to assess the community's capacity and willingness to pay rates, and whether there is a potential for increased rates yield. However, we will continue to seek alternative revenue streams where possible.

## FEES AND CHARGES

Many of the facilities and services provided by Council are offered on a full or partial user pays basis. In planning future years budgets, we have assumed that these full or partial user pays arrangements will continue, with annual increases typically limited to inflation estimated at 2.5%.

A number of fees and charges imposed by Council are prescribed by other levels of government. Changes in the amount of those fees and charges are determined by other bodies. We have assumed increases of less than CPI.



# PLANNING ASSUMPTIONS

## GRANTS AND SUBSIDIES

Each year, Council receives a Financial Assistance Grant allocation from the Federal Government. In addition, a number of services provided by Council to the community are only possible because of specific grant funding from State and Federal Government. In preparing future year financial plans, we have assumed that Council will continue to receive such grants. Should the level of grants and subsidies be reduced, Council's ability to provide the related services will be impacted.

## CAPITAL GRANTS AND CONTRIBUTIONS

The budget for 2022/23 is forecast to receive over \$39 million in capital grants and contributions. This is a reflection of many successful grant applications and will see Council improving and providing new infrastructure for the growing community and industry. Some of the larger projects include Cudgegong RFS Fire Control Centre, Dixons Long Point Crossing, Bridge to Putta Bucca, Hill End Road Safety Improvements, Bylong Valley Way Upgrade and Seal Extensions projects.

## INTEREST INCOME

Investment return has been modelled based on an average rate of 2%. The average return on Council's investment portfolio over the 2020/21 financial year was 2.35%. Interest income has also been modelled dependant on levels of cash holdings, including restricted and unrestricted funds.

Council's Investment Policy sets out Council's investment strategy, approved investments and policy limits. A copy can be found on Council's website.

## BORROWINGS

Council plans to borrow money to fund some major projects over the next ten years. A summary of planned borrowings are included in the Financial Reporting. Council will continue to review the need for borrowings for major infrastructure projects, to allow the cost of these projects to be spread over a number of years in order to create a greater degree of inter-generational equity. Borrowings are restricted to long-lived assets, and are useful in smoothing long-term expenditure peaks and troughs.

Interest rates on borrowing are assumed to be 5%.

Council's current level of borrowings is within acceptable debt

service ratio parameters across the life of the LTFP, with capacity for additional borrowings. Council has a Borrowings Policy to guide decision making. A copy of the policy is available on our website.

## EMPLOYEE COSTS

Employee costs are Council's single biggest area of expenditure each year with approximately 396 Full Time Equivalent (FTE) staff.

This LTFP has factored in known and predicted award increases and continued increased superannuation contributions. Budgeted staff numbers are based on the approved organisational structure and any known proposed changes. Projections for overtime, allowances and casual staff are included in estimates. The Local Government (State) Award Increase is 2% from 1 July 2022. Beyond this period it is estimated at 2%-2.5%.

As per government legislation the Superannuation Guarantee Levy will increase by 0.5% each year until reaching 12% in 2025/26.

## CASH RESERVES

An alternative to borrowing for funding of major projects is to build up cash reserves for planned works in future years. Council maintains a number of internally restricted cash reserves, such as the Plant Replacement, Asset Replacement and Capital Program Reserves. The purpose and guiding financial parameters for these Reserves is set out in Council's Financial Reserves Policy, available on Council's website.

## OTHER EXPENDITURE FORECASTS

In preparing expenditure forecasts, we have considered not only new expenditure items, but also Council's ongoing commitments. This includes costs for capital and recurrent expenditure programs, and the input mix required to achieve the objectives of each of these programs, such as materials and contracts, employee costs, and other expenses.

Council's ongoing financial sustainability is strongly linked to constraining annual increases in expenditure items to the corresponding amount of increases in its revenue streams. For example, annual increases in expenditure is set at the same rate as rates revenue increase.

Service levels have been largely maintained throughout the LTFP.

# PLANNING ASSUMPTIONS

## BUDGETING YEARS 5 TO 10

Whilst the first 4 years of the long term financial plan are based on the forward estimates presented in the delivery program, the following 6 years are based on the best forecast of the Council and what is most likely to occur. As the time frame extends longer the forecast is inherently less certain. Generally it is assumed programs will continue at their existing service level, however due to the uncertainty of non-recurrent capital grants the base case plan includes some financial projections and assumptions. The below capital expenditure budgets commence in 2026/27 (year 5) and continue with CPI added over the following years.

- \$1 million per annum towards buildings and recreation renewals, funded from asset replacement reserve
- \$1.9 million per annum spending of developer contributions and voluntary planning agreement funds on infrastructure such as roads, community assets, recreation and stormwater
- \$2 million per annum from capital grants for roads renewal and upgrades

## SCENARIO MODELLING

Over the past 10 years, Council has been focusing on improving its long term financial sustainability. This has included exploring new ways to raise additional revenue to support councils continued service delivery to the community. It was clearly recognised that it is not sustainable for councils to continue to rely heavily on state and federal government grants, and increased rates from ratepayers in the long term. Council created an Improvement Action Plan to the NSW Office of Local Government to identify actions it would pursue to achieve long term financial sustainability. One of the key actions in generating own source revenue was to pursue opportunities to raise additional revenue.

These projects listed over the page are aimed not only at creating own source revenue and future financial sustainability but also addressing community priorities such as housing supply, economic diversity and environmental sustainability.

The planning process has involved developing financial models for a conservative and an optimistic scenario. These models assist the Council to understand the impact of certain risks to the financial results. This knowledge provides an opportunity to identify issues earlier and formulate strategies to mitigate risk.

The assessment of risk in this plan has focused on three key projects that are currently in progress that, based on the business case, are forecast to have a positive impact on financial performance, but also expose Council to commercial risks. The projects as described over the page all fall with Council's General Fund, therefore the scenarios have only presented financial reports for that area.



# PLANNING ASSUMPTIONS

Project	Description	Base Case Plan	Conservative Scenario	Optimistic Scenario
Glen Willow Centre of Excellence	Mid-Western Regional Council is designing and constructing a state of the art training camp facility alongside Glen Willow Regional Sporting Complex. Sleeping up to 90 people, the facility will be a base for visiting sporting teams, their athletes and staff, for professional events as well as student athletes for school carnivals. It can also be utilised as emergency housing in times of natural disaster such as the recent bushfires. The facility will include two accommodation buildings, plus a third community building with gym, recovery centre, conference room, laundry, dining and kitchen facilities.	Only the capital works are proposed in this plan. This is expected to be fully grant funded although all this is not yet confirmed. The Operating result is not yet included as the facility does not expect to generate large profits thus the benefits are derived from the increase in visitors going to other businesses within the region. This is the worst case result in the business case.	This model tests the assumptions in the business case to model revenue at 80% of the worst case and expenditure 20% higher. This resulted in a net cost of \$68,000 per annum from 2023/24 onwards.	This model is based on higher utilisation of the facility as demonstrated in the business case as the anticipated scenario. This result in \$253,000 of additional revenue per annum from 2023/24 onwards.
Solar Array	In 2019 Council commenced planning for a 5 MW (battery ready) solar array on site at the Mudgee Sewer Treatment Plant as part of its Renewable Energy Action Plan. The intention of this asset is to offset Council's electricity consumption to its owned facilities and eventually provide any additional supply to local business. Stage One of this project, including detailed design, community consultation, capital expenditure reporting, Development Application, engineering and grid connection approval, and construction tender process was completed in 2021. Construction of this facility is due to commence late this year with operations expected to commence in 2023.	The current budget proposed that the array comes online in 2023/24 and that the result is surplus \$744,000.	The conservative scenario models a 20% reduction in the surplus. This is a decline of \$149,000 per annum from 2023/24.	The optimistic scenario models a 10% increase in the surplus. This is a \$74,000 increase per annum from 2023/24.
Mudgee Valley Park Expansion	A major project to expand Council's owned and managed caravan park is currently underway with the installation of 31 modular cabins. The project is on track for completion in 2022 and will provide 55 additional beds to this important commercial asset that supports local jobs and the region's tourism industry.	The current budget anticipates that the new cabins will be operating for part of 2022/23. The anticipated full year revenue increase in 2023/24 is \$741,000. This represents the middle of the road scenario from the business case.	The worst case scenario from the business case is modelled resulting in a decline in revenue of \$317,000 per annum from 2023/24.	The best case scenario from the business case is modelled resulting in an increase in revenue of \$286,000 per annum from 2023/24.

## CONSERVATIVE SCENARIO RESULT

The total impact of the modelled projects above is a decline in General Fund revenue of \$534,000 per annum compared to the base case. Whilst key financial indicators remain above benchmark this will cause Council's unrestricted cash to decline over the 10 year period to \$2.3 million in 2031/32. Corrective action would need to occur during that period would be recommended to ensure unrestricted cash remains at an acceptable level.

## OPTIMISTIC SCENARIO RESULT

The total impact of the modelled projects above is an increase in General Fund revenue of \$613,000 per annum compared to the base case. Council's unrestricted cash would continue to increase each year to end with \$13.5 million in 2031/32. As the financial indicators all meet benchmark and an appropriate action could be to invest further in infrastructure assets renewals with the aim to improve the infrastructure backlog ratio.

## FINANCIAL REPORTS

On the following pages you will find the information for the period 2022/23 to 2031/32, which includes a consolidated:

- Income Statement;
- Balance Sheet;
- Cash Flow Statement;
- Equity Statement; and
- Key Performance Indicators Statement

In addition, a series of financial reports are provided for each of the individual funds of General Fund; Water Fund; Sewer Fund; and Waste Fund.

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## APPENDICES

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APPENDIX  
**ONE**

BASE CASE PLAN



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 INCOME STATEMENT - CONSOLIDATED Scenario: Base Case												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					2031/32
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	\$
<b>Income from Continuing Operations</b>												
Revenue:												
Rates & Annual Charges	43,720,000	44,638,494	44,409,580	45,228,200	46,374,906	47,539,121	48,727,599	49,945,789	51,204,181	52,494,326	53,817,025	55,173,102
User Charges & Fees	19,108,000	17,140,051	16,898,880	17,435,787	17,944,817	18,287,156	18,754,585	19,223,450	19,737,982	20,266,396	20,809,070	21,366,391
Other Revenues	1,856,000	3,286,306	3,141,605	3,386,851	3,443,573	3,517,917	3,605,865	3,696,012	3,798,412	3,883,122	3,980,200	4,079,705
Grants & Contributions provided for Operating Purposes	14,344,000	19,066,297	9,835,727	14,246,870	15,035,521	15,319,763	15,702,757	16,095,326	16,487,709	16,810,152	17,332,906	17,768,228
Grants & Contributions provided for Capital Purposes	33,370,000	26,963,098	39,598,623	17,490,721	10,568,569	3,045,471	4,596,437	4,661,348	4,727,882	4,796,079	4,865,981	4,937,631
Interest & Investment Revenue	2,153,000	1,244,294	1,404,396	1,314,442	1,252,862	1,312,322	1,538,606	1,550,632	1,440,130	1,434,017	1,498,928	1,521,935
Other Income:												
Net Gains from the Disposal of Assets	-	-	651,693	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	775,300	-	-	-	-	-	-	-	-	-	-
Other Income	1,111,000	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>115,662,000</b>	<b>113,103,840</b>	<b>116,040,484</b>	<b>99,103,071</b>	<b>94,519,898</b>	<b>89,031,750</b>	<b>92,925,850</b>	<b>95,172,757</b>	<b>97,398,297</b>	<b>99,784,092</b>	<b>102,304,110</b>	<b>104,844,992</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	26,524,000	30,524,771	31,484,667	32,276,469	33,022,257	33,742,810	34,586,381	35,451,041	36,337,317	37,245,750	38,176,894	39,131,516
Borrowing Costs	691,000	512,658	580,601	875,576	968,940	990,888	888,898	782,486	1,068,118	1,129,514	1,128,634	991,880
Materials & Contracts	22,945,000	31,202,306	26,808,001	24,599,964	25,449,604	25,749,930	26,413,233	27,093,118	28,089,999	28,504,303	29,236,464	29,988,929
Depreciation & Amortisation	19,511,000	19,173,173	19,501,679	19,759,638	19,946,647	19,946,731	20,593,344	21,350,292	21,918,043	22,493,576	23,003,843	23,507,654
Impairment of receivables	1,000	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	1,787,000	1,648,787	1,338,040	1,353,300	1,377,783	1,405,690	1,440,832	1,476,853	1,513,774	1,551,619	1,590,409	1,630,169
Net Losses from the Disposal of Assets	2,792,000	2,182,265	-	3,150,746	2,761,403	3,309,321	3,359,708	1,949,193	2,188,396	3,141,204	2,666,589	2,701,897
<b>Total Expenses from Continuing Operations</b>	<b>74,251,000</b>	<b>85,243,960</b>	<b>79,810,188</b>	<b>82,015,693</b>	<b>83,526,634</b>	<b>85,145,365</b>	<b>87,282,396</b>	<b>88,082,982</b>	<b>91,115,648</b>	<b>94,065,965</b>	<b>95,802,833</b>	<b>97,950,145</b>
<b>Operating Result from Continuing Operations</b>	<b>41,411,000</b>	<b>27,859,880</b>	<b>36,230,296</b>	<b>17,087,378</b>	<b>10,993,264</b>	<b>3,886,385</b>	<b>5,643,453</b>	<b>7,089,774</b>	<b>6,280,649</b>	<b>5,718,127</b>	<b>6,501,277</b>	<b>6,894,847</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>41,411,000</b>	<b>27,859,880</b>	<b>36,230,296</b>	<b>17,087,378</b>	<b>10,993,264</b>	<b>3,886,385</b>	<b>5,643,453</b>	<b>7,089,774</b>	<b>6,280,649</b>	<b>5,718,127</b>	<b>6,501,277</b>	<b>6,894,847</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>8,041,000</b>	<b>86,782</b>	<b>(3,368,357)</b>	<b>(905,343)</b>	<b>424,685</b>	<b>860,914</b>	<b>1,047,016</b>	<b>2,428,426</b>	<b>1,552,767</b>	<b>922,048</b>	<b>1,835,296</b>	<b>1,957,216</b>

Mid-Western Regional Council												
10 Year Financial Plan for the Years ending 30 June 2032												
BALANCE SHEET - CONSOLIDATED												
Scenario: Base Case												
	Actuals	Current Year	Projected Years					Projected Years				
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	-	10,482,478	7,998,431	6,623,949	6,755,855	7,152,318	8,201,301	8,762,958	7,323,661	7,776,171	8,598,487	8,632,086
Investments	71,712,000	77,242,581	60,889,097	50,479,106	50,476,224	49,903,482	53,242,958	47,909,589	47,935,772	49,966,302	51,718,986	49,684,640
Receivables	7,656,000	7,226,602	7,346,005	6,849,808	6,760,670	6,646,286	6,885,514	7,006,995	7,152,883	7,329,979	7,503,328	7,690,003
Inventories	1,917,000	2,295,991	2,095,743	1,976,444	2,028,045	2,048,169	2,099,374	2,151,858	2,223,654	2,260,796	2,317,316	2,375,249
Contract assets	8,281,000	8,239,750	8,239,750	8,239,750	8,239,750	8,239,750	8,239,750	8,239,750	8,239,750	8,239,750	8,239,750	8,239,750
Other	94,000	227,202	207,972	197,946	202,255	203,690	207,882	212,179	218,199	221,098	225,726	230,469
Non-current assets classified as "held for sale"	653,000	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250
<b>Total Current Assets</b>	<b>90,313,000</b>	<b>105,877,854</b>	<b>86,930,248</b>	<b>74,530,253</b>	<b>74,626,047</b>	<b>74,356,946</b>	<b>79,040,030</b>	<b>74,446,579</b>	<b>73,257,170</b>	<b>75,957,347</b>	<b>78,766,843</b>	<b>77,015,446</b>
<b>Non-Current Assets</b>												
Investments	25,114,000	13,969,247	11,006,781	9,136,434	9,139,441	9,023,893	9,595,617	8,606,733	8,559,610	8,884,901	9,149,040	8,763,964
Receivables	-	245,448	326,858	75,715	113,585	76,879	77,322	76,762	76,400	76,478	76,420	76,503
Contract assets	-	41,250	41,250	41,250	41,250	41,250	41,250	41,250	41,250	41,250	41,250	41,250
Infrastructure, Property, Plant & Equipment	1,036,303,000	1,065,136,936	1,133,574,521	1,162,582,020	1,172,389,593	1,176,322,509	1,185,245,951	1,209,337,642	1,218,214,503	1,220,907,041	1,221,922,228	1,228,513,005
Investment Property	7,934,000	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300
Intangible Assets	413,000	310,982	178,352	37,543	33,147	28,751	24,355	19,959	15,563	11,167	7,731	7,731
Right of use assets	594,000	594,000	585,867	577,734	569,601	561,468	553,335	545,202	537,069	528,936	520,803	512,670
Non-current assets classified as "held for sale"	-	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750
<b>Total Non-Current Assets</b>	<b>1,070,358,000</b>	<b>1,089,496,913</b>	<b>1,154,912,679</b>	<b>1,181,849,746</b>	<b>1,191,485,667</b>	<b>1,195,253,799</b>	<b>1,204,736,879</b>	<b>1,227,826,598</b>	<b>1,236,643,445</b>	<b>1,239,648,824</b>	<b>1,240,916,521</b>	<b>1,247,114,173</b>
<b>TOTAL ASSETS</b>	<b>1,160,671,000</b>	<b>1,195,374,767</b>	<b>1,241,842,926</b>	<b>1,256,179,999</b>	<b>1,266,111,714</b>	<b>1,269,610,746</b>	<b>1,283,776,909</b>	<b>1,302,273,176</b>	<b>1,309,900,615</b>	<b>1,315,606,171</b>	<b>1,319,683,364</b>	<b>1,324,129,620</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Payables	8,285,000	7,738,077	8,976,357	7,028,873	6,390,851	6,022,474	6,309,323	6,956,927	6,902,992	6,836,527	6,991,474	7,246,728
Contract liabilities	12,841,000	9,659,719	10,498,455	6,896,316	5,566,249	4,004,012	4,441,291	4,541,486	4,644,186	4,749,453	4,857,352	4,967,948
Lease liabilities	87,000	-	-	-	-	-	-	-	-	-	-	-
Borrowings	1,568,000	1,749,898	2,539,033	2,486,147	2,607,133	2,709,118	2,815,530	3,167,277	2,936,628	3,081,216	3,217,990	1,741,253
Provisions	8,368,000	9,557,401	9,852,418	10,152,564	10,457,972	10,769,499	11,088,694	11,415,749	11,750,862	12,094,234	12,446,070	12,806,583
<b>Total Current Liabilities</b>	<b>31,149,000</b>	<b>28,705,095</b>	<b>31,866,264</b>	<b>26,563,901</b>	<b>25,022,206</b>	<b>23,505,102</b>	<b>24,654,838</b>	<b>26,081,440</b>	<b>26,234,668</b>	<b>26,761,430</b>	<b>27,512,885</b>	<b>26,762,512</b>
<b>Non-Current Liabilities</b>												
Lease liabilities	514,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000
Borrowings	8,873,000	12,123,885	19,162,899	21,676,752	22,069,618	19,360,502	16,544,972	21,377,694	22,491,067	21,909,851	18,691,860	16,950,607
Provisions	5,455,000	4,997,907	4,635,588	4,673,792	4,712,710	4,752,453	4,792,712	4,833,499	4,874,827	4,916,710	4,959,162	5,002,196
<b>Total Non-Current Liabilities</b>	<b>14,842,000</b>	<b>17,322,792</b>	<b>24,399,487</b>	<b>26,951,544</b>	<b>27,383,328</b>	<b>24,713,955</b>	<b>21,938,684</b>	<b>26,812,193</b>	<b>27,966,894</b>	<b>27,427,561</b>	<b>24,252,022</b>	<b>22,553,803</b>
<b>TOTAL LIABILITIES</b>	<b>45,991,000</b>	<b>46,027,887</b>	<b>56,265,750</b>	<b>53,515,444</b>	<b>52,405,533</b>	<b>48,219,058</b>	<b>46,593,522</b>	<b>52,893,633</b>	<b>54,201,562</b>	<b>54,188,991</b>	<b>51,764,907</b>	<b>49,316,316</b>
<b>Net Assets</b>	<b>1,114,680,000</b>	<b>1,149,346,880</b>	<b>1,185,577,176</b>	<b>1,202,664,554</b>	<b>1,213,706,181</b>	<b>1,221,391,688</b>	<b>1,237,183,387</b>	<b>1,249,379,543</b>	<b>1,255,699,053</b>	<b>1,261,417,180</b>	<b>1,267,918,457</b>	<b>1,274,813,304</b>
<b>EQUITY</b>												
Retained Earnings	513,803,000	541,662,880	577,893,176	594,980,554	605,973,818	609,860,203	615,503,656	622,593,430	628,874,079	634,592,206	641,093,483	647,988,330
Revaluation Reserves	607,684,000	607,684,000	607,684,000	607,684,000	607,732,363	611,531,485	621,679,731	626,786,113	626,824,974	626,824,974	626,824,974	626,824,974
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Council Equity Interest	1,121,487,000	1,149,346,880	1,185,577,176	1,202,664,554	1,213,706,181	1,221,391,688	1,237,183,387	1,249,379,543	1,255,699,053	1,261,417,180	1,267,918,457	1,274,813,304
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>1,121,487,000</b>	<b>1,149,346,880</b>	<b>1,185,577,176</b>	<b>1,202,664,554</b>	<b>1,213,706,181</b>	<b>1,221,391,688</b>	<b>1,237,183,387</b>	<b>1,249,379,543</b>	<b>1,255,699,053</b>	<b>1,261,417,180</b>	<b>1,267,918,457</b>	<b>1,274,813,304</b>

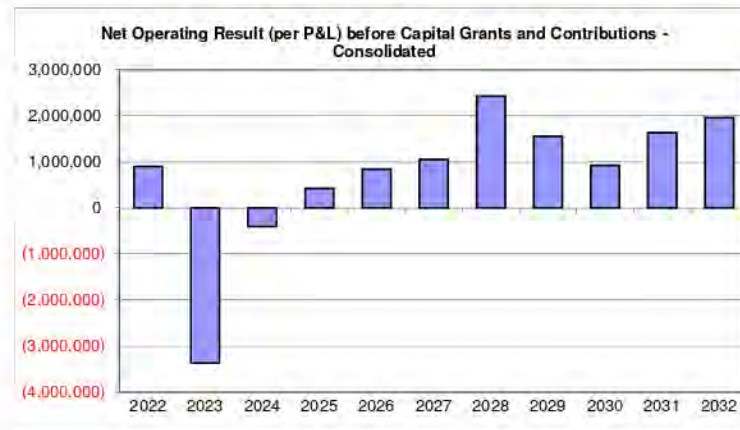
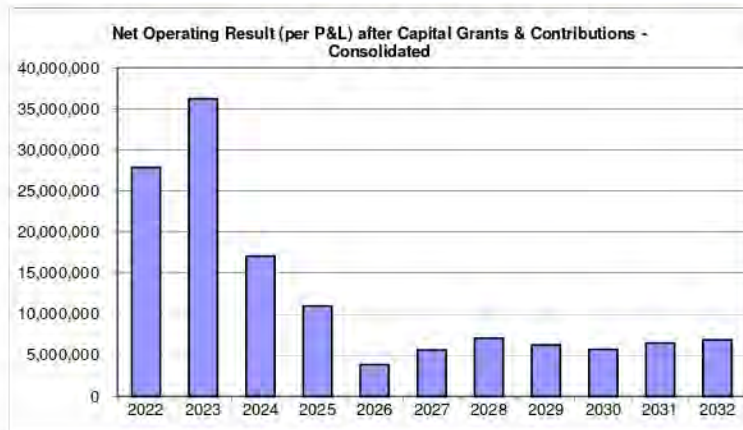
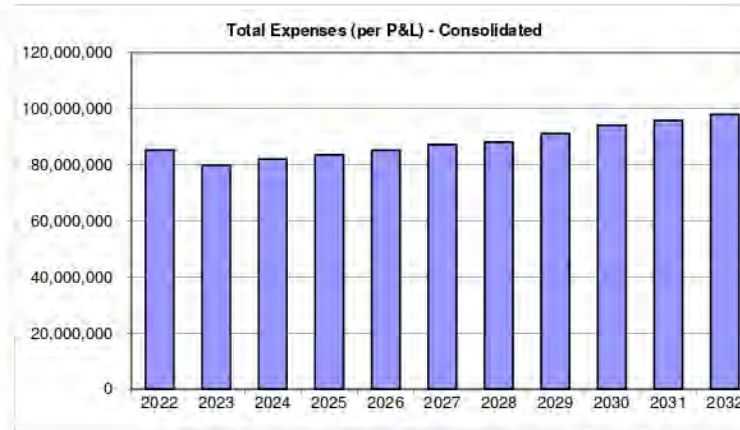
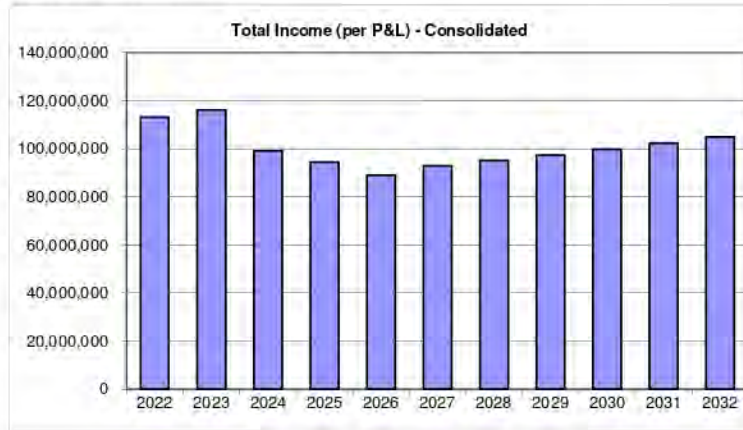
Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 CASH FLOW STATEMENT - CONSOLIDATED Scenario: Base Case												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	43,074,000	44,612,151	44,373,059	45,212,240	46,364,633	47,535,641	48,729,122	49,947,350	51,205,495	52,495,653	53,818,376	55,174,478
User Charges & Fees	18,928,000	19,048,411	16,815,834	17,338,302	17,784,428	18,222,948	18,663,337	19,150,421	19,654,848	20,180,936	20,721,217	21,276,078
Investment & Interest Revenue Received	1,151,000	754,212	1,519,720	1,341,168	1,225,898	1,286,818	1,503,580	1,577,442	1,454,400	1,420,891	1,494,052	1,508,075
Grants & Contributions	51,176,000	40,929,344	50,212,466	28,630,387	24,441,011	17,030,210	20,664,117	20,836,559	21,307,473	21,790,160	22,284,914	22,792,037
Bonds & Deposits Received	752,000	-	-	-	-	-	-	-	-	-	-	-
Other	8,816,000	3,849,189	3,118,139	3,466,119	3,472,151	3,550,722	3,591,665	3,689,831	3,782,077	3,876,629	3,973,544	4,072,883
<b>Payments:</b>												
Employee Benefits & On-Costs	(26,032,000)	(30,219,915)	(31,174,587)	(31,960,881)	(32,701,274)	(33,415,408)	(34,250,785)	(35,107,055)	(35,984,731)	(36,884,350)	(37,806,458)	(38,751,620)
Materials & Contracts	(29,405,000)	(33,579,078)	(29,409,072)	(26,137,565)	(27,040,806)	(27,335,027)	(28,415,293)	(27,095,229)	(28,009,779)	(28,498,900)	(29,238,738)	(29,989,260)
Borrowing Costs	(709,000)	(457,258)	(519,180)	(618,192)	(930,956)	(997,768)	(886,600)	(683,445)	(1,098,871)	(1,103,699)	(1,193,216)	(997,707)
Bonds & Deposits Refunded	(527,000)	-	-	-	-	-	-	-	-	-	-	-
Other	(2,934,000)	(1,556,164)	(1,355,032)	(1,352,412)	(1,378,368)	(1,404,078)	(1,438,794)	(1,474,764)	(1,511,633)	(1,549,424)	(1,588,159)	(1,627,859)
<b>Net Cash provided (or used in) Operating Activities</b>	<b>64,193,000</b>	<b>43,380,871</b>	<b>53,582,346</b>	<b>35,719,066</b>	<b>31,238,718</b>	<b>24,483,866</b>	<b>30,180,349</b>	<b>30,835,110</b>	<b>30,749,269</b>	<b>31,727,594</b>	<b>32,525,532</b>	<b>33,457,100</b>
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	6,749,388	19,315,950	12,280,338	1,605,040	3,612,163	-	6,664,575	1,821,182	-	287,903	3,273,654
Sale of Infrastructure, Property, Plant & Equipment	3,087,000	2,696,970	3,887,907	1,088,450	1,269,367	881,251	844,238	844,238	844,238	844,238	844,238	844,238
Other Investing Activity Receipts	121,000,000	-	-	-	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Purchase of Investment Securities	(1,293,000)	(1,135,216)	-	-	(1,605,165)	(2,923,873)	(3,911,200)	(342,322)	(1,800,242)	(2,355,821)	(2,304,726)	(854,249)
Purchase of Investment Property	(494,000)	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	(49,529,000)	(51,420,318)	(97,106,399)	(52,913,302)	(32,889,908)	(23,049,810)	(23,395,287)	(42,624,415)	(33,696,467)	(20,326,679)	(27,449,415)	(33,469,171)
Purchase of Intangible Assets	(247,000)	(20,000)	-	-	-	-	-	-	-	-	-	-
Other Investing Activity Payments	(134,414,000)	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash provided (or used in) Investing Activities</b>	<b>(61,380,000)</b>	<b>(43,139,176)</b>	<b>(63,904,542)</b>	<b>(39,544,515)</b>	<b>(31,620,665)</b>	<b>(21,480,270)</b>	<b>(26,422,249)</b>	<b>(35,457,924)</b>	<b>(33,071,289)</b>	<b>(30,838,457)</b>	<b>(28,622,000)</b>	<b>(30,205,511)</b>
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	5,000,000	9,672,000	5,000,000	3,000,000	-	-	8,000,000	4,050,000	2,500,000	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	(1,482,000)	(1,567,217)	(1,843,851)	(2,539,038)	(2,488,147)	(2,607,133)	(2,709,118)	(2,815,950)	(3,167,277)	(2,938,629)	(3,081,216)	(3,217,930)
Repayment of lease liabilities (principal repayments)	(53,000)	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow provided (used in) Financing Activities</b>	<b>(1,535,000)</b>	<b>3,432,783</b>	<b>7,828,149</b>	<b>2,460,967</b>	<b>513,853</b>	<b>(2,607,133)</b>	<b>(2,709,118)</b>	<b>5,184,470</b>	<b>882,723</b>	<b>(436,629)</b>	<b>(3,081,216)</b>	<b>(3,217,930)</b>
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	<b>778,000</b>	<b>3,675,478</b>	<b>(2,494,047)</b>	<b>(1,364,482)</b>	<b>131,906</b>	<b>396,463</b>	<b>1,048,983</b>	<b>561,657</b>	<b>(1,439,297)</b>	<b>452,510</b>	<b>822,316</b>	<b>33,599</b>
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	<b>6,029,000</b>	<b>6,807,000</b>	<b>10,482,478</b>	<b>7,988,431</b>	<b>6,623,949</b>	<b>6,755,855</b>	<b>7,152,318</b>	<b>8,201,301</b>	<b>8,762,958</b>	<b>7,323,661</b>	<b>7,776,171</b>	<b>8,598,487</b>
<b>Cash &amp; Cash Equivalents - end of the year</b>	<b>6,807,000</b>	<b>10,482,478</b>	<b>7,988,431</b>	<b>6,623,949</b>	<b>6,755,855</b>	<b>7,152,318</b>	<b>8,201,301</b>	<b>8,762,958</b>	<b>7,323,661</b>	<b>7,776,171</b>	<b>8,598,487</b>	<b>8,632,086</b>
Cash & Cash Equivalents - end of the year	6,807,000	10,482,478	7,988,431	6,623,949	6,755,855	7,152,318	8,201,301	8,762,958	7,323,661	7,776,171	8,598,487	8,632,086
Investments - end of the year	96,826,000	91,211,828	71,895,878	59,615,540	59,615,665	58,927,375	62,838,574	56,516,322	56,495,382	58,851,203	60,868,026	58,448,605
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>103,633,000</b>	<b>101,694,306</b>	<b>79,884,309</b>	<b>66,239,489</b>	<b>66,371,520</b>	<b>66,079,693</b>	<b>71,039,875</b>	<b>65,279,279</b>	<b>63,819,042</b>	<b>66,627,374</b>	<b>69,466,513</b>	<b>67,080,691</b>
<b>Representing:</b>												
- External Restrictions	56,862,000	57,294,141	47,418,315	33,396,504	32,061,201	28,627,129	30,125,290	26,420,110	25,097,000	25,710,838	26,847,885	23,100,109
- Internal Restrictions	31,629,000	32,501,025	21,318,782	22,472,583	23,484,129	25,897,752	28,201,645	26,065,157	26,123,634	27,406,659	28,275,957	28,738,266
- Unrestricted	15,142,000	11,899,140	11,147,211	10,370,402	10,826,189	11,554,812	12,712,940	12,794,012	12,598,409	13,509,876	14,342,671	15,242,316
	<b>103,633,000</b>	<b>101,694,306</b>	<b>79,884,309</b>	<b>66,239,489</b>	<b>66,371,520</b>	<b>66,079,693</b>	<b>71,039,875</b>	<b>65,279,279</b>	<b>63,819,042</b>	<b>66,627,374</b>	<b>69,466,513</b>	<b>67,080,691</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 EQUITY STATEMENT - CONSOLIDATED Scenario: Base Case	Actuals	Current Year	Projected Years									
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening Balance (as at 1/7)	1,073,125,000	1,121,487,000	1,149,346,880	1,185,577,176	1,202,664,554	1,213,706,181	1,221,391,688	1,237,183,387	1,249,379,543	1,255,699,053	1,261,417,180	1,267,918,457
Adjustments to opening balance	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated opening Balance (as at 1/7)</b>	<b>1,073,125,000</b>	<b>1,121,487,000</b>	<b>1,149,346,880</b>	<b>1,185,577,176</b>	<b>1,202,664,554</b>	<b>1,213,706,181</b>	<b>1,221,391,688</b>	<b>1,237,183,387</b>	<b>1,249,379,543</b>	<b>1,255,699,053</b>	<b>1,261,417,180</b>	<b>1,267,918,457</b>
Net Operating Result for the Year	41,411,000	27,859,880	36,230,296	17,087,378	10,993,264	3,886,385	5,643,453	7,089,774	6,280,649	5,718,127	6,501,277	6,894,847
Adjustments to net operating result	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated Net Operating Result for the Year</b>	<b>41,411,000</b>	<b>27,859,880</b>	<b>36,230,296</b>	<b>17,087,378</b>	<b>10,993,264</b>	<b>3,886,385</b>	<b>5,643,453</b>	<b>7,089,774</b>	<b>6,280,649</b>	<b>5,718,127</b>	<b>6,501,277</b>	<b>6,894,847</b>
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-
- Correction of prior period errors	1,749,000	-	-	-	-	-	-	-	-	-	-	-
- Gain (loss) on revaluation of IPP&E	4,365,000	-	-	-	48,363	3,799,122	10,148,246	5,106,382	38,861	-	-	-
- Impairment (loss) reversal relating to IPP&E	725,000	-	-	-	-	-	-	-	-	-	-	-
- Other Movements (combined)	112,000	-	-	-	-	-	-	-	-	-	-	-
<b>Other Comprehensive Income</b>	<b>6,951,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,363</b>	<b>3,799,122</b>	<b>10,148,246</b>	<b>5,106,382</b>	<b>38,861</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income</b>	<b>48,362,000</b>	<b>27,859,880</b>	<b>36,230,296</b>	<b>17,087,378</b>	<b>11,041,627</b>	<b>7,685,507</b>	<b>15,791,699</b>	<b>12,196,156</b>	<b>6,319,510</b>	<b>5,718,127</b>	<b>6,501,277</b>	<b>6,894,847</b>
Distributions to/(contributions from) non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>1,121,487,000</b>	<b>1,149,346,880</b>	<b>1,185,577,176</b>	<b>1,202,664,554</b>	<b>1,213,706,181</b>	<b>1,221,391,688</b>	<b>1,237,183,387</b>	<b>1,249,379,543</b>	<b>1,255,699,053</b>	<b>1,261,417,180</b>	<b>1,267,918,457</b>	<b>1,274,813,304</b>



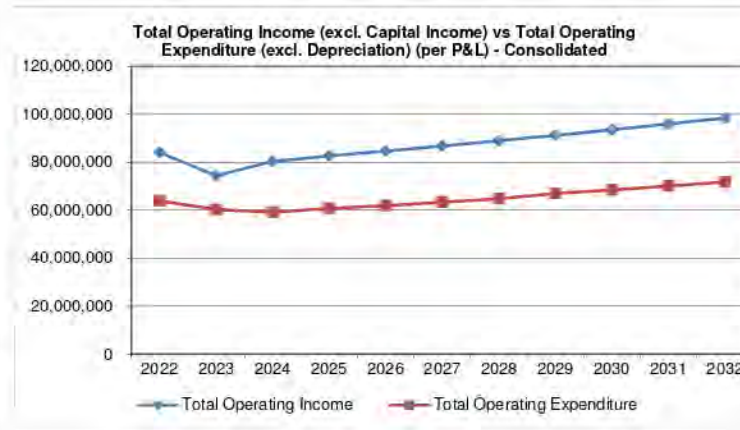
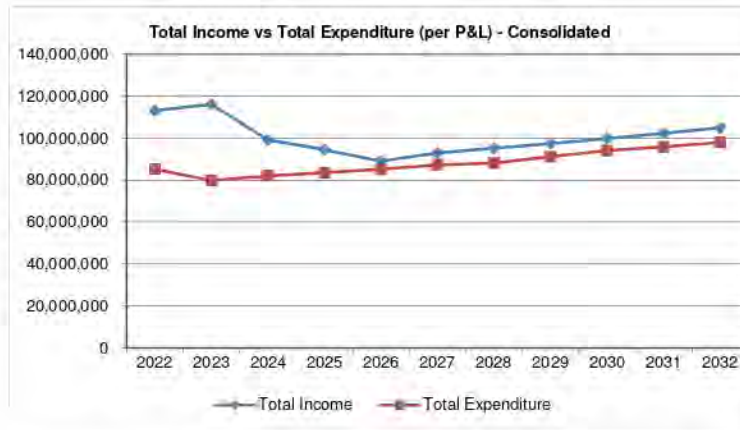
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

Income Statement Charts



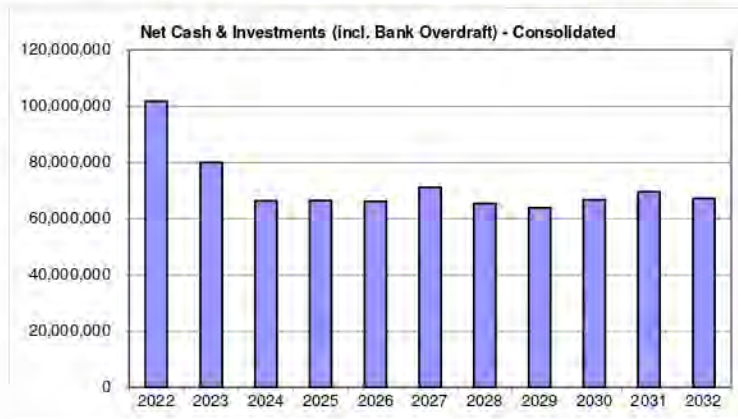
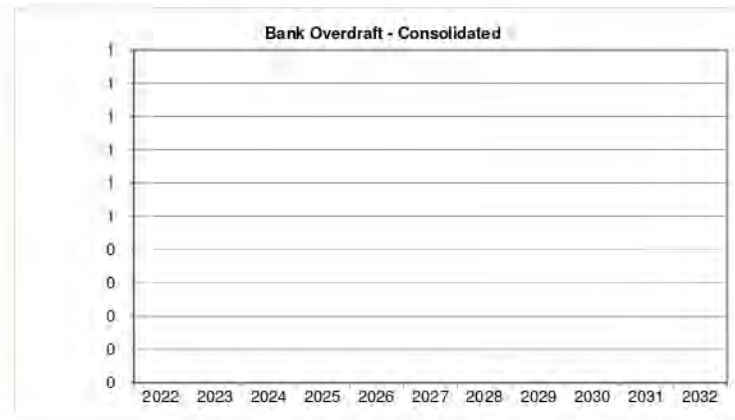
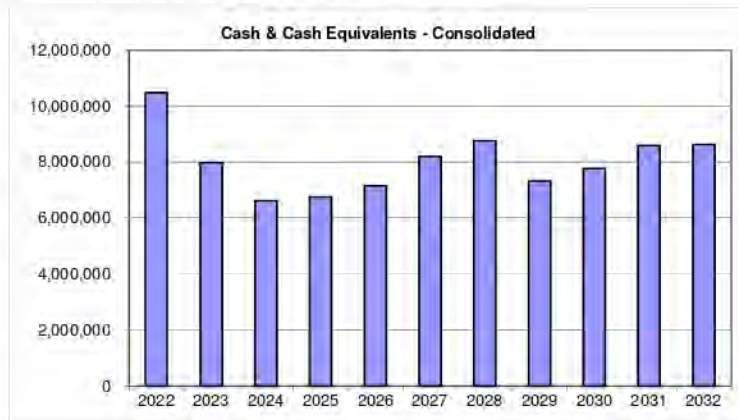
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

Income Statement Charts



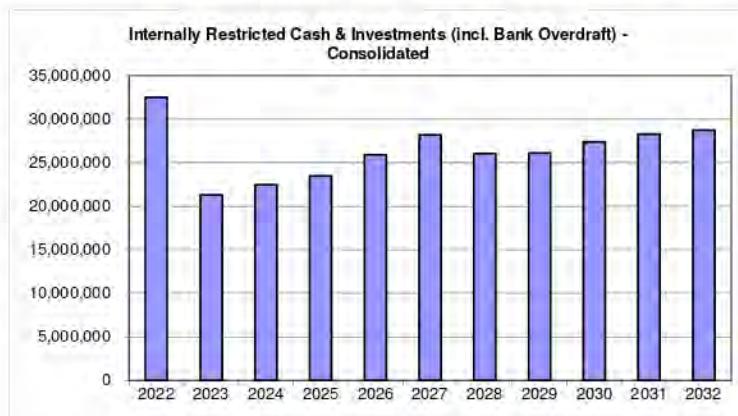
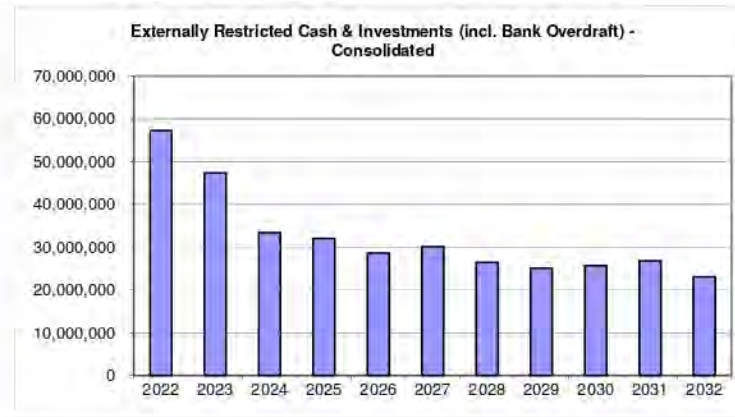
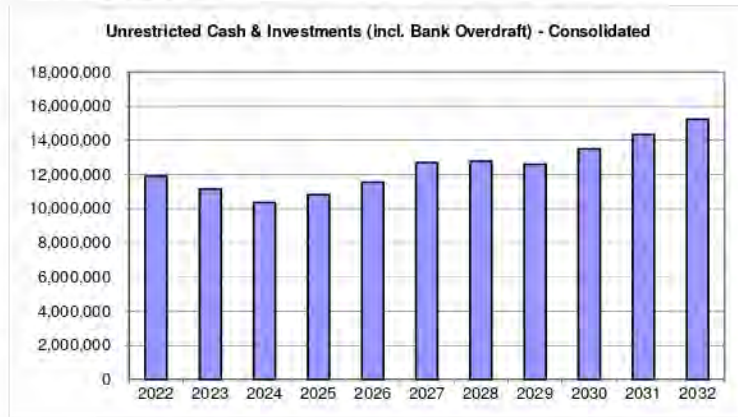
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

Cash, Investment & Bank Overdraft Charts



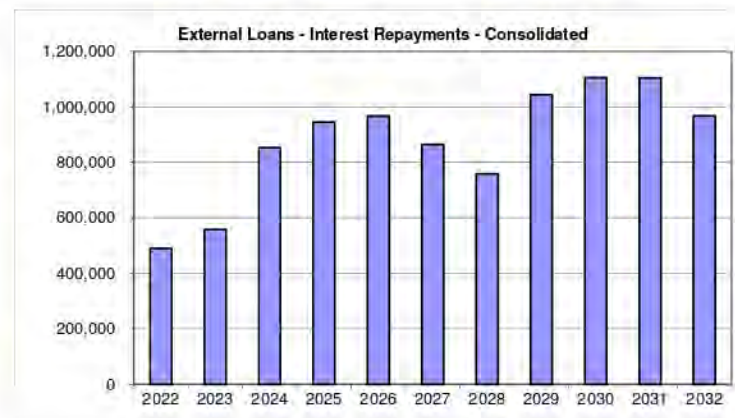
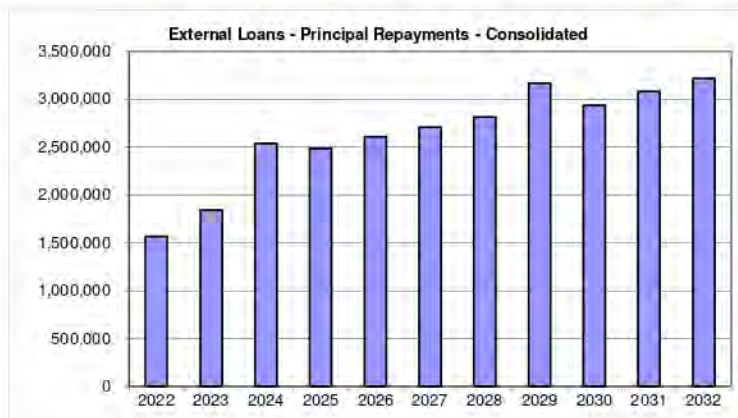
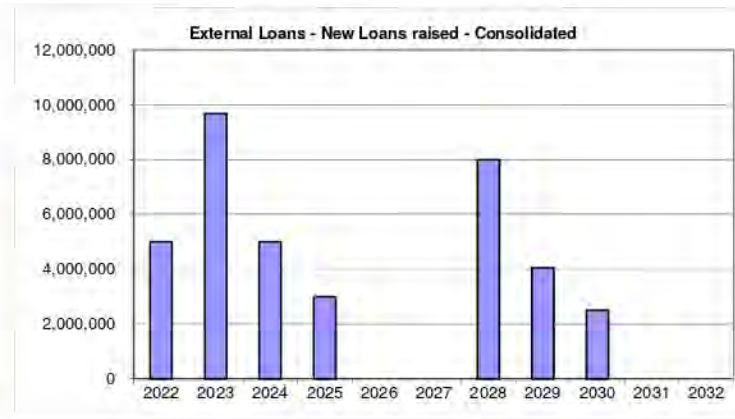
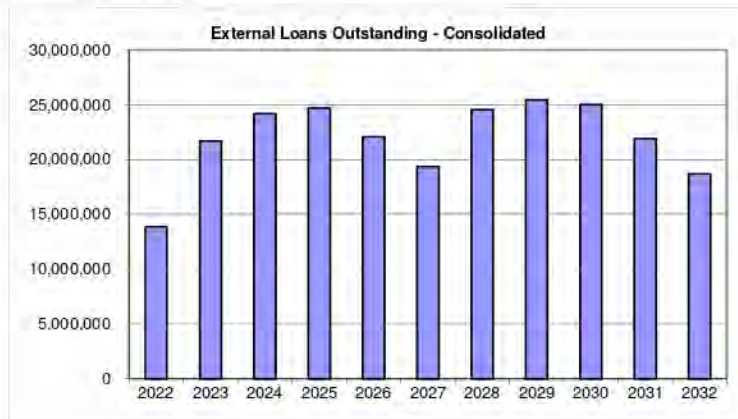
**Mid-Western Regional Council  
10 Year Financial Plan for the Years ending 30 June 2032  
CHARTS - ALL FUNDS (CONSOLIDATED)  
Scenario: Base Case**

Cash Restrictions Charts



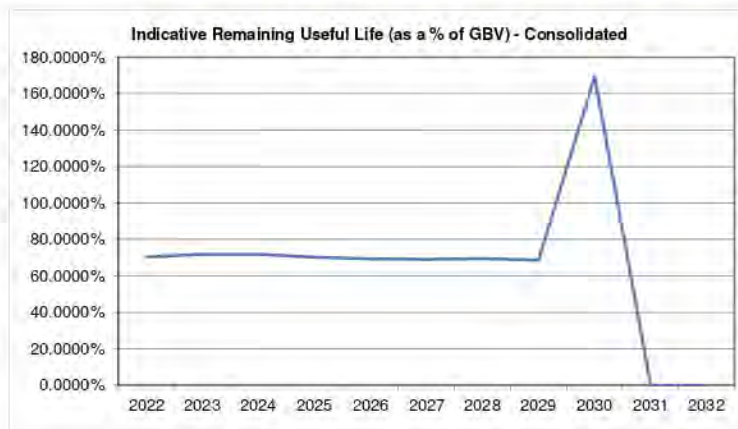
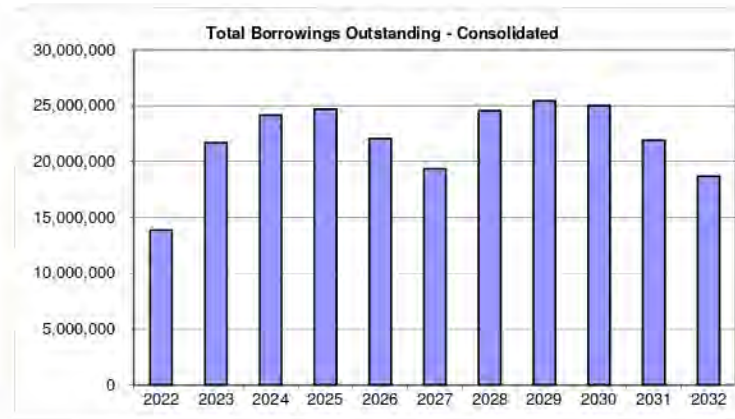
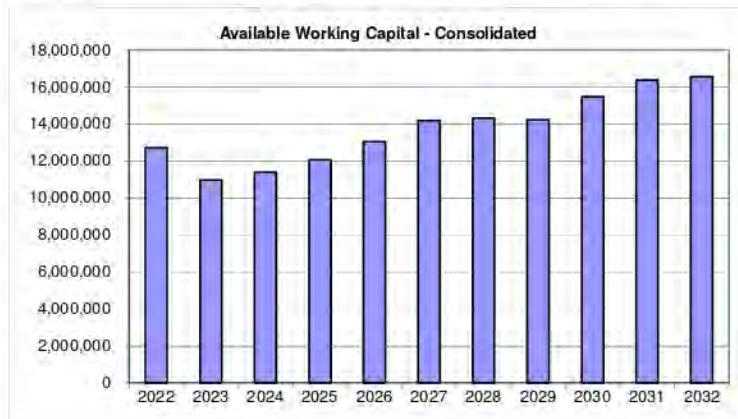
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

External Loans Charts



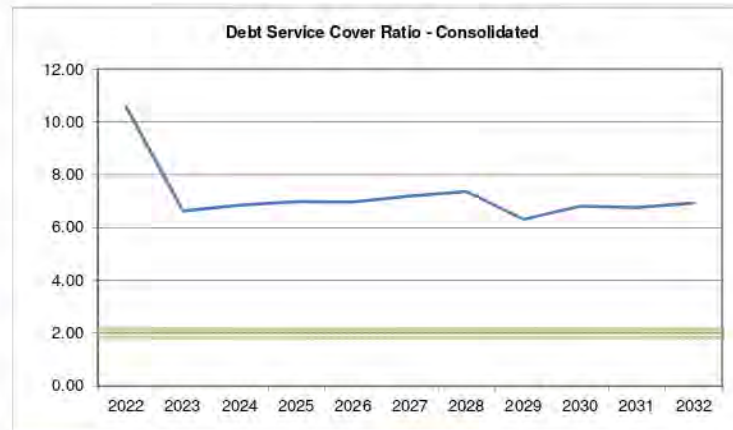
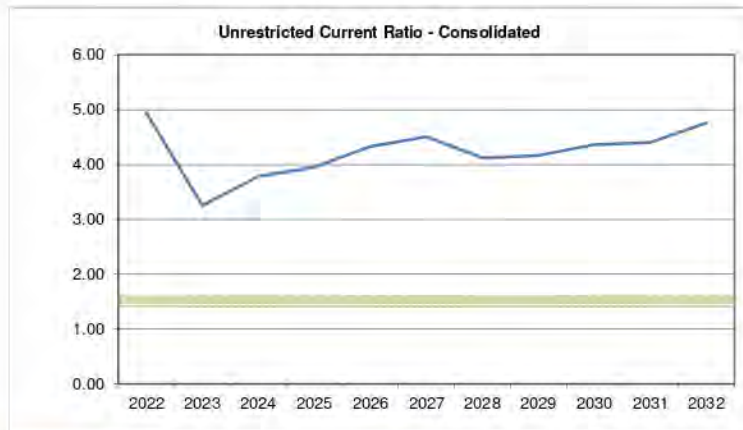
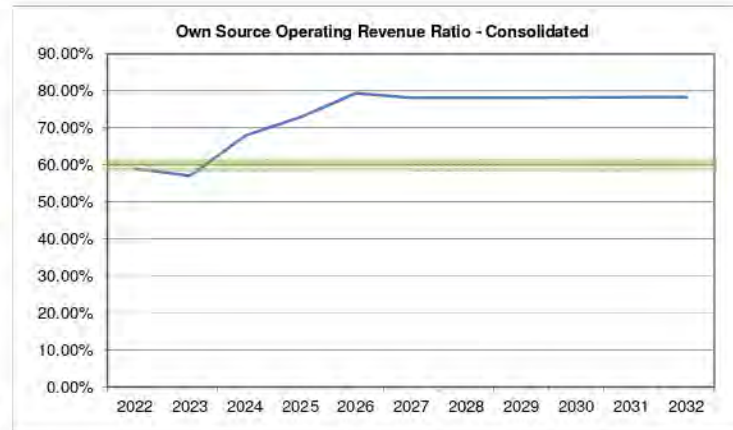
**Mid-Western Regional Council  
10 Year Financial Plan for the Years ending 30 June 2032  
CHARTS - ALL FUNDS (CONSOLIDATED)  
Scenario: Base Case**

Other Charts



**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

New Note 13 Ratios Charts



Minimum Amber

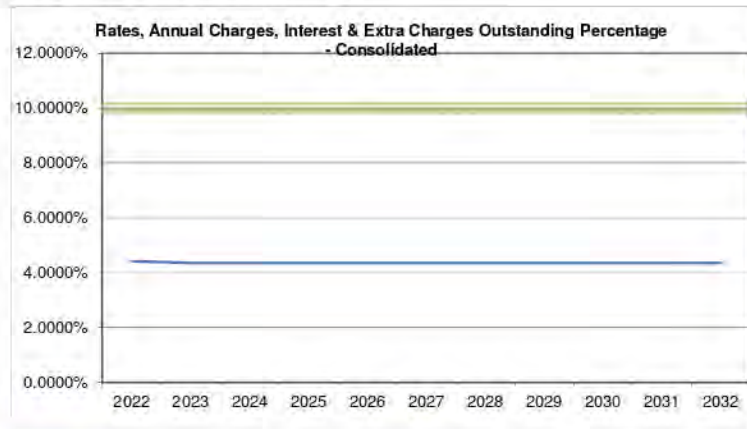
Minimum Green

Maximum Green

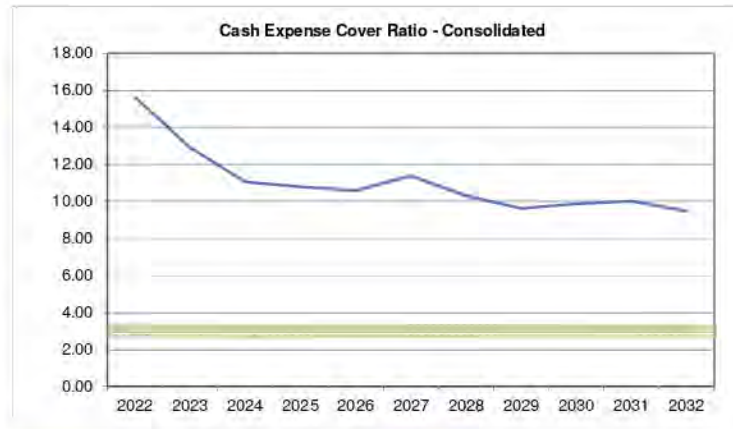
Maximum Amber

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - ALL FUNDS (CONSOLIDATED)**  
**Scenario: Base Case**

New Note 13 Ratios Charts (continued)



Minimum Amber Minimum Green

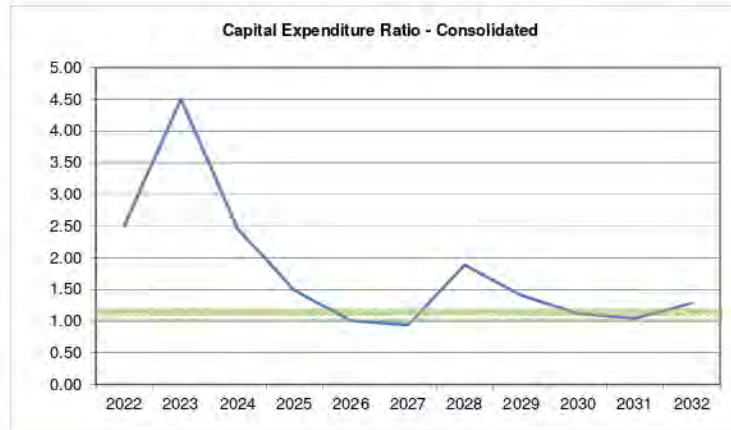
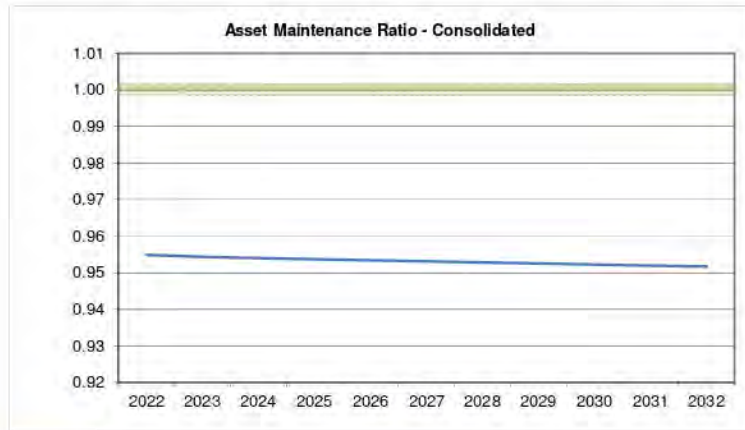
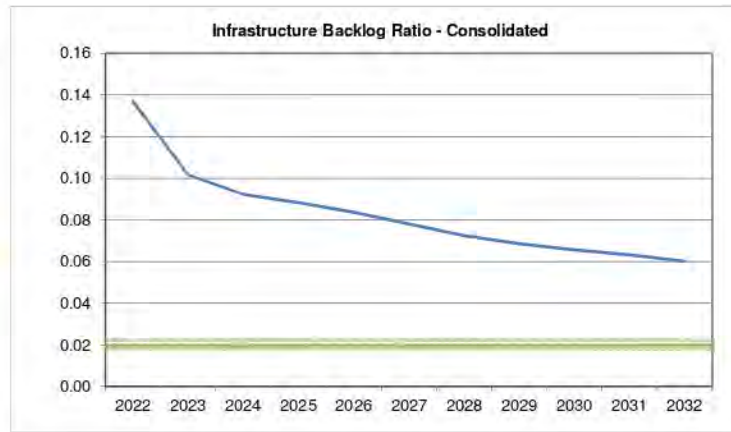
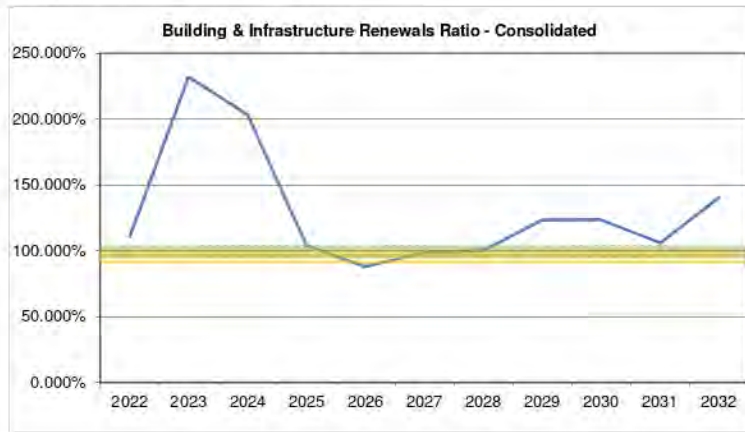


Maximum Green Maximum Amber



**Mid-Western Regional Council  
 10 Year Financial Plan for the Years ending 30 June 2032  
 CHARTS - ALL FUNDS (CONSOLIDATED)  
 Scenario: Base Case**

New Special Schedule 7 Ratios Charts



Minimum Amber
  Minimum Green
  Maximum Green
  Maximum Amber

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**KEY PERFORMANCE INDICATORS - CONSOLIDATED**  
**Scenario: Base Case**

Scenario: Base Case

			Current Year	Projected Years									
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 INCOME STATEMENT - GENERAL FUND Scenario: Base Case												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Income from Continuing Operations</b>												
Revenue:												
Rates & Annual Charges	29,651,000	30,057,968	29,367,905	29,657,409	30,248,837	30,929,169	31,702,398	32,494,858	33,307,332	34,140,015	34,993,516	35,868,354
User Charges & Fees	11,131,000	9,141,482	9,227,350	9,340,043	9,538,774	9,754,148	9,988,002	10,247,952	10,504,151	10,766,754	11,035,923	11,311,621
Other Revenues	1,798,000	2,662,304	2,524,479	2,763,854	2,907,810	2,867,836	2,939,532	3,013,020	3,088,346	3,165,554	3,244,693	3,325,811
Grants & Contributions provided for Operating Purposes	14,002,000	18,561,407	9,441,337	13,748,452	14,529,135	14,804,407	15,174,517	15,553,860	15,942,727	16,341,295	16,749,828	17,168,573
Grants & Contributions provided for Capital Purposes	30,517,000	25,105,902	37,152,623	16,632,221	9,692,899	2,150,081	3,828,653	3,874,379	3,921,239	3,969,270	4,018,501	4,068,964
Interest & Investment Revenue	1,386,000	734,868	942,000	951,962	971,253	993,244	1,162,351	1,193,722	1,133,095	1,092,178	1,091,915	1,077,755
Other Income:												
Net Gains from the Disposal of Assets	-	-	880,702	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	775,300	-	-	-	-	-	-	-	-	-	-
Other Income	1,111,000	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>89,606,000</b>	<b>87,039,231</b>	<b>89,536,396</b>	<b>73,093,761</b>	<b>67,788,708</b>	<b>61,498,885</b>	<b>64,905,473</b>	<b>66,377,912</b>	<b>67,896,889</b>	<b>69,475,067</b>	<b>71,184,376</b>	<b>72,821,278</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	20,488,000	24,164,172	24,587,710	25,231,379	25,607,958	26,354,516	27,013,380	27,688,714	28,380,932	29,090,456	29,817,717	30,563,160
Borrowing Costs	104,000	58,663	327,931	551,057	501,818	450,128	395,855	338,960	279,095	218,308	152,073	85,147
Materials & Contracts	12,767,000	19,772,398	15,401,937	13,742,940	14,376,447	14,287,176	14,644,357	15,010,466	15,685,727	15,770,370	16,164,630	16,568,745
Depreciation & Amortisation	15,229,000	16,156,974	15,576,054	15,848,196	15,701,889	15,701,889	16,187,893	16,590,046	17,066,422	17,527,794	17,922,007	18,365,908
Impairment of receivables	1,000	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	1,148,000	1,593,787	1,307,515	1,322,470	1,346,336	1,373,535	1,407,873	1,443,070	1,479,147	1,516,126	1,554,029	1,592,880
Net Losses from the Disposal of Assets	2,688,000	1,367,195	-	2,919,447	2,525,478	3,068,063	3,118,470	1,707,955	1,947,158	2,899,966	2,425,351	2,460,759
<b>Total Expenses from Continuing Operations</b>	<b>52,425,000</b>	<b>63,703,189</b>	<b>57,201,147</b>	<b>59,415,489</b>	<b>60,259,926</b>	<b>61,235,327</b>	<b>62,767,838</b>	<b>62,779,150</b>	<b>64,838,481</b>	<b>67,021,020</b>	<b>68,035,807</b>	<b>69,636,599</b>
<b>Operating Result from Continuing Operations</b>	<b>37,181,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>13,678,272</b>	<b>7,528,782</b>	<b>263,358</b>	<b>2,037,635</b>	<b>3,598,761</b>	<b>3,058,408</b>	<b>2,454,047</b>	<b>3,098,569</b>	<b>-3,184,679</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>37,181,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>13,678,272</b>	<b>7,528,782</b>	<b>263,358</b>	<b>2,037,635</b>	<b>3,598,761</b>	<b>3,058,408</b>	<b>2,454,047</b>	<b>3,098,569</b>	<b>-3,184,679</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>6,864,000</b>	<b>(1,769,860)</b>	<b>(4,817,374)</b>	<b>(2,955,949)</b>	<b>(2,164,177)</b>	<b>(1,898,523)</b>	<b>(1,791,028)</b>	<b>(275,618)</b>	<b>(862,838)</b>	<b>(1,516,222)</b>	<b>(919,932)</b>	<b>(884,236)</b>

Mid-Western Regional Council												
10 Year Financial Plan for the Years ending 30 June 2032												
BALANCE SHEET - GENERAL FUND												
Scenario: Base Case												
	Actuals	Current Year	2022/23				Projected Years					
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	4,281,000	6,065,846	5,071,414	4,907,002	5,021,340	5,201,498	5,406,949	5,108,994	4,906,640	4,947,070	4,915,081	4,960,162
Investments	44,726,000	46,063,360	38,511,754	37,263,232	38,131,497	39,499,601	41,059,772	38,797,133	37,260,483	37,567,505	37,324,582	37,666,923
Receivables	5,326,000	5,022,971	5,085,942	4,465,545	4,305,647	4,118,902	4,294,946	4,351,662	4,422,591	4,522,596	4,616,661	4,721,798
Inventory	1,695,000	2,034,817	1,837,729	1,725,110	1,771,692	1,786,051	1,830,702	1,876,470	1,941,382	1,971,466	2,020,753	2,071,272
Contract assets	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000
Other	94,000	227,202	207,972	197,946	202,255	203,690	207,882	212,179	218,199	221,098	225,726	230,469
Non-current assets classified as "held for sale"	653,000	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250
<b>Total Current Assets</b>	<b>65,001,000</b>	<b>67,803,446</b>	<b>59,104,061</b>	<b>56,948,085</b>	<b>57,821,681</b>	<b>59,198,992</b>	<b>61,189,501</b>	<b>58,735,688</b>	<b>57,138,545</b>	<b>57,618,986</b>	<b>57,492,053</b>	<b>58,039,874</b>
<b>Non-Current Assets</b>												
Investments	16,616,000	8,529,252	7,130,970	6,899,789	7,060,560	7,313,883	7,602,770	7,183,812	6,899,280	6,956,130	6,911,149	6,974,538
Receivables	-	245,448	326,858	75,715	113,585	76,879	77,322	76,762	76,400	76,478	76,420	76,503
Infrastructure, Property, Plant & Equipment	853,788,000	882,435,281	932,431,199	942,650,601	946,801,240	945,343,766	945,131,005	956,263,784	960,435,109	961,502,271	964,095,096	965,847,056
Investment Property	7,934,000	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300
Intangible Assets	370,000	272,378	144,144	7,731	7,731	7,731	7,731	7,731	7,731	7,731	7,731	7,731
Right of use assets	594,000	594,000	585,867	577,734	569,601	561,468	553,335	545,202	537,069	528,936	520,803	512,670
Non-current assets classified as "held for sale"	-	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750
<b>Total Non-Current Assets</b>	<b>879,302,000</b>	<b>901,275,408</b>	<b>949,818,088</b>	<b>959,410,621</b>	<b>963,751,768</b>	<b>962,502,777</b>	<b>962,571,212</b>	<b>973,276,341</b>	<b>977,154,640</b>	<b>978,270,596</b>	<b>980,810,249</b>	<b>982,617,549</b>
<b>TOTAL ASSETS</b>	<b>944,303,000</b>	<b>969,078,854</b>	<b>1,008,922,149</b>	<b>1,016,358,706</b>	<b>1,021,573,449</b>	<b>1,021,701,769</b>	<b>1,023,760,713</b>	<b>1,032,012,029</b>	<b>1,034,293,184</b>	<b>1,035,889,582</b>	<b>1,038,302,302</b>	<b>1,040,657,422</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Payables	6,628,000	6,715,670	7,552,883	5,535,794	5,306,244	4,946,442	5,228,987	5,569,475	5,596,412	5,577,786	5,728,096	5,789,705
Contract liabilities	12,720,000	9,515,975	10,344,206	6,829,020	5,497,695	3,934,018	4,384,548	4,483,324	4,584,570	4,688,347	4,794,718	4,903,748
Lease liabilities	87,000	-	-	-	-	-	-	-	-	-	-	-
Borrowings	755,000	773,445	1,024,866	1,074,107	1,125,796	1,180,058	1,237,024	1,296,829	1,304,145	1,312,908	1,379,835	646,730
Provisions	8,315,000	8,960,116	8,950,603	9,246,173	9,546,914	9,853,667	10,168,090	10,490,373	10,820,713	11,159,312	11,506,376	11,862,116
<b>Total Current Liabilities</b>	<b>28,505,000</b>	<b>25,965,206</b>	<b>27,872,557</b>	<b>22,685,094</b>	<b>21,476,648</b>	<b>19,914,186</b>	<b>21,018,648</b>	<b>21,840,000</b>	<b>22,305,840</b>	<b>22,738,353</b>	<b>23,409,025</b>	<b>23,202,299</b>
<b>Non-Current Liabilities</b>												
Lease liabilities	514,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000
Borrowings	1,050,000	5,277,722	10,558,903	9,484,796	8,359,001	7,178,943	5,941,919	4,645,090	3,340,945	2,028,037	648,202	1,472
Provisions	1,035,000	999,884	1,019,397	1,039,252	1,059,454	1,080,061	1,101,182	1,122,831	1,145,022	1,167,768	1,191,082	1,214,979
<b>Total Non-Current Liabilities</b>	<b>2,599,000</b>	<b>6,878,606</b>	<b>12,179,300</b>	<b>11,125,048</b>	<b>10,019,455</b>	<b>8,860,004</b>	<b>7,644,101</b>	<b>6,368,921</b>	<b>5,086,967</b>	<b>3,796,805</b>	<b>2,440,284</b>	<b>1,817,451</b>
<b>TOTAL LIABILITIES</b>	<b>31,104,000</b>	<b>32,843,812</b>	<b>40,051,857</b>	<b>33,810,142</b>	<b>31,496,103</b>	<b>28,774,190</b>	<b>28,662,749</b>	<b>28,208,922</b>	<b>27,392,807</b>	<b>26,535,158</b>	<b>25,849,308</b>	<b>25,019,750</b>
<b>Net Assets</b>	<b>913,199,000</b>	<b>936,235,042</b>	<b>968,870,292</b>	<b>982,548,563</b>	<b>990,077,345</b>	<b>992,927,579</b>	<b>995,097,964</b>	<b>1,003,803,107</b>	<b>1,006,900,377</b>	<b>1,009,354,424</b>	<b>1,012,452,994</b>	<b>1,015,637,672</b>
<b>EQUITY</b>												
Retained Earnings	388,352,000	411,688,042	444,023,292	457,701,563	465,230,345	465,493,904	467,531,538	471,130,300	474,188,708	476,642,755	479,741,325	482,926,003
Revaluation Reserves	524,847,000	524,847,000	524,847,000	524,847,000	524,847,000	527,433,676	527,566,426	532,672,808	532,711,669	532,711,669	532,711,669	532,711,669
Council Equity Interest	913,199,000	936,535,042	968,870,292	982,548,563	990,077,345	992,927,579	995,097,964	1,003,803,107	1,006,900,377	1,009,354,424	1,012,452,994	1,015,637,672
<b>Total Equity</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>982,548,563</b>	<b>990,077,345</b>	<b>992,927,579</b>	<b>995,097,964</b>	<b>1,003,803,107</b>	<b>1,006,900,377</b>	<b>1,009,354,424</b>	<b>1,012,452,994</b>	<b>1,015,637,672</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 CASH FLOW STATEMENT - GENERAL FUND Scenario: Base Case													
	Actuals 2020/21	Current Year 2021/22	Projected Years					2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
<b>Cash Flows from Operating Activities</b>													
<b>Receipts:</b>													
Rates & Annual Charges	-	30,082,578	29,351,361	29,664,349	30,263,015	30,945,479	31,720,935	32,513,959	33,326,807	34,159,979	35,013,977	35,889,227	
User Charges & Fees	-	10,924,621	9,180,778	9,343,859	9,525,043	9,732,512	9,972,925	10,222,248	10,477,604	10,739,750	11,008,243	11,283,449	
Investment & Interest Revenue Received	-	244,786	1,057,334	978,708	944,289	867,540	1,127,335	1,220,332	1,147,365	1,079,052	1,087,039	1,063,895	
Grants & Contributions	-	38,544,514	47,261,571	27,360,323	23,057,696	15,618,030	19,381,353	19,506,726	19,944,394	20,393,004	20,852,829	21,324,150	
Other	-	3,163,187	2,501,015	2,842,822	2,836,368	2,900,641	2,925,332	3,006,839	3,082,010	3,159,061	3,238,037	3,318,988	
<b>Payments:</b>													
Employee Benefits & On-Costs	-	(23,808,316)	(24,277,630)	(24,915,891)	(25,486,875)	(26,027,114)	(26,677,784)	(27,344,728)	(28,028,347)	(28,729,059)	(29,447,282)	(30,183,464)	
Materials & Contracts	-	(21,360,315)	(17,455,557)	(14,934,316)	(15,691,525)	(15,604,998)	(14,662,159)	(15,028,611)	(15,711,941)	(15,781,819)	(16,184,176)	(16,568,734)	
Borrowing Costs	-	(9,287)	(277,282)	(560,440)	(511,851)	(460,434)	(406,868)	(350,224)	(290,067)	(228,247)	(164,092)	(97,779)	
Other	-	(1,501,184)	(1,324,507)	(1,321,592)	(1,344,919)	(1,371,321)	(1,405,836)	(1,440,981)	(1,477,006)	(1,513,931)	(1,551,779)	(1,590,573)	
<b>Net Cash provided (or used in) Operating Activities</b>	-	36,249,503	46,017,040	28,457,931	23,591,362	18,700,335	21,975,534	22,305,559	22,470,121	23,277,792	23,852,803	24,419,219	
<b>Cash Flows from Investing Activities</b>													
<b>Receipts:</b>													
Sale of Investment Securities	-	6,749,388	8,849,888	1,479,703	-	-	-	2,681,596	1,821,182	-	287,903	-	
Sale of Infrastructure, Property, Plant & Equipment	-	2,696,970	3,887,907	1,088,450	1,269,367	881,251	844,238	844,238	844,238	844,238	844,238	844,238	
<b>Payments:</b>													
Purchase of Investment Securities	-	-	-	-	(1,029,036)	(1,621,427)	(1,846,157)	-	-	(363,871)	-	(405,739)	
Purchase of Infrastructure, Property, Plant & Equipment	-	(48,137,182)	(65,381,889)	(30,165,630)	(22,643,249)	(14,654,205)	(19,595,209)	(24,892,385)	(24,041,097)	(22,413,583)	(23,704,025)	(23,482,811)	
Purchase of Intangible Assets	-	(20,000)	-	-	-	-	-	-	-	-	-	-	
<b>Net Cash provided (or used in) Investing Activities</b>	-	(38,710,824)	(52,544,074)	(27,597,477)	(22,402,918)	(15,394,381)	(10,590,025)	(21,366,491)	(21,375,696)	(21,893,216)	(22,577,894)	(22,994,303)	
<b>Cash Flows from Financing Activities</b>													
<b>Receipts:</b>													
Proceeds from Borrowings & Advances	-	5,000,000	6,400,000	-	-	-	-	-	-	-	-	-	
<b>Payments:</b>													
Repayment of Borrowings & Advances	-	(753,833)	(667,395)	(1,024,866)	(1,074,107)	(1,125,766)	(1,180,058)	(1,237,024)	(1,296,829)	(1,364,145)	(1,312,908)	(1,379,835)	
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	4,246,167	5,532,602	(1,024,866)	(1,074,107)	(1,125,766)	(1,180,058)	(1,237,024)	(1,296,829)	(1,364,145)	(1,312,908)	(1,379,835)	
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	1,784,846	(994,432)	(164,411)	114,337	180,159	205,451	(207,955)	(202,354)	40,430	(31,988)	45,081	
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	-	4,281,000	6,065,846	5,071,414	4,907,002	5,021,340	5,201,498	5,406,949	5,108,994	4,908,640	4,947,070	4,915,081	
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	<b>6,065,846</b>	<b>5,071,414</b>	<b>4,907,002</b>	<b>5,021,340</b>	<b>5,201,498</b>	<b>5,406,949</b>	<b>5,108,994</b>	<b>4,906,640</b>	<b>4,947,070</b>	<b>4,915,081</b>	<b>4,960,162</b>	
Cash & Cash Equivalents - end of the year	4,281,000	6,065,846	5,071,414	4,907,002	5,021,340	5,201,498	5,406,949	5,108,994	4,906,640	4,947,070	4,915,081	4,960,162	
Investments - end of the year	61,342,000	54,592,612	45,642,724	44,163,021	45,192,058	46,813,484	48,662,541	45,980,945	44,159,763	44,523,634	44,235,731	44,641,461	
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>65,623,000</b>	<b>60,658,458</b>	<b>50,714,138</b>	<b>49,070,024</b>	<b>50,213,397</b>	<b>52,014,982</b>	<b>54,069,490</b>	<b>51,089,939</b>	<b>49,066,403</b>	<b>49,470,705</b>	<b>49,150,813</b>	<b>49,601,624</b>	
<b>Representing:</b>													
- External Restrictions	24,373,000	22,246,932	23,165,655	20,583,456	20,391,389	20,005,907	19,829,599	19,333,367	18,872,230	18,447,064	18,058,769	17,708,267	
- Internal Restrictions	28,056,000	28,985,708	19,666,465	21,443,266	22,708,812	24,508,435	26,071,328	24,087,840	23,160,317	23,658,342	23,623,640	24,363,949	
- Unrestricted	13,194,000	9,425,818	7,882,018	7,043,302	7,115,196	7,500,640	8,168,563	7,668,732	7,033,857	7,365,299	7,468,404	7,529,408	
	<b>65,623,000</b>	<b>60,658,458</b>	<b>50,714,138</b>	<b>49,070,024</b>	<b>50,213,397</b>	<b>52,014,982</b>	<b>54,069,490</b>	<b>51,089,939</b>	<b>49,066,403</b>	<b>49,470,705</b>	<b>49,150,813</b>	<b>49,601,624</b>	

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 EQUITY STATEMENT - GENERAL FUND Scenario: Base Case	Actuals	Current Year	Projected Years									
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening Balance (as at 1/7)	869,940,000	913,199,000	936,535,042	968,870,292	982,548,563	990,077,345	992,927,579	995,097,964	1,003,803,107	1,006,900,377	1,009,354,424	1,012,452,994
Adjustments to opening balance	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated opening Balance (as at 1/7)</b>	<b>869,940,000</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>982,548,563</b>	<b>990,077,345</b>	<b>992,927,579</b>	<b>995,097,964</b>	<b>1,003,803,107</b>	<b>1,006,900,377</b>	<b>1,009,354,424</b>	<b>1,012,452,994</b>
Net Operating Result for the Year	37,181,000	23,336,042	32,335,249	13,678,272	7,528,782	263,558	2,037,635	3,598,761	3,058,408	2,454,047	3,098,569	3,184,679
Adjustments to net operating result	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated Net Operating Result for the Year</b>	<b>37,181,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>13,678,272</b>	<b>7,528,782</b>	<b>263,558</b>	<b>2,037,635</b>	<b>3,598,761</b>	<b>3,058,408</b>	<b>2,454,047</b>	<b>3,098,569</b>	<b>3,184,679</b>
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-
- Correction of prior period errors	1,924,000	-	-	-	-	-	-	-	-	-	-	-
- Gain (loss) on revaluation of IPP&E	3,337,000	-	-	-	-	2,586,676	132,750	5,106,382	38,861	-	-	-
- Impairment (loss) reversal relating to IPP&E	725,000	-	-	-	-	-	-	-	-	-	-	-
- Other Movements (combined)	92,000	-	-	-	-	-	-	-	-	-	-	-
<b>Other Comprehensive Income</b>	<b>6,078,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,586,676</b>	<b>132,750</b>	<b>5,106,382</b>	<b>38,861</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income</b>	<b>43,259,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>13,678,272</b>	<b>7,528,782</b>	<b>2,850,234</b>	<b>2,170,385</b>	<b>8,705,143</b>	<b>3,097,270</b>	<b>2,454,047</b>	<b>3,098,569</b>	<b>3,184,679</b>
Distributions to/(contributions from) non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>982,548,563</b>	<b>990,077,345</b>	<b>992,927,579</b>	<b>995,097,964</b>	<b>1,003,803,107</b>	<b>1,006,900,377</b>	<b>1,009,354,424</b>	<b>1,012,452,994</b>	<b>1,015,637,672</b>

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**KEY PERFORMANCE INDICATORS - GENERAL FUND**  
 Scenario: Base Case

	Current Year 2021/22	Projected Years										
		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	
<p>  Within green benchmark (green min and/or green max)       Within green benchmark   Within amber benchmark (amber min and/or amber max)       above green maximum and below amber maximum   Not within benchmark (amber min and/or amber max)       below green minimum and above amber minimum   above amber maximum   below amber minimum                 </p>												
<b>Council's Target Benchmarks</b>												
<b>New Note 13 Ratios</b>												
Operating Performance Ratio 1)	Snapshot Actual Ratio	-0.96%	-11.06%	-0.06%	0.62%	1.99%	2.18%	2.29%	1.69%	2.11%	2.24%	2.29%
Own Source Operating Revenue Ratio 1)	Snapshot Actual Ratio	49.38%	47.44%	58.44%	64.27%	72.43%	70.68%	70.73%	70.74%	70.77%	70.80%	70.84%
Unrestricted Current Ratio	Snapshot Actual Ratio	4.93	3.34	4.02	4.21	4.56	4.63	4.15	3.94	4.00	3.90	4.25
Debt Service Cover Ratio 1)	Snapshot Actual Ratio	19.23	8.54	10.26	10.51	11.00	11.37	11.65	11.69	12.58	13.37	13.67
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	Snapshot Actual Ratio	4.68%	4.58%	4.59%	4.59%	4.59%	4.59%	4.59%	4.59%	4.59%	4.59%	4.59%
Cash Expense Cover Ratio 1)	Snapshot Actual Ratio	13.67	12.28	12.28	12.19	12.49	13.06	12.05	11.22	11.13	10.81	10.65
<b>New Special Schedule 7 Ratios</b>												
Building & Infrastructure Renewals Ratio	Snapshot Actual Ratio	136.67%	190.34%	92.42%	95.50%	98.70%	119.22%	121.67%	123.44%	126.00%	128.63%	131.31%
Infrastructure Backlog Ratio	Snapshot Actual Ratio	0.33	0.19	0.17	0.16	0.15	0.14	0.13	0.12	0.11	0.11	0.10
Asset Maintenance Ratio	Snapshot Actual Ratio	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Capital Expenditure Ratio	Snapshot Actual Ratio	2.77	4.20	1.64	1.26	0.74	0.98	1.36	1.24	1.06	1.14	1.09

Mid-Western Regional Council												
10 Year Financial Plan for the Years ending 30 June 2032												
INCOME STATEMENT - SEWER FUND												
Scenario: Base Case												
	Actuals	Current Year	Projected Years					Projected Years				
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Income from Continuing Operations</b>												
Revenue:												
Rates & Annual Charges	6,753,000	6,957,978	7,129,993	7,329,682	7,532,544	7,761,379	7,955,371	8,154,212	8,358,025	8,566,933	8,781,063	9,000,547
User Charges & Fees	728,000	724,622	787,787	808,413	829,292	852,928	874,251	896,107	918,510	941,473	965,010	989,135
Other Revenues	39,000	36,843	35,000	35,350	36,057	36,869	37,791	38,736	39,704	40,696	41,714	42,757
Grants & Contributions provided for Operating Purposes	76,000	78,400	61,600	61,600	61,600	61,600	63,140	64,719	66,336	67,995	69,695	71,437
Grants & Contributions provided for Capital Purposes	1,358,000	486,250	970,000	252,500	257,550	263,350	269,934	276,682	283,599	290,689	297,956	305,405
Interest & Investment Revenue	323,000	199,832	203,074	153,415	81,103	106,894	152,461	164,184	83,172	97,825	117,230	129,545
<b>Total Income from Continuing Operations</b>	<b>9,277,000</b>	<b>8,483,925</b>	<b>9,187,454</b>	<b>8,640,960</b>	<b>8,798,146</b>	<b>9,083,020</b>	<b>9,352,947</b>	<b>9,594,640</b>	<b>9,749,346</b>	<b>10,005,611</b>	<b>10,272,668</b>	<b>10,538,826</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	1,484,000	1,564,479	1,866,789	1,906,384	1,952,193	1,999,432	2,049,418	2,100,653	2,153,170	2,206,999	2,262,174	2,318,728
Borrowing Costs	502,000	343,085	183,839	168,447	347,878	323,516	298,737	273,063	246,102	218,902	190,060	157,409
Materials & Contracts	2,713,000	3,352,543	3,756,830	3,361,798	3,428,032	3,504,105	3,591,708	3,681,500	3,773,538	3,867,876	3,964,573	4,063,688
Depreciation & Amortisation	1,593,000	1,201,502	1,668,275	1,779,403	1,786,527	1,786,527	1,831,190	1,882,891	2,029,815	2,077,913	2,127,212	2,171,942
Other Expenses	-	25,000	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	19,000	156,671	159,413	161,007	164,227	167,926	167,926	167,926	167,926	167,926	167,926	167,926
<b>Total Expenses from Continuing Operations</b>	<b>6,311,000</b>	<b>6,043,280</b>	<b>7,635,146</b>	<b>7,377,039</b>	<b>7,678,857</b>	<b>7,781,506</b>	<b>7,938,978</b>	<b>8,206,034</b>	<b>8,370,551</b>	<b>8,539,616</b>	<b>8,711,945</b>	<b>8,879,693</b>
<b>Operating Result from Continuing Operations</b>	<b>2,966,000</b>	<b>1,840,645</b>	<b>1,552,308</b>	<b>1,263,921</b>	<b>1,119,289</b>	<b>1,301,514</b>	<b>1,413,969</b>	<b>1,388,606</b>	<b>1,378,796</b>	<b>1,465,996</b>	<b>1,560,723</b>	<b>1,659,133</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>2,966,000</b>	<b>1,840,645</b>	<b>1,552,308</b>	<b>1,263,921</b>	<b>1,119,289</b>	<b>1,301,514</b>	<b>1,413,969</b>	<b>1,388,606</b>	<b>1,378,796</b>	<b>1,465,996</b>	<b>1,560,723</b>	<b>1,659,133</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>1,608,000</b>	<b>1,354,395</b>	<b>582,308</b>	<b>1,011,421</b>	<b>861,739</b>	<b>1,038,164</b>	<b>1,144,035</b>	<b>1,111,924</b>	<b>1,095,197</b>	<b>1,175,306</b>	<b>1,262,766</b>	<b>1,353,728</b>



Mid-Western Regional Council												
10 Year Financial Plan for the Years ending 30 June 2032												
BALANCE SHEET - SEWER FUND												
Scenario: Base Case												
	Actuals	Current Year	Projected Years					Projected Years				
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	1,076,000	1,821,357	1,232,899	433,252	497,267	593,759	713,446	270,892	344,228	444,221	555,084	191,344
Investments	11,301,000	13,878,373	9,394,437	3,301,296	3,789,072	4,524,324	5,436,310	2,064,144	2,622,950	3,384,870	4,229,630	1,458,002
Receivables	483,000	415,118	436,693	448,565	460,607	474,211	486,066	498,218	510,673	523,440	536,526	549,939
Inventories	20,000	21,469	24,472	21,774	22,202	22,694	23,261	23,843	24,439	25,050	25,676	26,318
Contract assets	55,000	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750
<b>Total Current Assets</b>	<b>12,935,000</b>	<b>16,150,067</b>	<b>11,102,252</b>	<b>4,218,637</b>	<b>4,782,897</b>	<b>5,628,738</b>	<b>6,672,833</b>	<b>2,870,847</b>	<b>3,516,041</b>	<b>4,391,331</b>	<b>5,360,667</b>	<b>2,239,353</b>
<b>Non-Current Assets</b>												
Investments	3,956,000	2,513,843	1,701,650	597,976	686,329	819,508	984,700	373,886	475,105	613,115	766,129	264,093
Contract assets	-	41,250	41,250	41,250	41,250	41,250	41,250	41,250	41,250	41,250	41,250	41,250
Infrastructure, Property, Plant & Equipment	91,927,000	91,213,297	98,277,123	112,115,986	111,318,361	110,799,964	115,341,594	120,420,777	119,962,036	119,461,197	118,917,059	123,334,191
<b>Total Non-Current Assets</b>	<b>95,883,000</b>	<b>93,768,390</b>	<b>100,020,023</b>	<b>112,755,212</b>	<b>112,045,940</b>	<b>111,660,722</b>	<b>116,367,544</b>	<b>120,835,914</b>	<b>120,478,391</b>	<b>120,115,562</b>	<b>119,724,438</b>	<b>123,639,534</b>
<b>TOTAL ASSETS</b>	<b>108,818,000</b>	<b>109,918,457</b>	<b>111,122,275</b>	<b>116,973,850</b>	<b>116,828,837</b>	<b>117,289,460</b>	<b>123,040,377</b>	<b>123,706,761</b>	<b>123,994,432</b>	<b>124,506,893</b>	<b>125,085,105</b>	<b>125,878,887</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Payables	622,000	360,686	632,312	855,473	412,804	417,908	411,885	586,111	418,395	415,469	412,410	559,179
Borrowings	334,000	620,115	635,507	821,632	845,995	870,775	896,448	923,410	950,609	979,451	1,012,120	229,548
<b>Total Current Liabilities</b>	<b>956,000</b>	<b>980,801</b>	<b>1,267,819</b>	<b>1,677,105</b>	<b>1,258,799</b>	<b>1,288,683</b>	<b>1,308,333</b>	<b>1,509,521</b>	<b>1,369,004</b>	<b>1,394,920</b>	<b>1,424,530</b>	<b>788,727</b>
<b>Non-Current Liabilities</b>												
Borrowings	7,158,000	6,393,010	5,757,503	9,935,871	9,089,875	8,219,101	7,322,653	6,399,243	5,448,634	4,469,184	3,457,063	3,227,516
<b>Total Non-Current Liabilities</b>	<b>7,158,000</b>	<b>6,393,010</b>	<b>5,757,503</b>	<b>9,935,871</b>	<b>9,089,875</b>	<b>8,219,101</b>	<b>7,322,653</b>	<b>6,399,243</b>	<b>5,448,634</b>	<b>4,469,184</b>	<b>3,457,063</b>	<b>3,227,516</b>
<b>TOTAL LIABILITIES</b>	<b>8,114,000</b>	<b>7,373,811</b>	<b>7,025,322</b>	<b>11,612,976</b>	<b>10,348,674</b>	<b>9,507,784</b>	<b>8,630,986</b>	<b>7,908,764</b>	<b>6,817,638</b>	<b>5,864,104</b>	<b>4,881,593</b>	<b>4,016,243</b>
<b>Net Assets</b>	<b>100,704,000</b>	<b>102,544,645</b>	<b>104,096,953</b>	<b>105,360,874</b>	<b>106,480,162</b>	<b>107,781,676</b>	<b>114,409,392</b>	<b>115,797,998</b>	<b>117,176,794</b>	<b>118,642,789</b>	<b>120,203,512</b>	<b>121,862,645</b>
<b>EQUITY</b>												
Retained Earnings	55,329,000	57,169,645	58,721,953	59,985,874	61,105,162	62,406,676	63,820,645	65,209,251	66,588,047	68,054,043	69,614,765	71,273,898
Revaluation Reserves	45,375,000	45,375,000	45,375,000	45,375,000	45,375,000	45,375,000	50,588,747	50,588,747	50,588,747	50,588,747	50,588,747	50,588,747
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Council Equity Interest	100,704,000	102,544,645	104,096,953	105,360,874	106,480,162	107,781,676	114,409,392	115,797,998	117,176,794	118,642,789	120,203,512	121,862,645
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>100,704,000</b>	<b>102,544,645</b>	<b>104,096,953</b>	<b>105,360,874</b>	<b>106,480,162</b>	<b>107,781,676</b>	<b>114,409,392</b>	<b>115,797,998</b>	<b>117,176,794</b>	<b>118,642,789</b>	<b>120,203,512</b>	<b>121,862,645</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 CASH FLOW STATEMENT - SEWER FUND Scenario: Base Case												
	Actuals 2020/21	Current Year 2021/22	Projected Years					Projected Years				
	\$	\$	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	6,974,016	7,124,209	7,322,966	7,525,722	7,753,664	7,949,846	8,147,525	8,351,170	8,559,907	8,773,861	8,993,165
User Charges & Fees	-	734,467	771,996	803,267	824,072	847,019	868,920	890,643	912,910	935,732	959,126	983,104
Investment & Interest Revenue Received	-	199,832	203,074	153,415	81,103	106,894	152,451	164,184	83,172	97,825	117,230	129,545
Grants & Contributions	-	564,650	1,031,600	314,100	319,150	324,950	353,074	341,401	349,936	358,684	367,051	376,842
Other	-	78,843	35,000	35,350	36,057	36,869	37,791	38,736	39,704	40,696	41,714	42,757
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(1,564,479)	(1,866,799)	(1,906,394)	(1,952,133)	(1,999,432)	(2,049,418)	(2,100,653)	(2,153,170)	(2,206,999)	(2,262,174)	(2,318,729)
Materials & Contracts	-	(3,042,661)	(3,868,302)	(3,444,347)	(3,455,598)	(3,531,669)	(3,585,413)	(3,675,049)	(3,766,935)	(3,861,098)	(3,957,825)	(4,056,596)
Borrowing Costs	-	(349,657)	(190,685)	(120,261)	(356,950)	(332,856)	(309,350)	(292,961)	(256,297)	(229,397)	(200,873)	(168,594)
Other	-	(25,000)	-	-	-	-	-	-	-	-	-	-
<b>Net Cash provided (or used in) Operating Activities</b>	-	2,970,011	3,239,101	3,158,095	3,021,364	3,205,459	3,397,911	3,523,826	3,560,500	3,695,351	3,838,909	3,981,535
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	-	5,296,128	7,196,816	-	-	-	3,982,979	-	-	-	3,273,664
<b>Payments:</b>												
Purchase of Investment Securities	-	(1,135,216)	-	-	(578,128)	(888,432)	(1,077,178)	-	(660,024)	(889,930)	(897,775)	-
Purchase of Investment Property	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	-	(610,503)	(6,503,573)	(15,519,050)	(1,559,589)	(1,394,339)	(1,330,272)	(7,052,910)	(1,903,790)	(1,744,820)	(1,750,820)	(6,606,820)
<b>Net Cash provided (or used in) Investing Activities</b>	-	(1,745,779)	(9,207,445)	(8,322,235)	(2,135,718)	(2,352,971)	(2,407,499)	(3,069,931)	(2,563,794)	(2,644,750)	(2,748,595)	(3,333,156)
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	-	5,000,000	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	(478,875)	(620,115)	(635,507)	(621,632)	(645,995)	(670,775)	(696,448)	(925,410)	(950,609)	(979,451)	(1,012,120)
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	(478,875)	(620,115)	4,364,493	(621,632)	(645,995)	(670,775)	(696,448)	(925,410)	(950,609)	(979,451)	(1,012,120)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	745,357	(588,459)	(709,646)	64,014	96,492	119,686	(442,553)	73,336	99,992	110,864	(363,740)
plus: Cash & Cash Equivalents - beginning of year	-	1,076,000	1,821,357	1,232,899	433,252	497,267	593,759	713,446	270,892	344,228	444,221	555,084
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	1,821,357	1,232,899	433,252	497,267	593,759	713,446	270,892	344,228	444,221	555,084	191,344
Cash & Cash Equivalents - end of the year	1,076,000	1,821,357	1,232,899	433,252	497,267	593,759	713,446	270,892	344,228	444,221	555,084	191,344
Investments - end of the year	15,257,000	16,392,216	11,096,088	3,899,272	4,475,401	5,343,832	6,421,010	2,438,031	3,098,055	3,997,985	4,995,760	1,722,095
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>16,333,000</b>	<b>18,213,573</b>	<b>12,328,987</b>	<b>4,332,525</b>	<b>4,972,667</b>	<b>5,937,591</b>	<b>7,134,455</b>	<b>2,708,923</b>	<b>3,442,283</b>	<b>4,442,205</b>	<b>5,550,844</b>	<b>1,913,439</b>
<b>Representing:</b>												
- External Restrictions	3,738,000	4,206,000	3,451,000	1,223,700	1,501,854	1,786,272	2,070,690	855,108	1,139,526	1,423,944	1,708,362	1,492,780
- Internal Restrictions	9,242,000	11,243,280	6,634,441	593,441	1,779,441	2,683,441	3,882,441	676,441	1,465,441	2,440,441	3,428,441	201,441
- Unrestricted	3,355,000	2,764,293	2,243,546	2,515,384	1,691,372	1,467,878	1,181,324	837,316	837,316	568,820	414,041	219,218
	<b>16,333,000</b>	<b>18,213,573</b>	<b>12,328,987</b>	<b>4,332,525</b>	<b>4,972,667</b>	<b>5,937,591</b>	<b>7,134,455</b>	<b>2,708,923</b>	<b>3,442,283</b>	<b>4,442,205</b>	<b>5,550,844</b>	<b>1,913,439</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 EQUITY STATEMENT - SEWER FUND Scenario: Base Case												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					2031/32
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	\$
Opening Balance (as at 1/7)	97,512,000	100,704,000	102,544,645	104,096,953	105,360,874	106,480,162	107,781,676	114,409,392	115,797,998	117,176,794	118,642,789	120,203,512
Adjustments to opening balance	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated opening Balance (as at 1/7)</b>	97,512,000	100,704,000	102,544,645	104,096,953	105,360,874	106,480,162	107,781,676	114,409,392	115,797,998	117,176,794	118,642,789	120,203,512
Net Operating Result for the Year	2,966,000	1,840,645	1,552,308	1,263,921	1,119,280	1,301,514	1,413,999	1,388,606	1,378,796	1,465,996	1,560,723	1,659,133
Adjustments to net operating result	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated Net Operating Result for the Year</b>	2,966,000	1,840,645	1,552,308	1,263,921	1,119,280	1,301,514	1,413,999	1,388,606	1,378,796	1,465,996	1,560,723	1,659,133
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-
- Correction of prior period errors	(205,000)	-	-	-	-	-	-	-	-	-	-	-
- Gain (loss) on revaluation of IPP&E	422,000	-	-	-	-	-	5,213,747	-	-	-	-	-
- Other Movements (combined)	10,000	-	-	-	-	-	-	-	-	-	-	-
<b>Other Comprehensive Income</b>	226,000	-	-	-	-	-	5,213,747	-	-	-	-	-
<b>Total Comprehensive Income</b>	3,192,000	1,840,645	1,552,308	1,263,921	1,119,280	1,301,514	6,627,747	1,388,606	1,378,796	1,465,996	1,560,723	1,659,133
Distributions to/(contributions from) non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>100,704,000</b>	<b>102,544,645</b>	<b>104,096,953</b>	<b>105,360,874</b>	<b>106,480,162</b>	<b>107,781,676</b>	<b>114,409,392</b>	<b>115,797,998</b>	<b>117,176,794</b>	<b>118,642,789</b>	<b>120,203,512</b>	<b>121,862,645</b>

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**KEY PERFORMANCE INDICATORS - SEWER FUND**  
**Scenario: Base Case**

		Current Year	Projected Years									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
		Within green benchmark (green min and/or green max) Within amber benchmark (amber min and/or amber max) Not within benchmark (amber min and/or amber max)		Within green benchmark above green maximum and below amber maximum below green minimum and above amber minimum above amber maximum below amber minimum								
<b>Council's Target Benchmarks</b>												
<b>New Note 13 Ratios</b>												
Operating Performance Ratio 1)	Snapshot											
	Actual Ratio	18.89%	9.03%	13.98%	12.01%	13.68%	14.44%	13.74%	13.34%	13.83%	14.34%	14.87%
Own Source Operating Revenue Ratio 1)	Snapshot											
	Actual Ratio	93.34%	88.77%	96.36%	96.37%	96.42%	96.44%	96.44%	96.41%	96.42%	96.42%	96.42%
Unrestricted Current Ratio	Snapshot											
	Actual Ratio	14.74	7.38	2.14	3.15	3.62	4.27	1.58	2.08	2.57	3.10	1.28
Debt Service Cover Ratio 1)	Snapshot											
	Actual Ratio	3.72	3.23	3.88	2.70	2.84	2.94	3.02	3.03	3.11	3.20	3.29
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	Snapshot											
	Actual Ratio	3.24%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
Cash Expense Cover Ratio 1)	Snapshot											
	Actual Ratio	29.57	18.53	6.98	7.43	8.71	10.30	3.83	4.77	6.03	7.38	2.49
<b>New Special Schedule 7 Ratios</b>												
Building & Infrastructure Renewals Ratio	Snapshot											
	Actual Ratio	33.31%	517.80%	898.64%	56.55%	70.30%	64.88%	56.80%	77.02%	76.47%	75.85%	293.37%
Infrastructure Backlog Ratio	Snapshot											
	Actual Ratio	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Asset Maintenance Ratio	Snapshot											
	Actual Ratio	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09
Capital Expenditure Ratio	Snapshot											
	Actual Ratio	0.41	5.23	8.78	0.55	0.71	0.63	3.56	0.77	0.76	0.74	3.03

Mid-Western Regional Council  
 10 Year Financial Plan for the Years ending 30 June 2032  
 INCOME STATEMENT - WASTE FUND  
 Scenario: Base Case

	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
							\$	\$	\$	\$	\$	\$
<b>Income from Continuing Operations</b>												
Revenue:												
Rates & Annual Charges	5,656,000	5,971,585	6,206,490	6,466,292	6,709,727	6,994,719	7,169,567	7,348,827	7,532,547	7,720,661	7,913,689	8,111,790
User Charges & Fees	1,533,000	1,964,828	1,534,913	1,551,591	1,582,622	1,476,915	1,504,694	1,533,167	1,562,332	1,592,267	1,622,930	1,654,559
Other Revenues	-	585,070	580,000	585,800	597,516	610,972	626,246	641,902	657,950	674,399	691,259	708,540
Grants & Contributions provided for Operating Purposes	263,000	360,000	366,300	369,963	377,362	385,860	395,507	405,394	415,529	425,917	436,565	447,479
Grants & Contributions provided for Capital Purposes	-	-	-	-	-	-	-	-	-	-	-	-
Interest & Investment Revenue	118,000	40,122	41,334	34,457	37,706	54,993	140,593	160,735	141,672	195,823	220,592	246,444
<b>Total Income from Continuing Operations</b>	<b>7,570,000</b>	<b>8,921,605</b>	<b>8,731,037</b>	<b>9,037,103</b>	<b>9,388,933</b>	<b>9,523,459</b>	<b>9,836,627</b>	<b>10,090,025</b>	<b>10,310,051</b>	<b>10,609,267</b>	<b>10,885,228</b>	<b>11,188,552</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	2,666,000	2,843,658	2,860,497	2,942,653	3,012,769	3,084,719	3,161,837	3,240,683	3,321,905	3,404,953	3,490,076	3,577,328
Borrowing Costs	-	22,308	22,698	133,115	115,950	98,232	79,343	59,787	39,540	158,025	145,203	131,798
Materials & Contracts	3,795,000	4,513,945	4,293,868	4,274,312	4,359,796	4,457,978	4,569,429	4,683,664	4,800,756	4,920,775	5,043,794	5,169,869
Depreciation & Amortisation	787,000	309,915	308,666	372,731	403,455	403,539	408,115	478,341	488,823	499,566	509,618	464,465
Other Expenses	639,000	-	-	-	-	-	-	-	-	-	-	-
Net Losses from the Disposal of Assets	80,000	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses from Continuing Operations</b>	<b>7,967,000</b>	<b>7,689,826</b>	<b>7,505,929</b>	<b>7,722,811</b>	<b>7,891,870</b>	<b>8,044,469</b>	<b>8,278,724</b>	<b>8,462,675</b>	<b>8,651,023</b>	<b>8,983,319</b>	<b>9,188,662</b>	<b>9,343,500</b>
<b>Operating Result from Continuing Operations</b>	<b>(397,000)</b>	<b>1,231,779</b>	<b>1,225,108</b>	<b>1,314,292</b>	<b>1,496,963</b>	<b>1,478,990</b>	<b>1,557,903</b>	<b>1,627,351</b>	<b>1,659,027</b>	<b>1,625,948</b>	<b>1,696,536</b>	<b>1,825,052</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>(397,000)</b>	<b>1,231,779</b>	<b>1,225,108</b>	<b>1,314,292</b>	<b>1,496,963</b>	<b>1,478,990</b>	<b>1,557,903</b>	<b>1,627,351</b>	<b>1,659,027</b>	<b>1,625,948</b>	<b>1,696,536</b>	<b>1,825,052</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>(397,000)</b>	<b>1,231,779</b>	<b>1,225,108</b>	<b>1,314,292</b>	<b>1,496,963</b>	<b>1,478,990</b>	<b>1,557,903</b>	<b>1,627,351</b>	<b>1,659,027</b>	<b>1,625,948</b>	<b>1,696,536</b>	<b>1,825,052</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 BALANCE SHEET - WASTE FUND Scenario: Base Case												
	Actuals	Current Year	Projected Years					Projected Years				
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	345,000	812,639	491,751	435,642	567,534	1,088,698	1,334,939	1,420,519	1,705,574	1,978,579	2,305,317	2,417,445
Investments	4,538,000	4,557,770	3,897,139	3,452,472	3,452,472	3,834,647	4,701,966	5,003,400	6,007,429	6,969,016	8,119,863	8,514,805
Receivables	404,000	351,362	349,781	364,943	380,990	392,061	401,853	411,909	422,207	432,762	443,581	454,671
<b>Total Current Assets</b>	<b>5,285,000</b>	<b>5,721,771</b>	<b>4,738,671</b>	<b>4,253,057</b>	<b>4,400,995</b>	<b>5,315,406</b>	<b>6,438,767</b>	<b>6,835,829</b>	<b>8,135,210</b>	<b>9,380,357</b>	<b>10,868,761</b>	<b>11,386,921</b>
<b>Non-Current Assets</b>												
Investments	640,000	618,230	528,620	468,304	468,304	520,144	637,790	678,677	814,867	945,300	1,101,404	1,154,975
Infrastructure, Property, Plant & Equipment	9,032,000	9,794,164	15,524,684	16,779,349	17,682,653	18,881,956	18,677,237	19,356,292	22,135,865	22,055,695	21,845,512	22,859,027
Intangible Assets	43,000	38,604	34,208	29,812	25,416	21,020	16,824	12,228	7,832	3,436	-	-
<b>Total Non-Current Assets</b>	<b>9,715,000</b>	<b>10,450,998</b>	<b>16,087,512</b>	<b>17,277,465</b>	<b>18,176,373</b>	<b>19,423,120</b>	<b>19,331,850</b>	<b>20,047,197</b>	<b>22,958,564</b>	<b>23,004,430</b>	<b>22,946,916</b>	<b>24,014,003</b>
<b>TOTAL ASSETS</b>	<b>15,000,000</b>	<b>16,172,769</b>	<b>20,826,183</b>	<b>21,530,522</b>	<b>22,577,369</b>	<b>24,738,525</b>	<b>25,770,417</b>	<b>26,883,025</b>	<b>31,093,774</b>	<b>32,384,788</b>	<b>33,815,678</b>	<b>35,400,923</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Payables	429,000	347,682	481,290	347,558	342,466	323,291	327,273	362,081	433,598	356,520	361,552	405,829
Borrowings	-	-	499,146	516,769	535,014	553,904	573,460	593,707	281,765	294,588	307,993	322,009
Provisions	53,000	897,285	901,815	906,391	911,059	915,831	920,604	925,376	930,149	934,921	939,694	944,467
<b>Total Current Liabilities</b>	<b>482,000</b>	<b>1,244,967</b>	<b>1,882,252</b>	<b>1,770,719</b>	<b>1,788,539</b>	<b>1,793,026</b>	<b>1,821,337</b>	<b>1,881,164</b>	<b>1,645,513</b>	<b>1,586,029</b>	<b>1,609,239</b>	<b>1,672,304</b>
<b>Non-Current Liabilities</b>												
Borrowings	-	-	2,772,854	2,256,085	1,721,070	1,167,167	593,707	-	2,768,235	2,473,647	2,165,654	1,843,645
Provisions	4,420,000	3,598,023	3,616,191	3,634,540	3,653,255	3,672,393	3,691,530	3,710,668	3,729,805	3,748,943	3,768,080	3,787,217
<b>Total Non-Current Liabilities</b>	<b>4,420,000</b>	<b>3,598,023</b>	<b>6,389,045</b>	<b>5,890,625</b>	<b>5,374,325</b>	<b>4,839,560</b>	<b>4,285,237</b>	<b>3,710,668</b>	<b>6,498,040</b>	<b>6,222,590</b>	<b>5,933,734</b>	<b>5,630,862</b>
<b>TOTAL LIABILITIES</b>	<b>4,902,000</b>	<b>4,842,990</b>	<b>8,271,296</b>	<b>7,661,343</b>	<b>7,162,864</b>	<b>6,632,585</b>	<b>6,106,574</b>	<b>5,591,832</b>	<b>8,143,553</b>	<b>7,808,619</b>	<b>7,542,973</b>	<b>7,303,167</b>
<b>Net Assets</b>	<b>10,098,000</b>	<b>11,329,779</b>	<b>12,554,887</b>	<b>13,869,179</b>	<b>15,414,505</b>	<b>18,105,940</b>	<b>19,663,843</b>	<b>21,291,194</b>	<b>22,950,221</b>	<b>24,576,169</b>	<b>26,272,705</b>	<b>28,097,757</b>
<b>EQUITY</b>												
Retained Earnings	7,181,000	8,412,779	9,637,887	10,952,179	12,449,141	13,928,131	15,486,034	17,113,385	18,772,412	20,398,360	22,094,895	23,919,947
Revaluation Reserves	2,917,000	2,917,000	2,917,000	2,917,000	2,965,363	4,177,809	4,177,809	4,177,809	4,177,809	4,177,809	4,177,809	4,177,809
Council Equity Interest	10,098,000	11,329,779	12,554,887	13,869,179	15,414,505	18,105,940	19,663,843	21,291,194	22,950,221	24,576,169	26,272,705	28,097,757
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>10,098,000</b>	<b>11,329,779</b>	<b>12,554,887</b>	<b>13,869,179</b>	<b>15,414,505</b>	<b>18,105,940</b>	<b>19,663,843</b>	<b>21,291,194</b>	<b>22,950,221</b>	<b>24,576,169</b>	<b>26,272,705</b>	<b>28,097,757</b>

<b>Mid-Western Regional Council</b>												
<b>10 Year Financial Plan for the Years ending 30 June 2032</b>												
<b>CASH FLOW STATEMENT - WASTE FUND</b>												
<b>Scenario: Base Case</b>												
	<b>Actuals</b>	<b>Current Year</b>						<b>Projected Years</b>				
	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	<b>2031/32</b>
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	5,905,624	6,196,193	6,480,405	6,778,236	6,984,286	7,160,510	7,339,523	7,523,011	7,711,086	7,903,864	8,101,460
User Charges & Fees	-	2,063,427	1,548,781	1,551,316	1,562,066	1,476,276	1,503,989	1,532,424	1,561,591	1,591,486	1,622,130	1,653,539
Investment & Interest Revenue Received	-	40,122	41,334	34,457	37,706	54,993	140,593	160,735	141,672	195,823	220,592	246,444
Grants & Contributions	-	360,000	366,300	369,963	377,362	385,680	395,507	405,394	415,529	425,917	436,585	447,479
Other	-	585,070	580,000	585,800	597,516	610,972	626,246	641,902	657,950	674,599	691,259	708,540
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(2,843,658)	(2,880,497)	(2,942,853)	(3,012,768)	(3,084,718)	(3,161,837)	(3,240,883)	(3,321,905)	(3,404,953)	(3,490,078)	(3,577,328)
Materials & Contracts	-	(1,635,378)	(1,386,727)	(1,267,610)	(1,376,457)	(1,458,562)	(1,561,636)	(1,675,677)	(1,792,568)	(1,912,388)	(2,035,192)	(2,161,072)
Borrowing Costs	-	-	-	(110,190)	(92,567)	(74,322)	(55,433)	(35,877)	(15,630)	(134,115)	(121,293)	(107,898)
<b>Net Cash provided (or used in) Operating Activities</b>	-	<b>1,495,206</b>	<b>1,465,394</b>	<b>1,681,487</b>	<b>1,891,093</b>	<b>1,896,785</b>	<b>2,047,919</b>	<b>2,127,543</b>	<b>2,169,649</b>	<b>2,147,261</b>	<b>2,227,847</b>	<b>2,311,174</b>
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	-	750,241	504,983	-	-	-	-	-	-	-	-
<b>Payments:</b>												
Purchase of Investment Securities	-	-	-	-	-	(434,015)	(984,965)	(342,322)	(1,140,218)	(1,092,630)	(1,306,951)	(1,448,519)
Purchase of Infrastructure, Property, Plant & Equipment	-	(1,027,568)	(5,808,523)	(1,743,434)	(1,242,432)	(406,592)	(282,810)	(1,126,180)	(3,200,670)	(5,600,470)	(2,991,570)	(1,442,540)
<b>Net Cash provided (or used in) Investing Activities</b>	-	<b>(1,027,568)</b>	<b>(5,058,282)</b>	<b>(1,238,450)</b>	<b>(1,242,432)</b>	<b>(840,607)</b>	<b>(1,847,755)</b>	<b>(1,468,302)</b>	<b>(4,340,888)</b>	<b>(1,592,490)</b>	<b>(1,608,521)</b>	<b>(1,891,033)</b>
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	3,272,000	-	-	-	-	-	3,050,000	-	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	-	-	(489,146)	(516,769)	(535,014)	(553,904)	(573,460)	(593,707)	(281,765)	(294,588)	(307,939)
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	-	<b>3,272,000</b>	<b>(489,146)</b>	<b>(516,769)</b>	<b>(535,014)</b>	<b>(553,904)</b>	<b>(573,460)</b>	<b>2,456,293</b>	<b>(281,765)</b>	<b>(294,588)</b>	<b>(307,939)</b>
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	<b>467,639</b>	<b>(320,889)</b>	<b>(56,109)</b>	<b>131,892</b>	<b>52,164</b>	<b>246,241</b>	<b>85,581</b>	<b>285,055</b>	<b>273,005</b>	<b>326,738</b>	<b>112,128</b>
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	-	<b>345,000</b>	<b>812,639</b>	<b>491,751</b>	<b>435,642</b>	<b>567,534</b>	<b>1,088,698</b>	<b>1,334,939</b>	<b>1,420,519</b>	<b>1,705,574</b>	<b>1,978,579</b>	<b>2,305,317</b>
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	<b>812,639</b>	<b>491,751</b>	<b>435,642</b>	<b>567,534</b>	<b>1,088,698</b>	<b>1,334,939</b>	<b>1,420,519</b>	<b>1,705,574</b>	<b>1,978,579</b>	<b>2,305,317</b>	<b>2,417,445</b>
Cash & Cash Equivalents - end of the year	345,000	812,639	491,751	435,642	567,534	1,088,698	1,334,939	1,420,519	1,705,574	1,978,579	2,305,317	2,417,445
Investments - end of the year	5,176,000	5,176,000	4,425,759	3,920,776	3,920,776	4,354,791	5,339,755	5,682,077	6,822,296	7,914,316	9,221,267	9,669,780
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>5,521,000</b>	<b>5,988,639</b>	<b>4,917,510</b>	<b>4,356,418</b>	<b>4,488,310</b>	<b>5,443,488</b>	<b>6,674,694</b>	<b>7,102,597</b>	<b>8,527,869</b>	<b>9,892,895</b>	<b>11,526,584</b>	<b>12,087,225</b>
<b>Representing:</b>												
- External Restrictions	-	-	-	-	-	-	-	-	-	-	-	-
- Internal Restrictions	3,573,000	3,515,317	1,652,317	1,029,317	775,317	1,389,317	2,130,317	1,977,317	2,963,317	3,748,317	4,652,317	4,374,317
- Unrestricted	1,948,000	2,473,322	3,265,193	3,327,101	3,712,993	4,054,171	4,544,377	5,125,280	5,564,552	6,144,578	6,874,267	7,712,908
	<b>5,521,000</b>	<b>5,988,639</b>	<b>4,917,510</b>	<b>4,356,418</b>	<b>4,488,310</b>	<b>5,443,488</b>	<b>6,674,694</b>	<b>7,102,597</b>	<b>8,527,869</b>	<b>9,892,895</b>	<b>11,526,584</b>	<b>12,087,225</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 EQUITY STATEMENT - WASTE FUND Scenario: Base Case												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					2031/32
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	\$
Opening Balance (as at 1/7)	10,359,000	10,098,000	11,329,779	12,554,887	13,869,179	15,414,505	16,105,940	19,663,843	21,291,194	22,950,221	24,576,169	26,272,705
Adjustments to opening balance	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated opening Balance (as at 1/7)</b>	<b>10,359,000</b>	<b>10,098,000</b>	<b>11,329,779</b>	<b>12,554,887</b>	<b>13,869,179</b>	<b>15,414,505</b>	<b>16,105,940</b>	<b>19,663,843</b>	<b>21,291,194</b>	<b>22,950,221</b>	<b>24,576,169</b>	<b>26,272,705</b>
Net Operating Result for the Year	(397,000)	1,231,779	1,225,108	1,314,292	1,496,963	1,478,990	1,557,903	1,627,351	1,659,027	1,625,948	1,696,536	1,825,052
Adjustments to net operating result	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated Net Operating Result for the Year</b>	<b>(397,000)</b>	<b>1,231,779</b>	<b>1,225,108</b>	<b>1,314,292</b>	<b>1,496,963</b>	<b>1,478,990</b>	<b>1,557,903</b>	<b>1,627,351</b>	<b>1,659,027</b>	<b>1,625,948</b>	<b>1,696,536</b>	<b>1,825,052</b>
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-
- Correction of prior period errors	167,000	-	-	-	-	-	-	-	-	-	-	-
- Gain (loss) on revaluation of IPP&E	(51,000)	-	-	-	48,363	1,212,446	-	-	-	-	-	-
<b>Other Comprehensive Income</b>	<b>(136,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,363</b>	<b>1,212,446</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income</b>	<b>(263,000)</b>	<b>1,231,779</b>	<b>1,225,108</b>	<b>1,314,292</b>	<b>1,545,326</b>	<b>2,691,436</b>	<b>1,557,903</b>	<b>1,627,351</b>	<b>1,659,027</b>	<b>1,625,948</b>	<b>1,696,536</b>	<b>1,825,052</b>
Distributions to/(contributions from) non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>10,098,000</b>	<b>11,329,779</b>	<b>12,554,887</b>	<b>13,869,179</b>	<b>15,414,505</b>	<b>16,105,940</b>	<b>19,663,843</b>	<b>21,291,194</b>	<b>22,950,221</b>	<b>24,576,169</b>	<b>26,272,705</b>	<b>28,097,757</b>



**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**KEY PERFORMANCE INDICATORS - WASTE FUND**  
**Scenario: Base Case**

		Current Year	Projected Years									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
		Within green benchmark (green min and/or green max) Within amber benchmark (amber min and/or amber max) Not within benchmark (amber min and/or amber max)		Within green benchmark above green maximum and below amber maximum below green minimum and above amber minimum above amber maximum below amber minimum								
<b>Council's Target Benchmarks</b>												
<b>New Note 13 Ratios</b>												
Operating Performance Ratio 1)	Snapshot											
	Actual Ratio	13.81%	14.03%	14.54%	15.94%	15.53%	15.84%	16.13%	16.08%	15.33%	15.59%	16.34%
Own Source Operating Revenue Ratio 1)	Snapshot											
	Actual Ratio	95.96%	95.80%	95.91%	95.98%	95.95%	95.98%	95.98%	95.97%	95.99%	95.99%	95.99%
Unrestricted Current Ratio	Snapshot											
	Actual Ratio	4.60	2.52	2.40	2.46	2.96	3.54	3.68	4.94	5.91	6.75	6.81
Debt Service Cover Ratio 1)	Snapshot											
	Actual Ratio	70.11	68.58	2.88	3.19	3.13	3.32	3.42	3.45	5.19	5.35	5.51
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	Snapshot											
	Actual Ratio	4.98%	4.93%	4.94%	4.94%	4.93%	4.93%	4.93%	4.93%	4.93%	4.93%	4.93%
Cash Expense Cover Ratio 1)	Snapshot											
	Actual Ratio	7.95	6.66	5.47	5.56	6.73	8.07	8.40	9.85	11.42	12.99	13.31
<b>New Special Schedule 7 Ratios</b>												
Building & Infrastructure Renewals Ratio	Snapshot											
	Actual Ratio	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Infrastructure Backlog Ratio	Snapshot											
	Actual Ratio	0.07	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00
Asset Maintenance Ratio	Snapshot											
	Actual Ratio	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Capital Expenditure Ratio	Snapshot											
	Actual Ratio	3.45	19.54	4.35	3.11	0.96	0.55	2.41	6.88	0.83	0.58	3.18

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 INCOME STATEMENT - WATER FUND Scenario: Base Case												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					2031/32
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	\$
<b>Income from Continuing Operations</b>												
Revenue:												
Rates & Annual Charges	1,650,000	1,842,538	1,704,815	1,747,456	1,800,960	1,855,564	1,901,953	1,949,509	2,007,987	2,068,237	2,130,273	2,194,182
User Charges & Fees	5,716,000	6,075,515	6,222,545	6,619,541	6,795,766	6,993,596	7,158,069	7,326,654	7,535,400	7,746,333	7,965,638	8,191,507
Other Revenues	19,000	2,089	2,126	2,147	2,190	2,240	2,298	2,353	2,412	2,473	2,534	2,598
Grants & Contributions provided for Operating Purposes	3,000	66,490	66,490	66,955	67,424	67,896	69,593	71,333	73,117	74,944	76,818	78,739
Grants & Contributions provided for Capital Purposes	1,495,000	1,370,946	1,478,000	606,000	518,120	632,040	497,841	510,287	529,044	536,120	549,523	563,261
Interest & Investment Revenue	326,000	269,472	217,988	174,588	162,800	157,191	83,191	32,191	62,191	48,191	69,191	68,191
<b>Total Income from Continuing Operations</b>	<b>9,209,000</b>	<b>3,425,050</b>	<b>9,689,964</b>	<b>9,216,687</b>	<b>9,447,260</b>	<b>9,708,527</b>	<b>9,712,944</b>	<b>9,892,321</b>	<b>10,222,151</b>	<b>10,476,288</b>	<b>10,793,979</b>	<b>11,068,477</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	1,866,000	1,952,462	2,149,671	2,196,053	2,249,337	2,304,143	2,361,747	2,420,790	2,481,310	2,543,343	2,606,926	2,672,099
Borrowing Costs	85,000	88,602	46,133	22,856	3,294	119,007	114,933	110,786	503,382	336,279	641,298	617,526
Materials & Contracts	3,670,000	4,329,391	4,327,724	4,106,354	4,188,478	4,282,811	4,389,891	4,499,628	4,612,119	4,727,422	4,845,608	4,966,748
Depreciation & Amortisation	1,902,000	1,504,782	1,948,684	1,959,308	2,054,776	2,054,776	2,106,145	2,279,014	2,332,984	2,388,303	2,445,005	2,505,519
Other Expenses	-	30,000	30,525	30,850	31,447	32,155	32,959	33,783	34,627	35,493	36,380	37,290
Net Losses from the Disposal of Assets	5,000	68,399	69,596	70,292	71,698	73,312	73,312	73,312	73,312	73,312	73,312	73,312
<b>Total Expenses from Continuing Operations</b>	<b>7,548,000</b>	<b>7,973,636</b>	<b>8,572,333</b>	<b>8,385,793</b>	<b>8,599,030</b>	<b>8,866,204</b>	<b>9,078,998</b>	<b>9,417,264</b>	<b>10,037,734</b>	<b>10,304,152</b>	<b>10,648,529</b>	<b>10,872,494</b>
<b>Operating Result from Continuing Operations</b>	<b>1,661,000</b>	<b>1,451,414</b>	<b>1,117,631</b>	<b>830,894</b>	<b>848,230</b>	<b>842,323</b>	<b>632,946</b>	<b>475,057</b>	<b>184,417</b>	<b>172,136</b>	<b>145,449</b>	<b>225,983</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>1,661,000</b>	<b>1,451,414</b>	<b>1,117,631</b>	<b>830,894</b>	<b>848,230</b>	<b>842,323</b>	<b>632,946</b>	<b>475,057</b>	<b>184,417</b>	<b>172,136</b>	<b>145,449</b>	<b>225,983</b>
Net Operating Result before Grants and Contributions provided for Capital Purposes	166,000	80,488	(350,349)	224,894	236,110	210,283	136,105	(35,220)	(335,827)	(360,984)	(404,074)	(137,279)

Mid-Western Regional Council												
10 Year Financial Plan for the Years ending 30 June 2032												
BALANCE SHEET - WATER FUND												
Scenario: Base Case												
	Actuals	Current Year	Projected Years									
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	1,105,000	1,782,636	1,192,367	848,052	669,715	268,363	745,968	1,962,552	367,218	406,301	823,004	1,063,135
Investments	11,149,000	12,743,078	9,085,766	6,462,107	5,103,184	2,044,910	2,044,910	2,044,910	2,044,910	2,044,910	2,044,910	2,044,910
Receivables	1,443,000	1,437,152	1,473,588	1,570,755	1,613,426	1,661,112	1,702,640	1,745,206	1,797,412	1,851,181	1,906,559	1,963,595
Inventory	202,000	239,705	233,542	229,560	234,151	239,424	245,410	251,545	257,834	264,280	270,887	277,659
<b>Total Current Assets</b>	<b>13,899,000</b>	<b>16,202,571</b>	<b>11,985,264</b>	<b>9,110,473</b>	<b>7,620,475</b>	<b>4,213,810</b>	<b>4,738,928</b>	<b>6,004,214</b>	<b>4,467,375</b>	<b>4,566,672</b>	<b>5,045,361</b>	<b>5,349,299</b>
<b>Non-Current Assets</b>												
Investments	3,902,000	2,307,922	1,645,540	1,170,364	924,247	370,358	370,358	370,358	370,358	370,358	370,358	370,358
Infrastructure, Property, Plant & Equipment	81,556,000	81,694,194	87,341,515	91,036,084	96,587,339	101,296,823	106,096,115	113,296,789	115,681,493	117,887,878	117,064,561	116,472,730
<b>Total Non-Current Assets</b>	<b>85,458,000</b>	<b>84,002,116</b>	<b>88,987,055</b>	<b>92,206,448</b>	<b>97,511,586</b>	<b>101,667,181</b>	<b>106,466,472</b>	<b>113,667,147</b>	<b>116,051,851</b>	<b>118,258,236</b>	<b>117,434,919</b>	<b>116,843,088</b>
<b>TOTAL ASSETS</b>	<b>99,357,000</b>	<b>100,204,687</b>	<b>100,972,319</b>	<b>101,316,921</b>	<b>105,132,061</b>	<b>105,880,990</b>	<b>111,205,400</b>	<b>119,671,360</b>	<b>120,519,226</b>	<b>122,824,908</b>	<b>122,480,279</b>	<b>122,192,387</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Payables	606,000	314,039	309,872	290,048	329,338	334,833	341,178	439,261	454,587	486,751	489,415	492,016
Contract liabilities	121,000	143,744	154,249	67,296	68,554	69,994	56,743	58,162	59,616	61,106	62,634	64,200
Borrowings	479,000	356,338	379,514	73,639	100,328	104,381	108,598	353,332	400,108	494,270	518,042	542,967
<b>Total Current Liabilities</b>	<b>1,206,000</b>	<b>814,120</b>	<b>843,635</b>	<b>430,983</b>	<b>498,220</b>	<b>509,207</b>	<b>506,520</b>	<b>850,755</b>	<b>914,311</b>	<b>1,042,127</b>	<b>1,070,091</b>	<b>1,099,182</b>
<b>Non-Current Liabilities</b>												
Borrowings	665,000	453,153	73,639	-	2,899,672	2,795,291	2,686,693	10,333,361	10,933,253	12,938,983	12,420,941	11,877,974
<b>Total Non-Current Liabilities</b>	<b>665,000</b>	<b>453,153</b>	<b>73,639</b>	<b>-</b>	<b>2,899,672</b>	<b>2,795,291</b>	<b>2,686,693</b>	<b>10,333,361</b>	<b>10,933,253</b>	<b>12,938,983</b>	<b>12,420,941</b>	<b>11,877,974</b>
<b>TOTAL LIABILITIES</b>	<b>1,871,000</b>	<b>1,267,273</b>	<b>917,274</b>	<b>430,983</b>	<b>3,397,892</b>	<b>3,304,498</b>	<b>3,193,213</b>	<b>11,184,116</b>	<b>11,847,564</b>	<b>13,981,110</b>	<b>13,491,032</b>	<b>12,977,156</b>
<b>Net Assets</b>	<b>97,486,000</b>	<b>98,937,414</b>	<b>100,055,045</b>	<b>100,885,939</b>	<b>101,734,169</b>	<b>102,576,492</b>	<b>108,012,187</b>	<b>108,487,244</b>	<b>108,671,662</b>	<b>108,843,798</b>	<b>108,989,247</b>	<b>109,215,230</b>
<b>EQUITY</b>												
Retained Earnings	62,941,000	64,392,414	65,510,045	66,340,939	67,189,169	68,031,492	68,665,438	69,140,495	69,324,912	69,497,049	69,642,498	69,868,481
Revaluation Reserves	34,545,000	34,545,000	34,545,000	34,545,000	34,545,000	34,545,000	39,346,749	39,346,749	39,346,749	39,346,749	39,346,749	39,346,749
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Council Equity Interest	97,486,000	98,937,414	100,055,045	100,885,939	101,734,169	102,576,492	108,012,187	108,487,244	108,671,662	108,843,798	108,989,247	109,215,230
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>97,486,000</b>	<b>98,937,414</b>	<b>100,055,045</b>	<b>100,885,939</b>	<b>101,734,169</b>	<b>102,576,492</b>	<b>108,012,187</b>	<b>108,487,244</b>	<b>108,671,662</b>	<b>108,843,798</b>	<b>108,989,247</b>	<b>109,215,230</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 CASH FLOW STATEMENT - WATER FUND Scenario: Base Case												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Cash Flows from Operating Activities</b>												
<b>Receipts:</b>												
Rates & Annual Charges	-	1,651,529	1,702,919	1,746,158	1,790,331	1,853,902	1,900,541	1,948,054	2,006,206	2,066,393	2,128,384	2,192,236
User Charges & Fees	-	6,070,372	6,186,085	6,323,673	6,474,724	6,647,572	7,117,954	7,285,536	7,462,974	7,649,388	7,912,149	8,136,417
Investment & Interest Revenue Received	-	269,472	217,988	174,588	162,800	157,191	63,191	32,191	82,191	48,191	69,191	68,191
Grants & Contributions	-	1,460,180	1,532,995	586,002	686,803	701,375	554,184	583,039	597,615	612,555	627,869	645,566
Other	-	2,089	2,126	2,147	2,190	2,240	2,296	2,353	2,412	2,473	2,534	2,598
<b>Payments:</b>												
Employee Benefits & On-Costs	-	(1,952,462)	(2,149,671)	(2,196,053)	(2,249,337)	(2,304,143)	(2,361,747)	(2,420,760)	(2,481,310)	(2,543,943)	(2,609,926)	(2,672,099)
Materials & Contracts	-	(4,706,695)	(4,572,813)	(4,356,830)	(4,420,576)	(4,524,539)	(4,369,326)	(4,408,034)	(4,610,465)	(4,725,747)	(4,843,891)	(4,964,988)
Borrowing Costs	-	(99,334)	(50,213)	(27,301)	30,212	(120,155)	(116,146)	(20,363)	(495,078)	(512,230)	(646,057)	(623,457)
Other	-	(30,000)	(30,525)	(30,830)	(31,447)	(32,155)	(32,959)	(33,753)	(34,627)	(35,493)	(36,380)	(37,290)
<b>Net Cash provided (or used in) Operating Activities</b>	-	2,666,151	2,860,811	2,421,552	2,734,899	2,681,288	2,758,986	2,878,183	2,548,998	2,607,191	2,605,973	2,745,172
<b>Cash Flows from Investing Activities</b>												
<b>Receipts:</b>												
Sale of Investment Securities	-	-	4,319,694	3,098,836	1,605,040	3,612,163	-	-	-	-	-	-
<b>Payments:</b>												
Purchase of Infrastructure, Property, Plant & Equipment	-	(1,654,006)	(7,414,435)	(5,485,189)	(7,444,838)	(6,594,474)	(2,177,000)	(9,553,000)	(4,799,000)	(4,668,000)	(1,695,000)	(1,987,000)
<b>Net Cash provided (or used in) Investing Activities</b>	-	(1,654,006)	(3,094,741)	(2,386,353)	(5,839,798)	(2,982,311)	(2,177,000)	(9,553,000)	(4,799,000)	(4,668,000)	(1,695,000)	(1,987,000)
<b>Cash Flows from Financing Activities</b>												
<b>Receipts:</b>												
Proceeds from Borrowings & Advances	-	-	-	-	3,000,000	-	-	8,000,000	1,000,000	2,500,000	-	-
<b>Payments:</b>												
Repayment of Borrowings & Advances	-	(334,509)	(356,338)	(379,514)	(73,839)	(100,328)	(104,381)	(108,598)	(353,332)	(400,108)	(494,270)	(518,042)
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	(334,509)	(356,338)	(379,514)	2,926,161	(100,328)	(104,381)	7,891,402	646,668	2,099,892	(494,270)	(518,042)
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	677,636	(590,269)	(344,315)	(179,338)	(401,351)	477,605	1,216,584	(1,595,334)	39,083	416,703	240,131
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	-	1,105,000	1,782,636	1,192,367	848,052	669,715	268,363	745,968	1,962,552	367,218	406,301	823,004
<b>Cash &amp; Cash Equivalents - end of the year</b>	-	<b>1,782,636</b>	<b>1,192,367</b>	<b>848,052</b>	<b>669,715</b>	<b>268,363</b>	<b>745,968</b>	<b>1,962,552</b>	<b>367,218</b>	<b>406,301</b>	<b>823,004</b>	<b>1,063,135</b>
Cash & Cash Equivalents - end of the year	1,105,000	1,782,636	1,192,367	848,052	669,715	268,363	745,968	1,962,552	367,218	406,301	823,004	1,063,135
Investments - end of the year	15,051,000	15,051,000	10,731,306	7,632,471	6,027,431	2,415,268	2,415,268	2,415,268	2,415,268	2,415,268	2,415,268	2,415,268
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>16,156,000</b>	<b>16,833,636</b>	<b>11,923,674</b>	<b>8,480,523</b>	<b>6,697,145</b>	<b>2,683,631</b>	<b>3,161,236</b>	<b>4,377,820</b>	<b>2,782,486</b>	<b>2,821,569</b>	<b>3,238,272</b>	<b>3,478,403</b>
<b>Representing:</b>												
- External Restrictions	6,934,000	7,872,599	3,877,599	2,968,899	3,637,925	1,951,567	1,825,209	2,338,851	852,493	1,366,135	1,879,777	2,393,419
- Internal Restrictions	6,851,000	8,434,455	7,767,087	5,166,505	2,589,492	204,983	769,983	1,317,983	1,429,983	864,983	773,983	390,983
- Unrestricted	2,371,000	526,582	278,988	325,119	469,728	527,081	566,044	720,986	500,010	590,451	584,512	694,001
	<b>16,156,000</b>	<b>16,833,636</b>	<b>11,923,674</b>	<b>8,480,523</b>	<b>6,697,145</b>	<b>2,683,631</b>	<b>3,161,236</b>	<b>4,377,820</b>	<b>2,782,486</b>	<b>2,821,569</b>	<b>3,238,272</b>	<b>3,478,403</b>

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 EQUITY STATEMENT - WATER FUND Scenario: Base Case												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					2031/32
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	\$
Opening Balance (as at 1/7)	95,314,000	97,486,000	99,937,414	100,055,045	100,885,939	101,734,169	102,576,402	108,012,187	108,487,244	108,671,662	108,843,798	108,989,247
Adjustments to opening balance	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated opening Balance (as at 1/7)</b>	95,314,000	97,486,000	99,937,414	100,055,045	100,885,939	101,734,169	102,576,402	108,012,187	108,487,244	108,671,662	108,843,798	108,989,247
Net Operating Result for the Year	1,661,000	1,451,414	1,117,631	830,894	848,230	842,323	633,946	475,057	184,417	172,136	145,449	225,983
Adjustments to net operating result	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated Net Operating Result for the Year</b>	1,661,000	1,451,414	1,117,631	830,894	848,230	842,323	633,946	475,057	184,417	172,136	145,449	225,983
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-
- Correction of prior period errors	(159,000)	-	-	-	-	-	-	-	-	-	-	-
- Gain (loss) on revaluation of IPP&E	657,000	-	-	-	-	-	4,601,749	-	-	-	-	-
- Other Movements (combined)	10,000	-	-	-	-	-	-	-	-	-	-	-
<b>Other Comprehensive Income</b>	511,000	-	-	-	-	-	4,601,749	-	-	-	-	-
<b>Total Comprehensive Income</b>	2,172,000	1,451,414	1,117,631	830,894	848,230	842,323	5,435,695	475,057	184,417	172,136	145,449	225,983
Distributions to/(contributions from) non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	97,486,000	98,937,414	100,055,045	100,885,939	101,734,169	102,576,402	108,012,187	108,487,244	108,671,662	108,843,798	108,989,247	109,215,230

**Mid-Western Regional Council  
10 Year Financial Plan for the Years ending 30 June 2032  
KEY PERFORMANCE INDICATORS - WATER FUND  
Scenario: Base Case**

		Current Year	Projected Years										
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	
		Within green benchmark (green min and/or green max)			Within amber benchmark (amber min and/or amber max)			Not within benchmark (amber min and/or amber max)			Within green benchmark above green maximum and below amber maximum below green minimum and above amber minimum above amber maximum below amber minimum		
<b>Council's Target Benchmarks</b>													
<b>New Note 13 Ratios</b>													
Operating Performance Ratio 1)	Snapshot												
	Actual Ratio	1.85%	-3.52%	3.43%	3.42%	3.12%	2.27%	0.41%	-2.74%	-2.92%	-3.23%	-2.51%	
Own Source Operating Revenue Ratio 1)	Snapshot												
	Actual Ratio	84.75%	84.08%	92.70%	92.74%	92.79%	94.16%	94.12%	94.17%	94.17%	94.20%	94.22%	
Unrestricted Current Ratio	Snapshot												
	Actual Ratio	13.07	11.56	16.92	9.85	5.17	6.48	4.74	4.36	3.43	3.30	3.03	
Debt Service Cover Ratio 1)	Snapshot												
	Actual Ratio	4.12	4.24	5.66	30.67	11.20	11.08	11.07	3.00	2.81	2.43	2.52	
Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage	Snapshot												
	Actual Ratio	2.89%	2.91%	2.91%	2.91%	2.91%	2.91%	2.91%	2.91%	2.91%	2.92%	2.92%	
Cash Expense Cover Ratio 1)	Snapshot												
	Actual Ratio	23.29	16.39	11.94	9.77	3.73	4.59	6.60	3.46	3.42	3.83	4.08	
<b>New Special Schedule 7 Ratios</b>													
Building & Infrastructure Renewals Ratio	Snapshot												
	Actual Ratio	50.48%	234.58%	192.91%	195.05%	62.07%	46.72%	55.61%	169.52%	160.57%	54.55%	63.92%	
Infrastructure Backlog Ratio	Snapshot												
	Actual Ratio	0.08	0.07	0.07	0.06	0.05	0.05	0.04	0.04	0.04	0.04	0.03	
Asset Maintenance Ratio	Snapshot												
	Actual Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Capital Expenditure Ratio	Snapshot												
	Actual Ratio	1.09	3.90	2.89	3.70	3.29	1.00	4.16	2.02	1.92	0.66	0.76	

APPENDIX  
**TWO**

CONSERVATIVE SCENARIO



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 INCOME STATEMENT - GENERAL FUND Scenario: Conservative												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years		2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Income from Continuing Operations</b>												
<b>Revenue:</b>												
Rates & Annual Charges	29,651,000	30,057,968	29,367,905	29,657,409	30,246,837	30,929,160	31,702,398	32,494,958	33,307,332	34,140,015	34,993,516	35,868,354
User Charges & Fees	11,131,000	9,141,462	9,227,350	9,022,577	9,214,959	9,422,237	9,657,793	9,899,258	10,146,719	10,400,387	10,660,397	10,926,907
Other Revenues	1,798,000	2,662,304	2,524,479	2,763,954	2,907,810	2,867,836	2,999,532	3,013,020	3,088,346	3,165,554	3,244,693	3,325,811
Grants & Contributions provided for Operating Purposes	14,002,000	18,561,407	9,441,337	13,748,452	14,529,135	14,804,407	15,174,517	15,553,860	15,942,727	16,341,295	16,749,828	17,168,573
Grants & Contributions provided for Capital Purposes	30,517,000	25,105,902	37,152,623	16,632,221	9,692,899	2,150,081	3,828,663	3,874,379	3,921,289	3,969,270	4,018,501	4,068,964
Interest & Investment Revenue	1,386,000	734,868	942,000	951,982	971,253	993,244	1,162,361	1,193,722	1,133,095	1,092,178	1,091,915	1,077,755
<b>Other Income:</b>												
Net Gains from the Disposal of Assets	-	-	880,702	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	775,300	-	-	-	-	-	-	-	-	-	-
Other Income	1,111,000	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>89,606,000</b>	<b>87,039,231</b>	<b>89,536,396</b>	<b>72,776,295</b>	<b>67,464,893</b>	<b>61,166,974</b>	<b>64,465,264</b>	<b>66,029,198</b>	<b>67,539,458</b>	<b>69,108,700</b>	<b>70,758,850</b>	<b>72,436,363</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	20,488,000	24,164,172	24,587,710	25,231,379	25,607,958	26,354,516	27,013,380	27,688,714	28,380,932	29,090,456	29,817,717	30,563,160
Borrowing Costs	104,000	58,663	327,931	551,057	501,818	450,128	395,855	338,900	279,095	216,308	152,073	85,147
Materials & Contracts	12,767,000	19,772,398	15,401,937	13,959,868	14,597,713	14,513,974	14,876,825	15,248,745	15,929,964	16,020,713	16,421,231	16,831,762
Depreciation & Amortisation	15,229,000	16,156,974	15,576,054	15,648,196	15,701,889	15,701,869	16,187,893	16,590,046	17,066,422	17,527,794	17,922,007	18,365,908
Impairment of receivables	1,000	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	1,148,000	1,593,787	1,307,515	1,322,470	1,346,336	1,373,535	1,407,873	1,443,070	1,479,147	1,516,126	1,554,029	1,592,880
Net Losses from the Disposal of Assets	2,688,000	1,957,195	-	2,919,447	2,525,478	3,068,063	3,118,470	1,707,955	1,947,158	2,899,966	2,425,351	2,460,759
<b>Total Expenses from Continuing Operations</b>	<b>52,425,000</b>	<b>63,703,189</b>	<b>57,201,147</b>	<b>59,632,417</b>	<b>60,461,192</b>	<b>61,462,125</b>	<b>63,000,306</b>	<b>63,017,430</b>	<b>65,082,718</b>	<b>67,271,363</b>	<b>68,292,408</b>	<b>69,899,615</b>
<b>Operating Result from Continuing Operations</b>	<b>37,181,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>13,143,878</b>	<b>6,983,701</b>	<b>(295,151)</b>	<b>1,464,958</b>	<b>3,011,768</b>	<b>2,456,740</b>	<b>1,837,337</b>	<b>2,466,442</b>	<b>2,536,748</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>37,181,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>13,143,878</b>	<b>6,983,701</b>	<b>(295,151)</b>	<b>1,464,958</b>	<b>3,011,768</b>	<b>2,456,740</b>	<b>1,837,337</b>	<b>2,466,442</b>	<b>2,536,748</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>6,864,000</b>	<b>(1,769,860)</b>	<b>(4,817,374)</b>	<b>(3,485,343)</b>	<b>(2,709,186)</b>	<b>(2,445,232)</b>	<b>(2,363,704)</b>	<b>(802,812)</b>	<b>(1,664,498)</b>	<b>(2,131,932)</b>	<b>(1,552,060)</b>	<b>(1,533,216)</b>

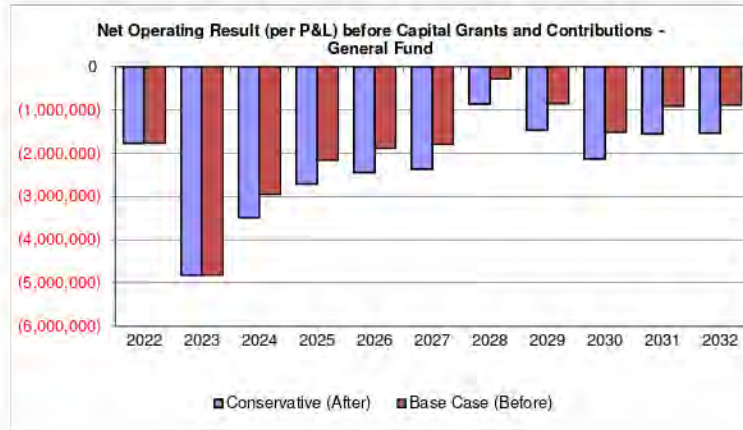
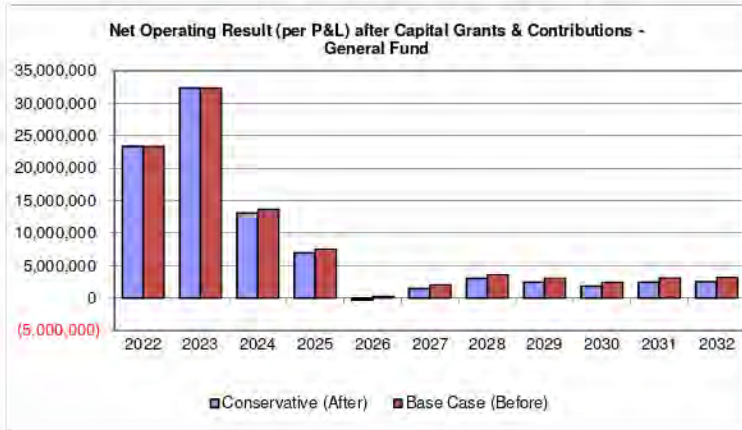
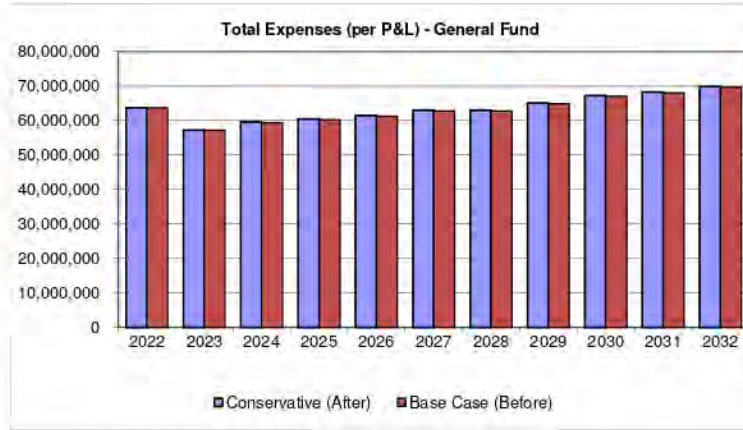
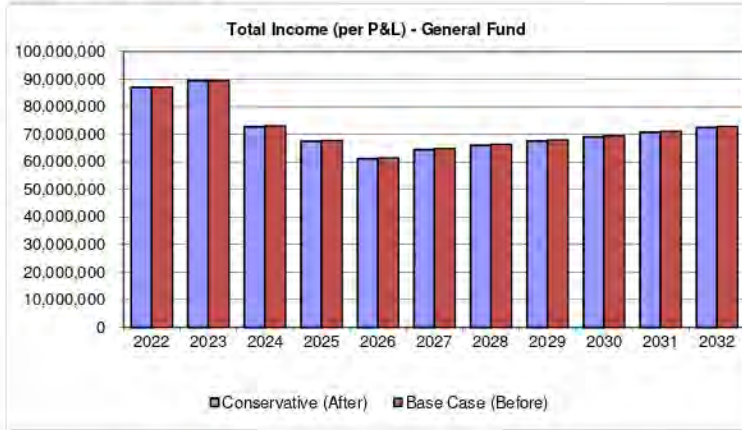


Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 BALANCE SHEET - GENERAL FUND Scenario: Conservative												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	4,281,000	6,065,846	5,071,414	4,855,004	4,915,431	5,040,356	5,189,191	4,833,205	4,571,370	4,550,832	4,456,350	4,437,376
Investments	44,726,000	46,063,360	38,511,754	36,868,364	37,327,241	38,275,903	39,406,142	36,702,825	34,714,478	34,558,511	33,841,025	33,696,939
Receivables	5,326,000	5,022,971	5,085,942	4,442,549	4,276,591	4,083,358	4,252,754	4,302,657	4,306,601	4,459,448	4,546,176	4,643,791
Inventory	1,695,000	2,034,817	1,837,729	1,738,126	1,784,968	1,799,659	1,844,650	1,890,767	1,956,036	1,986,487	2,036,149	2,087,053
Contract assets	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000
Other	94,000	227,202	207,972	199,114	203,446	204,911	209,134	213,462	219,514	222,446	227,108	231,885
Non-current assets classified as "held for sale"	653,000	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250
<b>Total Current Assets</b>	<b>65,001,000</b>	<b>67,803,446</b>	<b>59,104,061</b>	<b>56,492,407</b>	<b>56,896,929</b>	<b>57,793,436</b>	<b>59,291,122</b>	<b>56,332,165</b>	<b>54,217,249</b>	<b>54,166,974</b>	<b>53,496,057</b>	<b>53,486,293</b>
<b>Non-Current Assets</b>												
Investments	16,616,000	8,529,252	7,130,970	6,826,674	6,911,642	7,087,299	7,296,578	6,796,022	6,427,853	6,398,974	6,266,122	6,239,442
Receivables	-	245,448	326,858	75,617	113,393	76,587	76,928	76,264	75,794	75,763	75,591	75,559
Infrastructure, Property, Plant & Equipment	853,788,000	882,435,281	932,431,199	942,650,601	946,801,240	945,343,766	945,131,005	956,263,784	960,435,109	961,502,271	964,095,096	965,847,056
Investment Property	7,934,000	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300
Intangible Assets	370,000	272,378	144,144	7,731	7,731	7,731	7,731	7,731	7,731	7,731	7,731	7,731
Right of use assets	594,000	594,000	585,867	577,734	569,601	561,468	553,335	545,202	537,069	528,936	520,803	512,670
Investments Accounted for using the equity method	-	-	-	-	-	-	-	-	-	-	-	-
Non-current assets classified as "held for sale"	-	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750
Other	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Non-Current Assets</b>	<b>879,302,000</b>	<b>901,275,408</b>	<b>949,818,088</b>	<b>959,337,408</b>	<b>963,602,657</b>	<b>962,275,901</b>	<b>962,264,627</b>	<b>972,888,053</b>	<b>976,682,607</b>	<b>977,712,724</b>	<b>980,164,392</b>	<b>981,881,508</b>
<b>TOTAL ASSETS</b>	<b>944,303,000</b>	<b>969,078,854</b>	<b>1,008,922,149</b>	<b>1,015,829,814</b>	<b>1,020,499,585</b>	<b>1,020,069,337</b>	<b>1,021,555,748</b>	<b>1,029,220,218</b>	<b>1,030,899,856</b>	<b>1,031,879,698</b>	<b>1,033,660,449</b>	<b>1,035,367,801</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Payables	6,628,000	6,715,670	7,552,883	5,544,471	5,315,095	4,955,514	5,238,285	5,579,006	5,606,181	5,587,800	5,738,360	5,800,225
Contract liabilities	12,720,000	9,515,975	10,344,206	6,825,846	5,494,456	3,930,699	4,381,146	4,479,837	4,580,995	4,684,683	4,790,963	4,899,899
Lease liabilities	87,000	-	-	-	-	-	-	-	-	-	-	-
Borrowings	755,000	773,445	1,024,866	1,074,107	1,125,796	1,180,058	1,237,024	1,296,829	1,304,145	1,312,908	1,379,835	646,730
Provisions	8,315,000	8,660,116	8,950,603	9,246,173	9,546,914	9,853,667	10,168,090	10,490,373	10,820,713	11,159,312	11,506,376	11,862,116
Liabilities associated with assets classified as "held for sale"	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>28,505,000</b>	<b>25,665,206</b>	<b>27,872,557</b>	<b>22,690,597</b>	<b>21,482,261</b>	<b>19,919,939</b>	<b>21,024,544</b>	<b>21,846,045</b>	<b>22,312,035</b>	<b>22,744,703</b>	<b>23,415,533</b>	<b>23,208,971</b>
<b>Non-Current Liabilities</b>												
Lease liabilities	514,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000
Borrowings	1,050,000	5,277,722	10,558,903	9,484,796	8,359,001	7,178,943	5,941,919	4,645,090	3,340,945	2,028,037	648,202	1,472
Provisions	1,035,000	999,884	1,019,397	1,039,252	1,059,454	1,080,061	1,101,182	1,122,831	1,145,022	1,167,768	1,191,082	1,214,979
<b>Total Non-Current Liabilities</b>	<b>2,599,000</b>	<b>6,878,606</b>	<b>12,179,300</b>	<b>11,125,048</b>	<b>10,019,455</b>	<b>8,860,004</b>	<b>7,644,101</b>	<b>6,368,921</b>	<b>5,086,967</b>	<b>3,796,805</b>	<b>2,440,284</b>	<b>1,817,451</b>
<b>TOTAL LIABILITIES</b>	<b>31,104,000</b>	<b>32,543,812</b>	<b>40,051,857</b>	<b>33,815,645</b>	<b>31,501,716</b>	<b>28,779,943</b>	<b>28,668,646</b>	<b>28,214,966</b>	<b>27,399,002</b>	<b>26,541,508</b>	<b>25,855,817</b>	<b>25,026,421</b>
<b>Net Assets</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>982,014,169</b>	<b>988,997,870</b>	<b>991,289,394</b>	<b>992,887,103</b>	<b>1,001,005,252</b>	<b>1,003,500,854</b>	<b>1,005,338,191</b>	<b>1,007,804,632</b>	<b>1,010,341,380</b>
<b>EQUITY</b>												
Retained Earnings	388,352,000	411,688,042	444,023,292	457,167,169	464,150,870	463,855,719	465,320,677	468,332,445	470,789,185	472,626,522	475,092,963	477,629,711
Revaluation Reserves	524,847,000	524,847,000	524,847,000	524,847,000	524,847,000	527,433,676	527,566,426	532,672,808	532,711,669	532,711,669	532,711,669	532,711,669
Other Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Council Equity Interest	913,199,000	936,535,042	968,870,292	982,014,169	988,997,870	991,289,394	992,887,103	1,001,005,252	1,003,500,854	1,005,338,191	1,007,804,632	1,010,341,380
Non-controlling equity interests	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Equity</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>982,014,169</b>	<b>988,997,870</b>	<b>991,289,394</b>	<b>992,887,103</b>	<b>1,001,005,252</b>	<b>1,003,500,854</b>	<b>1,005,338,191</b>	<b>1,007,804,632</b>	<b>1,010,341,380</b>

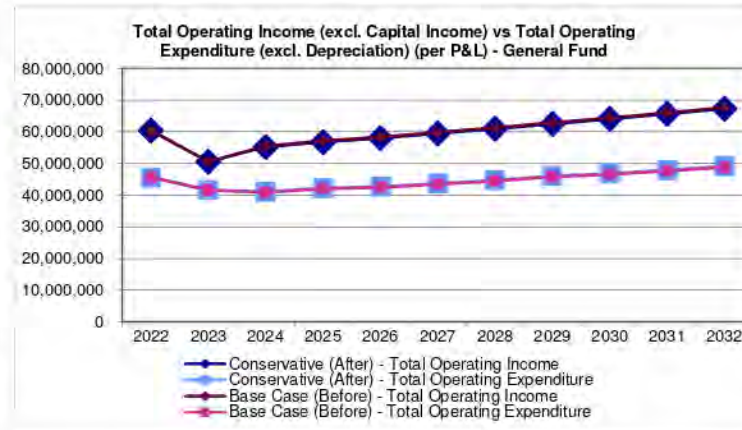
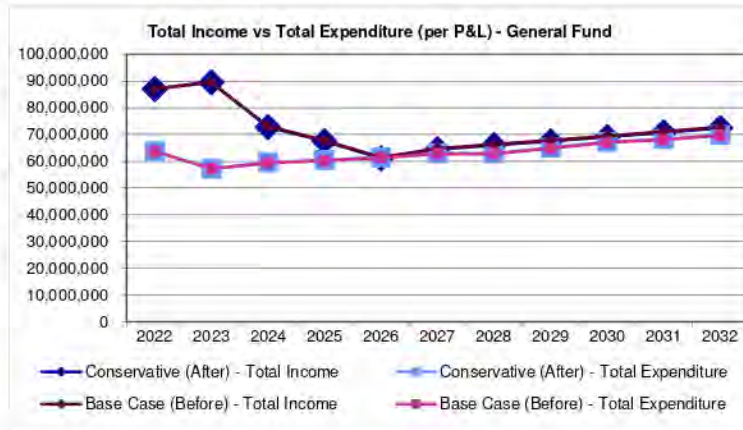
Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 CASH FLOW STATEMENT - GENERAL FUND Scenario: Conservative													
	Actuals 2020/21	Current Year 2021/22	2022/23				Projected Years						
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
<b>Cash Flows from Operating Activities</b>													
<b>Receipts:</b>													
Rates & Annual Charges	-	30,082,578	29,351,361	28,864,349	30,263,015	30,945,479	31,720,935	32,513,959	33,326,807	34,159,979	35,013,977	35,889,327	
User Charges & Fees	-	10,824,521	9,180,778	9,038,680	9,201,474	9,400,914	9,633,038	9,873,864	10,120,710	10,373,728	10,633,071	10,898,898	
Investment & Interest Revenue Received	-	244,756	1,057,324	964,753	950,102	973,893	1,133,639	1,226,793	1,153,989	1,085,841	1,093,998	1,071,028	
Grants & Contributions	-	38,344,514	47,261,571	27,360,323	23,057,696	15,618,030	19,381,353	19,506,726	19,844,394	20,395,004	20,852,829	21,324,150	
Other	-	3,183,187	2,501,013	2,844,409	2,836,420	2,900,681	2,925,373	3,006,882	3,082,054	3,159,105	3,236,083	3,319,035	
<b>Payments:</b>													
Employee Benefits & On-Costs	-	(23,859,316)	(24,277,630)	(24,915,991)	(25,488,975)	(26,027,114)	(26,677,784)	(27,344,728)	(28,028,347)	(28,729,055)	(29,447,282)	(30,183,464)	
Materials & Contracts	-	(21,360,315)	(17,455,537)	(15,156,651)	(15,912,601)	(15,631,337)	(14,894,671)	(15,267,036)	(15,959,329)	(16,032,318)	(16,440,950)	(16,851,053)	
Borrowing Costs	-	(9,267)	(277,282)	(560,440)	(511,851)	(460,434)	(406,868)	(350,224)	(290,067)	(228,247)	(164,082)	(97,779)	
Other	-	(1,501,184)	(1,324,507)	(1,321,592)	(1,344,919)	(1,371,321)	(1,405,836)	(1,440,981)	(1,477,006)	(1,513,931)	(1,551,779)	(1,590,573)	
<b>Net Cash provided (or used in) Operating Activities</b>	-	36,249,503	46,017,040	27,937,950	23,052,260	16,147,993	21,409,380	21,725,252	21,875,306	22,668,106	23,227,875	23,778,667	
<b>Cash Flows from Investing Activities</b>													
<b>Receipts:</b>													
Sale of Investment Securities	-	6,749,388	8,949,888	1,947,686	-	-	-	-	3,203,873	2,356,516	184,846	850,338	170,766
Sale of Infrastructure, Property, Plant & Equipment	-	2,696,970	3,887,907	1,088,450	1,269,367	881,251	844,238	844,238	844,238	844,238	844,238	844,238	
<b>Payments:</b>													
Purchase of Investment Securities	-	-	-	-	(543,844)	(1,124,319)	(1,339,519)	-	-	-	-	-	
Purchase of Infrastructure, Property, Plant & Equipment	-	(48,137,162)	(65,381,899)	(30,165,930)	(22,643,249)	(14,654,205)	(19,585,208)	(24,892,325)	(24,041,067)	(22,413,589)	(23,704,025)	(23,432,811)	
Purchase of Intangible Assets	-	(20,000)	-	-	-	-	-	-	-	-	-	-	
<b>Net Cash provided (or used in) Investing Activities</b>	-	(38,710,824)	(52,544,074)	(27,129,494)	(21,917,726)	(14,897,273)	(13,080,488)	(20,844,214)	(20,840,312)	(21,384,499)	(22,009,449)	(22,417,807)	
<b>Cash Flows from Financing Activities</b>													
<b>Receipts:</b>													
Proceeds from Borrowings & Advances	-	5,000,000	6,400,000	-	-	-	-	-	-	-	-	-	
<b>Payments:</b>													
Repayment of Borrowings & Advances	-	(753,833)	(867,395)	(1,024,866)	(1,074,107)	(1,125,786)	(1,180,058)	(1,237,024)	(1,296,829)	(1,364,145)	(1,432,908)	(1,479,635)	
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	4,246,167	5,532,602	(1,024,866)	(1,074,107)	(1,125,786)	(1,180,058)	(1,237,024)	(1,296,829)	(1,364,145)	(1,432,908)	(1,479,635)	
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	1,784,846	(994,432)	(216,410)	60,427	124,924	148,835	(355,986)	(126,835)	(20,538)	(94,482)	118,074	
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	-	4,281,000	6,065,846	5,071,414	4,855,004	4,915,431	5,040,356	5,189,191	4,833,205	4,571,370	4,550,832	4,456,350	
<b>Cash &amp; Cash Equivalents - end of the year</b>	<b>4,281,000</b>	<b>6,065,846</b>	<b>5,071,414</b>	<b>4,855,004</b>	<b>4,915,431</b>	<b>5,040,356</b>	<b>5,189,191</b>	<b>4,833,205</b>	<b>4,571,370</b>	<b>4,550,832</b>	<b>4,456,350</b>	<b>4,437,376</b>	
Cash & Cash Equivalents - end of the year	4,281,000	6,065,846	5,071,414	4,855,004	4,915,431	5,040,356	5,189,191	4,833,205	4,571,370	4,550,832	4,456,350	4,437,376	
Investments - end of the year	61,342,000	54,592,612	45,642,724	43,695,038	44,238,883	45,363,202	46,702,720	43,498,847	41,142,331	40,957,485	40,107,147	39,936,381	
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>65,623,000</b>	<b>60,658,458</b>	<b>50,714,138</b>	<b>48,550,043</b>	<b>49,154,314</b>	<b>50,403,557</b>	<b>51,891,911</b>	<b>48,332,052</b>	<b>45,713,701</b>	<b>45,508,317</b>	<b>44,563,497</b>	<b>44,373,757</b>	
<b>Representing:</b>													
- External Restrictions	24,373,000	22,246,932	23,165,655	20,583,456	20,391,389	20,005,907	19,829,599	19,333,367	18,872,230	18,447,064	18,058,769	17,708,267	
- Internal Restrictions	28,056,000	28,985,708	19,666,465	21,443,266	22,708,812	24,508,435	26,071,328	24,087,840	23,160,317	23,658,342	23,623,640	24,363,949	
- Unrestricted	13,194,000	9,425,818	7,882,018	6,523,321	6,054,113	5,889,215	5,990,984	4,910,845	3,681,154	3,402,910	2,881,088	2,301,540	
	<b>65,623,000</b>	<b>60,658,458</b>	<b>50,714,138</b>	<b>48,550,043</b>	<b>49,154,314</b>	<b>50,403,557</b>	<b>51,891,911</b>	<b>48,332,052</b>	<b>45,713,701</b>	<b>45,508,317</b>	<b>44,563,497</b>	<b>44,373,757</b>	

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 EQUITY STATEMENT - GENERAL FUND Scenario: Conservative												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					2031/32
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	\$
Opening Balance (as at 1/7)	869,940,000	913,199,000	936,535,042	968,870,292	982,014,169	988,997,870	991,289,394	992,887,103	1,001,005,252	1,003,500,854	1,005,338,191	1,007,804,632
Adjustments to opening balance	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated opening Balance (as at 1/7)</b>	<b>869,940,000</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>982,014,169</b>	<b>988,997,870</b>	<b>991,289,394</b>	<b>992,887,103</b>	<b>1,001,005,252</b>	<b>1,003,500,854</b>	<b>1,005,338,191</b>	<b>1,007,804,632</b>
Net Operating Result for the Year	37,181,000	23,336,042	32,335,249	13,143,878	6,983,701	(293,151)	1,464,958	3,011,768	2,456,740	1,837,337	2,466,442	2,536,748
Adjustments to net operating result	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated Net Operating Result for the Year</b>	<b>37,181,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>13,143,878</b>	<b>6,983,701</b>	<b>(293,151)</b>	<b>1,464,958</b>	<b>3,011,768</b>	<b>2,456,740</b>	<b>1,837,337</b>	<b>2,466,442</b>	<b>2,536,748</b>
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-
- Correction of prior period errors	1,924,000	-	-	-	-	-	-	-	-	-	-	-
- Gain (loss) on revaluation of IPP&E	3,337,000	-	-	-	-	2,586,676	132,750	5,106,382	38,861	-	-	-
- Impairment (loss) reversal relating to IPP&E	725,000	-	-	-	-	-	-	-	-	-	-	-
- Other Movements (combined)	92,000	-	-	-	-	-	-	-	-	-	-	-
<b>Other Comprehensive Income</b>	<b>6,078,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,586,676</b>	<b>132,750</b>	<b>5,106,382</b>	<b>38,861</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income</b>	<b>43,259,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>13,143,878</b>	<b>6,983,701</b>	<b>2,291,525</b>	<b>1,597,708</b>	<b>8,118,150</b>	<b>2,495,601</b>	<b>1,837,337</b>	<b>2,466,442</b>	<b>2,536,748</b>
Distributions to/(contributions from) non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>982,014,169</b>	<b>988,997,870</b>	<b>991,289,394</b>	<b>992,887,103</b>	<b>1,001,005,252</b>	<b>1,003,500,854</b>	<b>1,005,338,191</b>	<b>1,007,804,632</b>	<b>1,010,341,380</b>

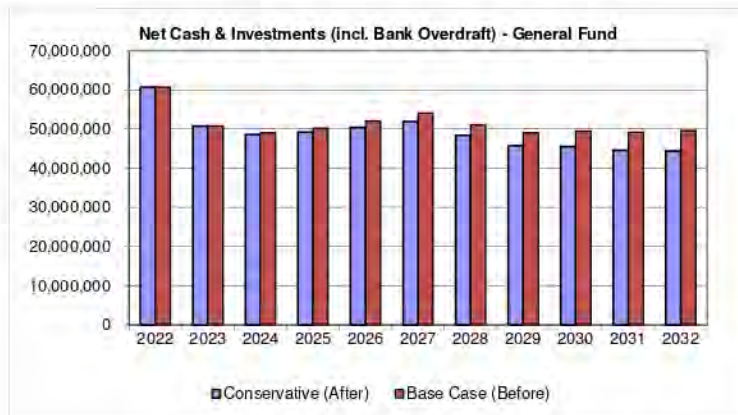
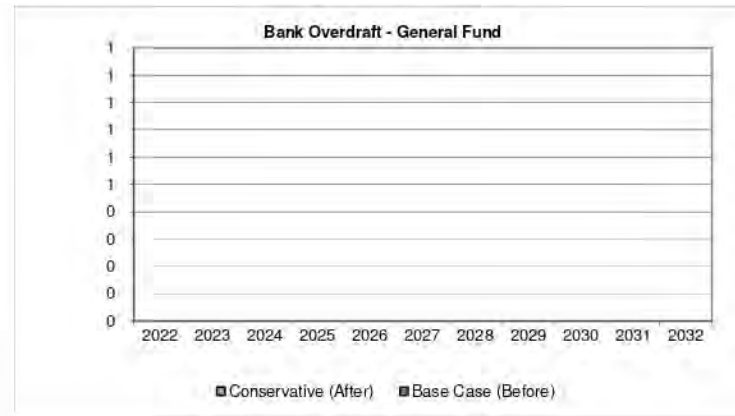
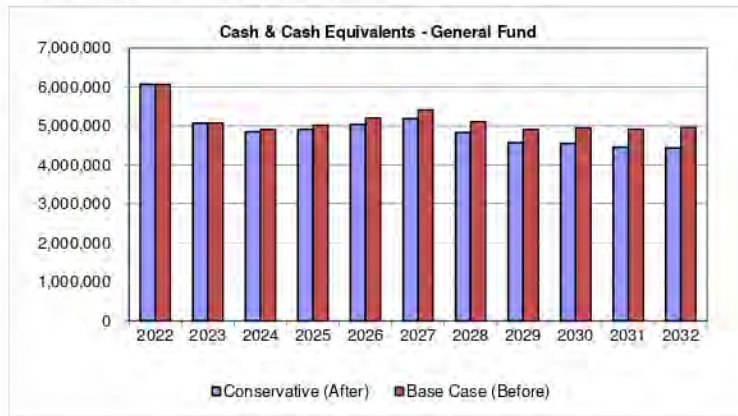
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Conservative**  
Income Statement Charts



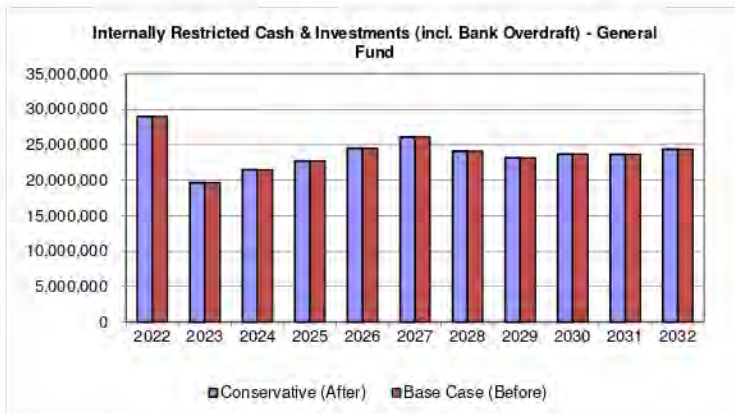
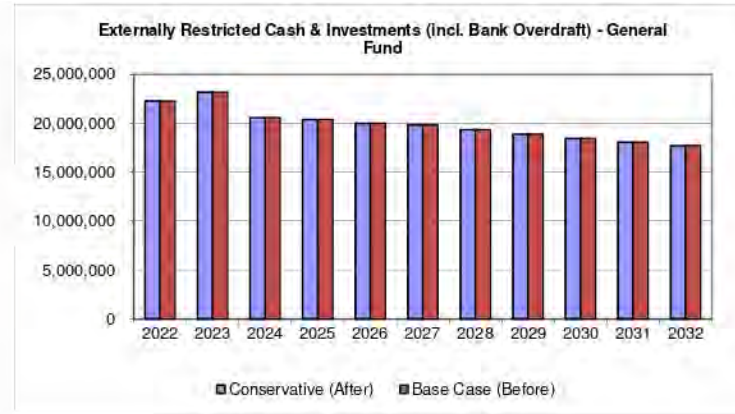
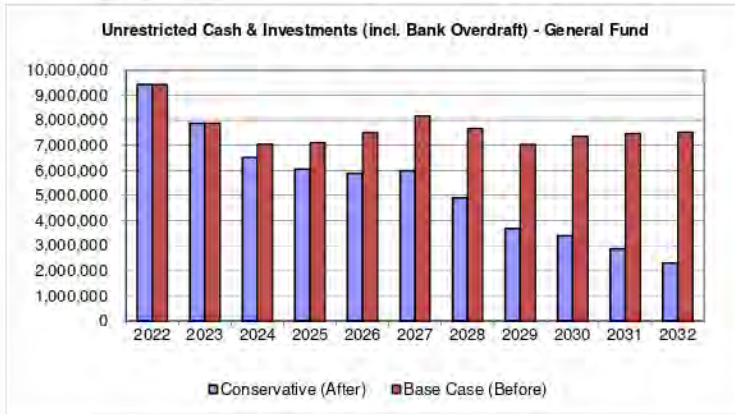
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Conservative**  
 Income Statement Charts



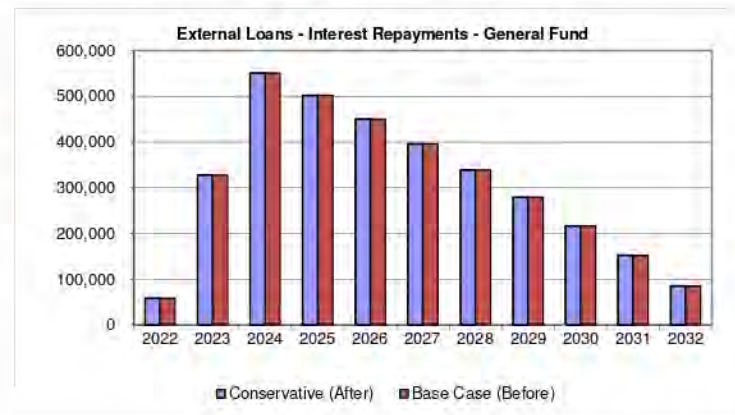
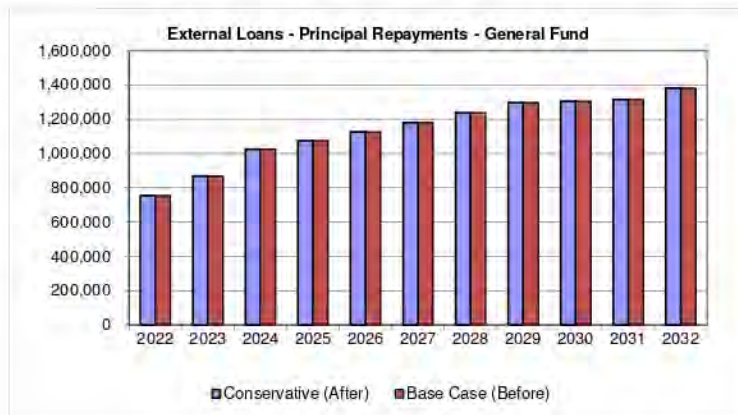
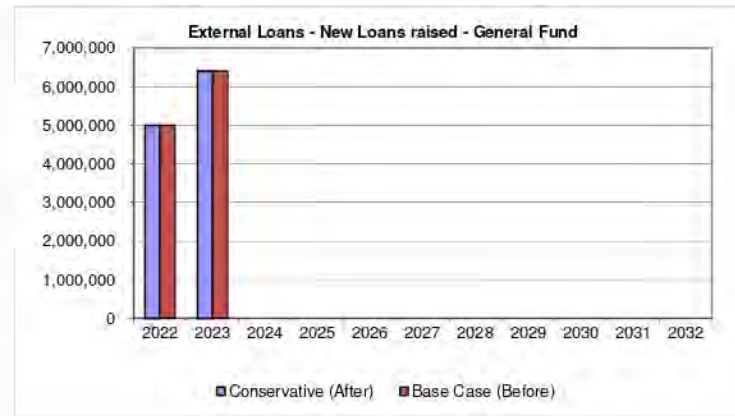
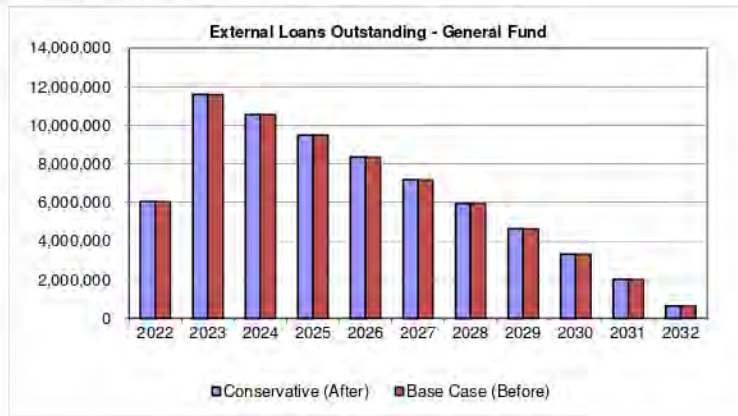
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Conservative**  
Cash, Investment & Bank Overdraft Charts



**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Conservative**  
 Cash Restrictions Charts

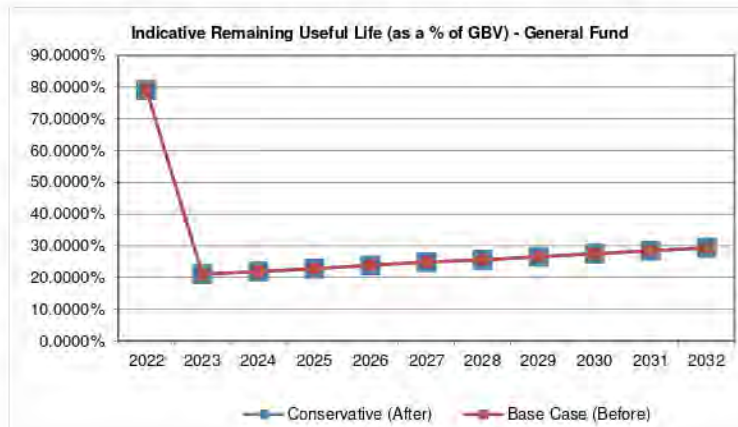
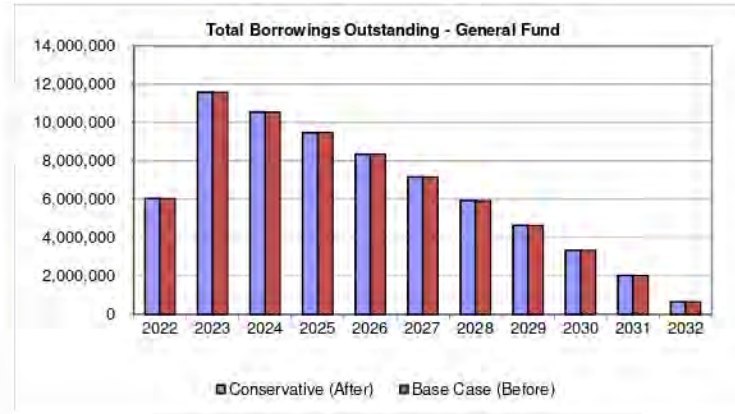
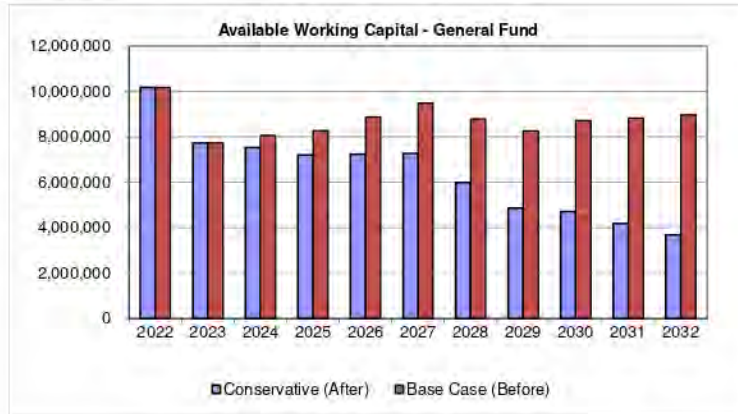


**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Conservative**  
External Loans Charts

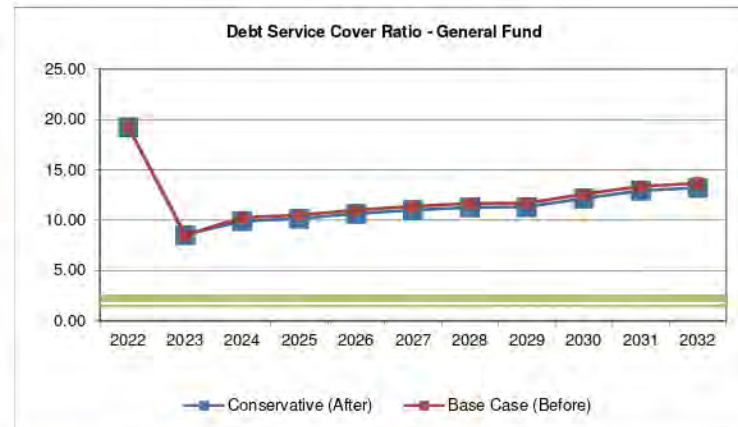
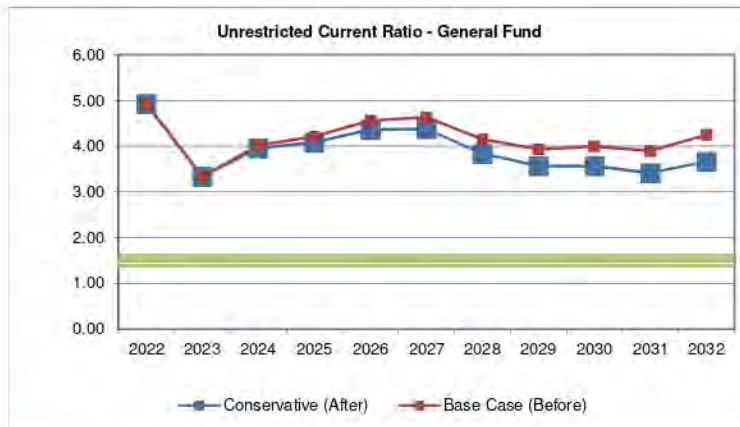
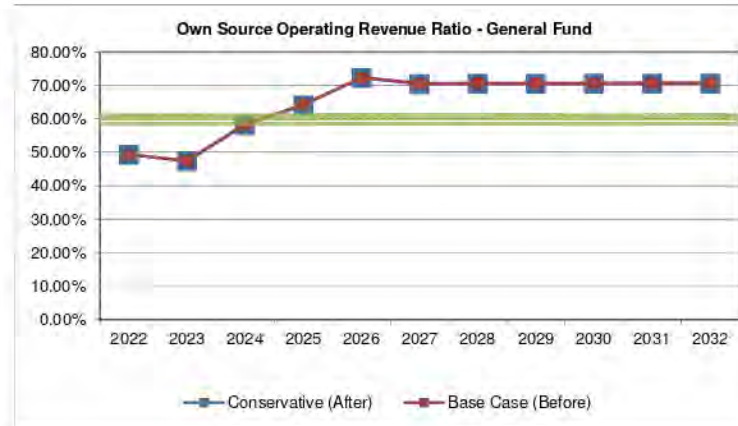
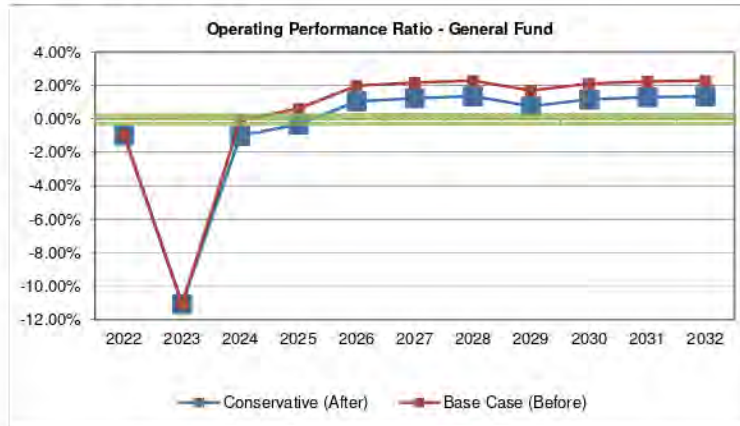




**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Conservative**  
 Other Charts

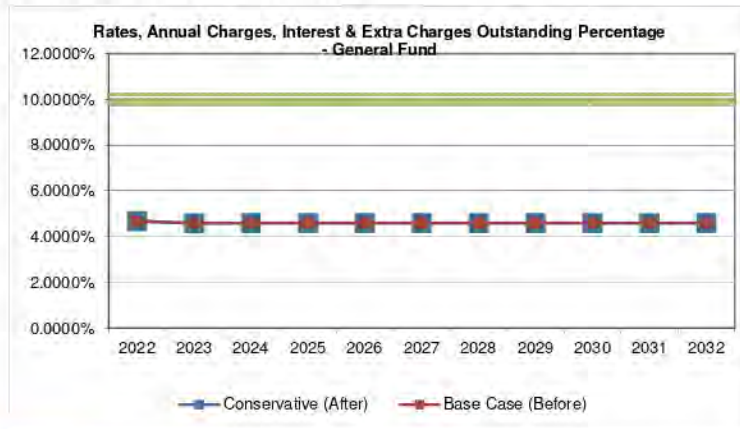


**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Conservative**  
New Note 13 Ratios Charts

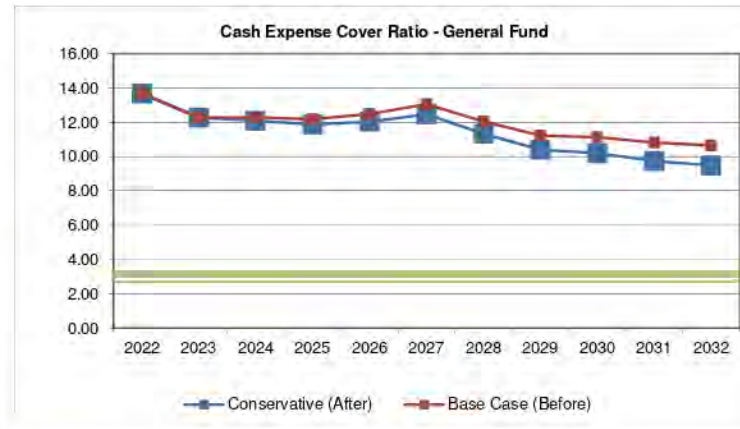


Minimum Amber      Minimum Green      Maximum Green      Maximum Amber

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Conservative**  
 New Note 13 Ratios Charts (continued)

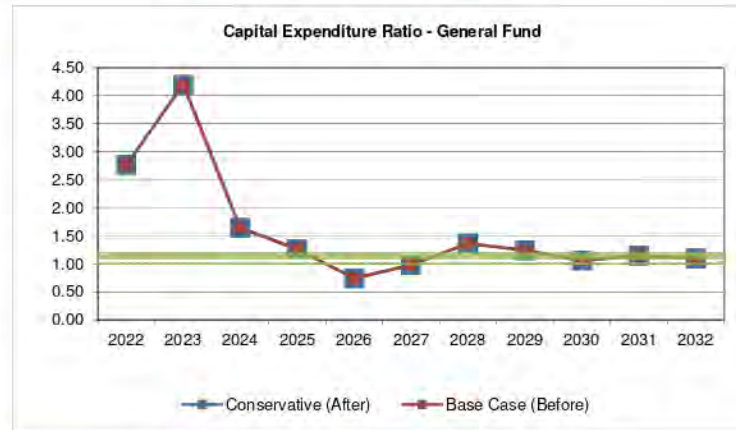
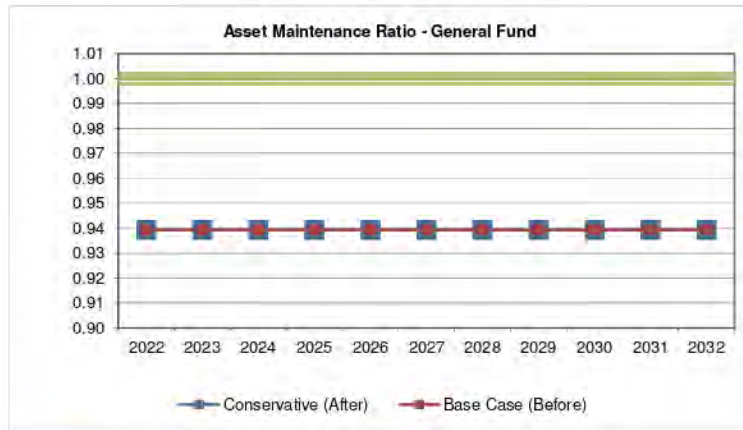
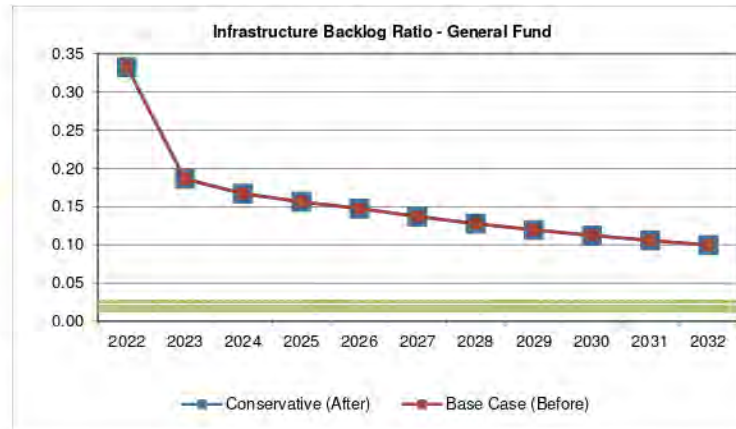
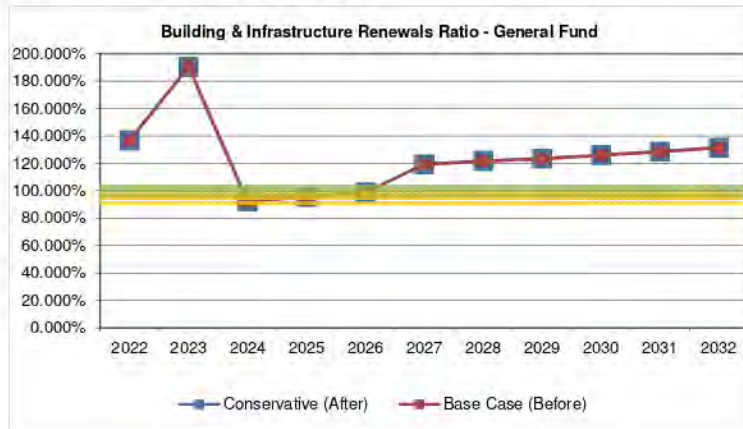


Minimum Amber Minimum Green



Maximum Green Maximum Amber

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Conservative**  
New Special Schedule 7 Ratios Charts



Minimum Amber      Minimum Green      Maximum Green      Maximum Amber

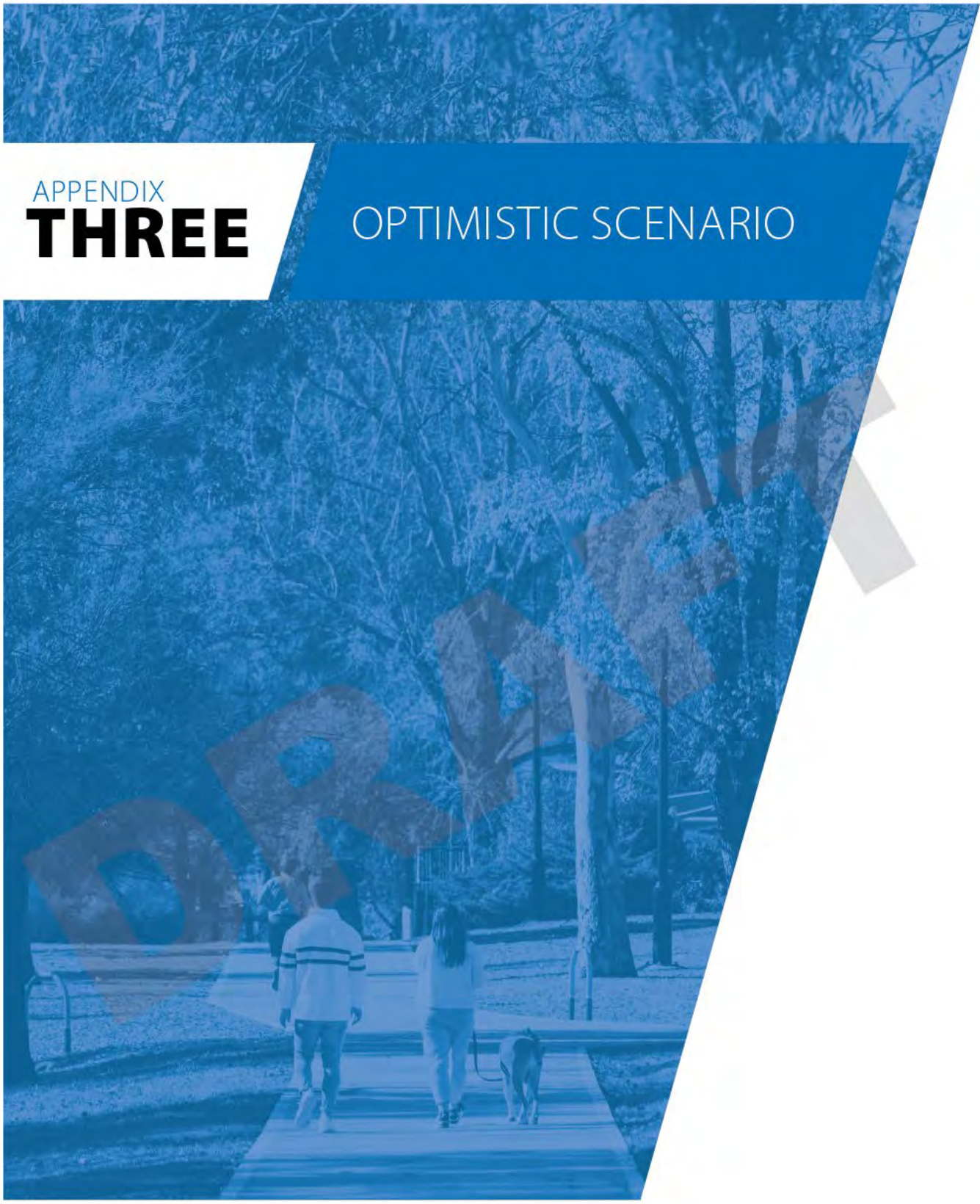
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**KEY PERFORMANCE INDICATORS - GENERAL FUND**  
**Scenario: Conservative**

Scenario: Conservative

			Current Year	Projected Years									
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32

APPENDIX  
**THREE**

OPTIMISTIC SCENARIO



Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 INCOME STATEMENT - GENERAL FUND Scenario: Optimistic												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Income from Continuing Operations</b>												
<b>Revenue:</b>												
Rates & Annual Charges	29,651,000	30,057,968	29,367,905	29,657,409	30,248,837	30,929,160	31,702,398	32,494,958	33,307,332	34,140,015	34,993,516	35,868,354
User Charges & Fees	11,131,000	9,141,462	9,227,350	9,626,557	9,831,016	10,053,696	10,305,041	10,562,867	10,826,734	11,097,402	11,374,937	11,659,208
Other Revenues	1,798,000	2,662,304	2,524,479	3,081,788	3,142,507	3,210,900	3,291,173	3,373,452	3,457,788	3,544,233	3,632,859	3,723,660
Grants & Contributions provided for Operating Purposes	14,002,000	18,561,407	9,441,337	13,748,452	14,529,135	14,894,407	15,174,517	15,553,860	15,942,727	16,341,295	16,749,828	17,168,573
Grants & Contributions provided for Capital Purposes	30,517,000	25,105,902	37,152,623	16,632,221	9,692,899	2,150,081	3,828,663	3,874,379	3,921,239	3,969,270	4,018,501	4,068,964
Interest & Investment Revenue	1,386,000	734,868	942,000	951,982	971,253	993,244	1,162,361	1,193,722	1,139,095	1,092,178	1,091,915	1,077,755
<b>Other Income:</b>												
Net Gains from the Disposal of Assets	-	-	880,702	-	-	-	-	-	-	-	-	-
Fair value increment on investment properties	-	775,300	-	-	-	-	-	-	-	-	-	-
Other Income	1,111,000	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>89,606,000</b>	<b>87,039,231</b>	<b>89,536,396</b>	<b>73,708,409</b>	<b>68,415,649</b>	<b>62,141,499</b>	<b>65,464,153</b>	<b>67,053,058</b>	<b>68,588,915</b>	<b>70,184,393</b>	<b>71,861,436</b>	<b>73,566,514</b>
<b>Expenses from Continuing Operations</b>												
Employee Benefits & On-Costs	20,488,000	24,164,172	24,587,710	25,231,379	25,607,958	26,354,516	27,013,380	27,688,714	28,380,932	29,090,456	29,817,717	30,563,160
Borrowing Costs	104,000	58,663	327,931	551,057	501,818	450,128	395,855	338,960	279,095	218,308	152,073	85,147
Materials & Contracts	12,767,000	19,772,398	15,401,937	13,742,940	14,376,447	14,287,176	14,644,357	15,010,466	15,685,727	15,770,370	16,164,630	16,568,745
Depreciation & Amortisation	15,229,000	16,156,974	15,576,054	15,848,196	15,701,889	15,701,889	16,187,893	16,590,046	17,066,422	17,527,794	17,922,007	18,366,908
Impairment of receivables	1,000	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	1,148,000	1,593,787	1,307,515	1,322,470	1,346,336	1,373,535	1,407,873	1,443,070	1,479,147	1,516,126	1,554,029	1,592,880
Net Losses from the Disposal of Assets	2,688,000	1,357,195	-	2,919,447	2,525,478	3,068,063	3,118,470	1,707,955	1,947,158	2,899,966	2,425,351	2,460,759
<b>Total Expenses from Continuing Operations</b>	<b>52,425,000</b>	<b>63,703,189</b>	<b>57,201,147</b>	<b>58,415,489</b>	<b>60,259,926</b>	<b>61,235,327</b>	<b>62,767,838</b>	<b>62,779,150</b>	<b>64,838,481</b>	<b>67,021,020</b>	<b>68,035,807</b>	<b>69,636,599</b>
<b>Operating Result from Continuing Operations</b>	<b>37,181,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>14,292,920</b>	<b>8,155,723</b>	<b>906,173</b>	<b>2,696,315</b>	<b>4,273,908</b>	<b>3,750,434</b>	<b>3,163,373</b>	<b>3,825,629</b>	<b>-3,929,915</b>
Discontinued Operations - Profit/(Loss)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Profit/(Loss) from Discontinued Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Operating Result for the Year</b>	<b>37,181,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>14,292,920</b>	<b>8,155,723</b>	<b>906,173</b>	<b>2,696,315</b>	<b>4,273,908</b>	<b>3,750,434</b>	<b>3,163,373</b>	<b>3,825,629</b>	<b>-3,929,915</b>
<b>Net Operating Result before Grants and Contributions provided for Capital Purposes</b>	<b>6,864,000</b>	<b>(1,769,860)</b>	<b>(4,817,374)</b>	<b>(2,395,361)</b>	<b>(1,532,176)</b>	<b>(1,243,908)</b>	<b>(1,132,346)</b>	<b>389,329</b>	<b>(170,803)</b>	<b>(305,896)</b>	<b>(192,872)</b>	<b>(136,940)</b>

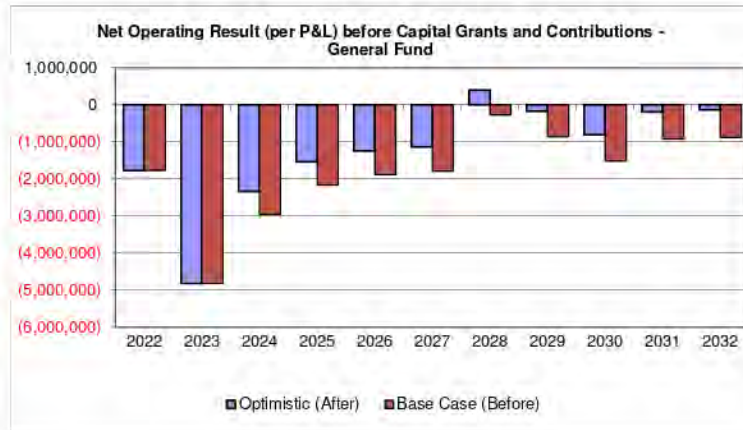
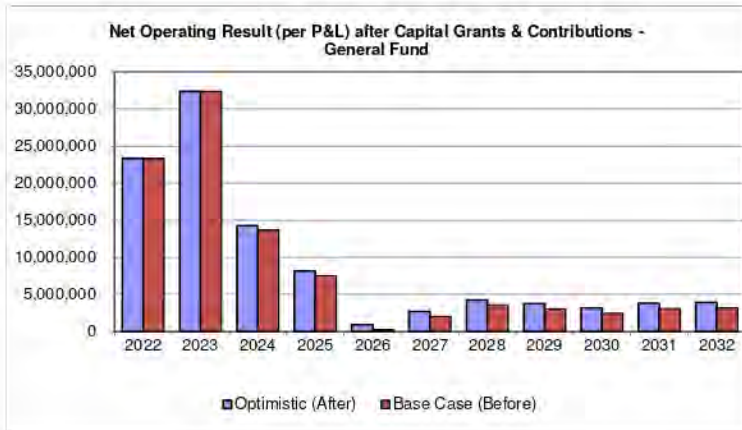
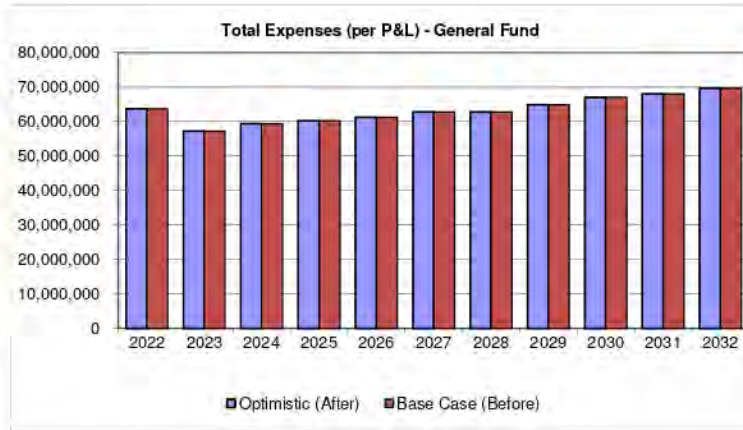
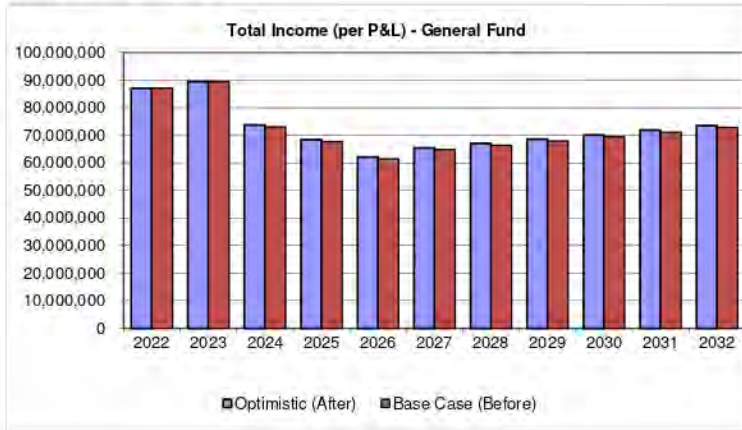
Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 BALANCE SHEET - GENERAL FUND Scenario: Optimistic												
	Actuals 2020/21	Current Year 2021/22	2022/23	2023/24	2024/25	2025/26	Projected Years					
	\$	\$	\$	\$	\$	\$	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>ASSETS</b>												
<b>Current Assets</b>												
Cash & Cash Equivalents	4,281,000	6,065,846	5,071,414	4,966,199	5,142,530	5,386,202	5,656,755	5,425,529	5,291,573	5,402,110	5,441,981	5,560,719
Investments	44,726,000	46,063,360	38,511,754	37,712,768	39,051,801	40,902,220	42,956,767	41,200,864	40,183,616	41,023,027	41,325,803	42,227,484
Receivables	5,326,000	5,022,971	5,085,942	4,490,976	4,338,038	4,158,729	4,342,393	4,406,919	4,485,853	4,594,063	4,696,540	4,810,297
Inventory	1,695,000	2,034,817	1,837,729	1,725,110	1,771,692	1,786,051	1,830,702	1,876,470	1,941,382	1,971,466	2,020,753	2,071,272
Contract assets	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000	8,226,000
Other	94,000	227,202	207,972	197,946	202,255	203,690	207,882	212,179	218,199	221,098	225,726	230,469
Non-current assets classified as "held for sale"	653,000	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250	163,250
<b>Total Current Assets</b>	<b>65,001,000</b>	<b>67,803,446</b>	<b>59,104,061</b>	<b>57,482,249</b>	<b>58,895,566</b>	<b>60,826,143</b>	<b>63,383,748</b>	<b>61,511,210</b>	<b>60,509,873</b>	<b>61,601,015</b>	<b>62,100,052</b>	<b>63,289,491</b>
<b>Non-Current Assets</b>												
Investments	16,616,000	8,529,252	7,130,970	6,983,027	7,230,967	7,573,597	7,954,024	7,628,895	7,440,538	7,595,966	7,652,029	7,818,988
Receivables	-	245,448	326,858	75,826	113,805	77,213	77,773	77,335	77,096	77,301	77,371	77,588
Infrastructure, Property, Plant & Equipment	853,788,000	882,435,281	932,431,199	942,650,601	946,801,240	945,343,766	945,131,005	956,263,784	960,435,109	961,502,271	964,095,096	965,847,056
Investment Property	7,934,000	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300	8,709,300
Intangible Assets	370,000	272,378	144,144	7,731	7,731	7,731	7,731	7,731	7,731	7,731	7,731	7,731
Right of use assets	594,000	594,000	585,867	577,734	569,601	561,468	553,335	545,202	537,069	528,936	520,803	512,670
Non-current assets classified as "held for sale"	-	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750	489,750
<b>Total Non-Current Assets</b>	<b>879,302,000</b>	<b>901,275,408</b>	<b>949,818,088</b>	<b>959,493,970</b>	<b>963,922,394</b>	<b>962,762,825</b>	<b>962,922,918</b>	<b>973,721,996</b>	<b>977,696,593</b>	<b>978,911,255</b>	<b>981,552,080</b>	<b>983,463,082</b>
<b>TOTAL ASSETS</b>	<b>944,303,000</b>	<b>969,078,854</b>	<b>1,008,922,149</b>	<b>1,016,976,219</b>	<b>1,022,817,960</b>	<b>1,023,588,968</b>	<b>1,026,306,667</b>	<b>1,035,233,206</b>	<b>1,038,206,466</b>	<b>1,040,512,270</b>	<b>1,043,652,132</b>	<b>1,046,752,573</b>
<b>LIABILITIES</b>												
<b>Current Liabilities</b>												
Payables	6,628,000	6,715,670	7,552,883	5,535,794	5,306,244	4,946,442	5,228,987	5,569,475	5,596,412	5,577,786	5,728,096	5,789,705
Contract liabilities	12,720,000	9,515,975	10,344,206	6,831,886	5,500,617	3,937,014	4,387,618	4,486,471	4,587,796	4,691,653	4,798,107	4,907,222
Lease liabilities	87,000	-	-	-	-	-	-	-	-	-	-	-
Borrowings	755,000	773,445	1,024,866	1,074,107	1,125,796	1,180,058	1,237,024	1,296,829	1,304,145	1,312,908	1,379,835	646,730
Provisions	8,315,000	8,960,116	8,950,603	9,246,173	9,546,914	9,853,667	10,168,090	10,490,373	10,820,713	11,159,312	11,506,376	11,862,116
<b>Total Current Liabilities</b>	<b>28,505,000</b>	<b>25,965,206</b>	<b>27,872,557</b>	<b>22,687,959</b>	<b>21,479,571</b>	<b>19,917,182</b>	<b>21,021,718</b>	<b>21,843,148</b>	<b>22,309,066</b>	<b>22,741,660</b>	<b>23,412,414</b>	<b>23,205,773</b>
<b>Non-Current Liabilities</b>												
Lease liabilities	514,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000	601,000
Provisions	1,035,000	999,884	1,019,397	1,039,252	1,059,454	1,080,061	1,101,182	1,122,831	1,145,022	1,167,768	1,191,082	1,214,979
<b>Total Non-Current Liabilities</b>	<b>2,599,000</b>	<b>6,878,606</b>	<b>12,179,300</b>	<b>11,125,048</b>	<b>10,019,455</b>	<b>8,860,004</b>	<b>7,644,101</b>	<b>6,368,921</b>	<b>5,086,967</b>	<b>3,796,805</b>	<b>2,440,284</b>	<b>1,817,451</b>
<b>TOTAL LIABILITIES</b>	<b>31,104,000</b>	<b>32,943,812</b>	<b>40,051,857</b>	<b>33,813,007</b>	<b>31,499,026</b>	<b>28,777,185</b>	<b>28,665,819</b>	<b>28,212,069</b>	<b>27,396,033</b>	<b>26,538,464</b>	<b>25,852,697</b>	<b>25,023,224</b>
<b>Net Assets</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>983,163,211</b>	<b>991,318,934</b>	<b>994,811,783</b>	<b>997,640,847</b>	<b>1,007,021,137</b>	<b>1,010,810,433</b>	<b>1,013,973,806</b>	<b>1,017,799,435</b>	<b>1,021,729,349</b>
<b>EQUITY</b>												
Retained Earnings	388,352,000	411,688,042	444,023,292	458,316,211	466,471,934	467,378,107	470,074,422	474,348,330	478,098,764	481,262,137	485,087,766	489,017,680
Revaluation Reserves	524,847,000	524,847,000	524,847,000	524,847,000	524,847,000	527,433,676	527,566,426	532,672,808	532,711,669	532,711,669	532,711,669	532,711,669
Council Equity Interest	913,199,000	936,535,042	968,870,292	983,163,211	991,318,934	994,811,783	997,640,847	1,007,021,137	1,010,810,433	1,013,973,806	1,017,799,435	1,021,729,349
<b>Total Equity</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>983,163,211</b>	<b>991,318,934</b>	<b>994,811,783</b>	<b>997,640,847</b>	<b>1,007,021,137</b>	<b>1,010,810,433</b>	<b>1,013,973,806</b>	<b>1,017,799,435</b>	<b>1,021,729,349</b>



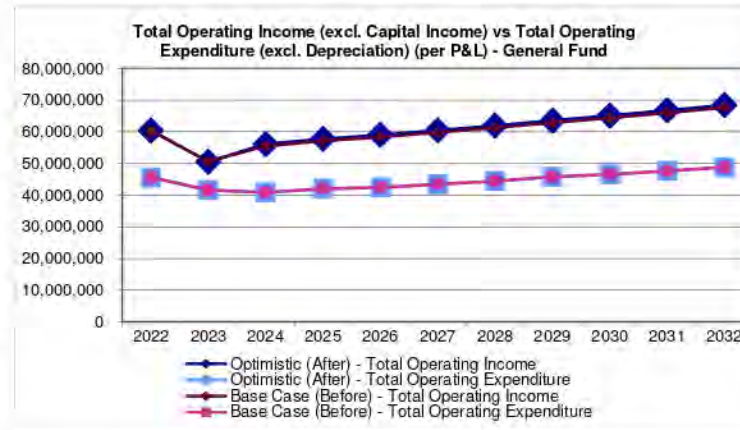
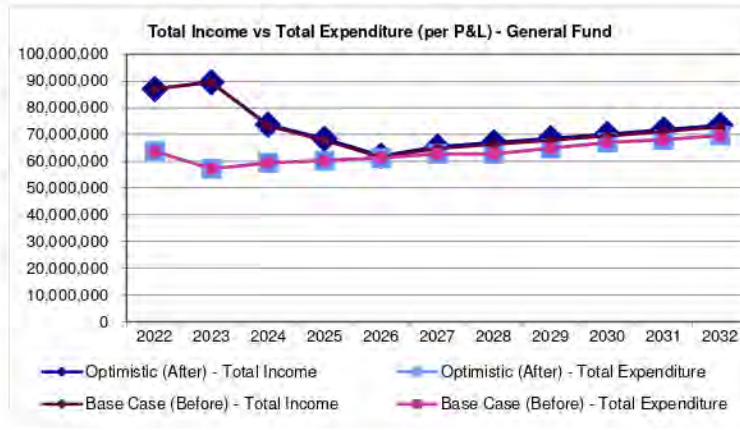
Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 CASH FLOW STATEMENT - GENERAL FUND Scenario: Optimistic													
	Actuals 2020/21	Current Year 2021/22	Projected Years					2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
<b>Cash Flows from Operating Activities</b>													
<b>Receipts:</b>													
Rates & Annual Charges	-	30,082,578	29,351,361	28,664,349	30,283,015	30,945,479	31,720,935	32,513,959	33,326,807	34,159,979	35,013,977	35,889,327	
User Charges & Fees	-	10,824,521	9,180,778	9,619,283	9,817,066	10,031,779	10,279,874	10,536,866	10,800,083	11,070,085	11,346,837	11,630,509	
Investment & Interest Revenue Received	-	244,786	1,057,324	971,834	937,594	960,464	1,120,086	1,212,901	1,139,749	1,071,246	1,079,088	1,055,694	
Grants & Contributions	-	38,344,514	47,261,571	27,360,323	23,057,696	15,618,030	19,381,353	19,506,726	19,844,394	20,395,004	20,852,829	21,324,150	
Other	-	3,183,187	2,501,013	3,166,242	3,170,990	3,243,585	3,276,849	3,367,145	3,451,324	3,537,607	3,626,047	3,716,698	
<b>Payments:</b>													
Employee Benefits & On-Costs	-	(23,859,316)	(24,277,630)	(24,915,891)	(25,488,975)	(26,027,114)	(26,677,794)	(27,344,728)	(28,029,347)	(28,729,055)	(29,447,282)	(30,183,464)	
Materials & Contracts	-	(21,360,315)	(17,455,587)	(14,934,216)	(15,691,525)	(15,604,398)	(14,662,059)	(15,028,611)	(15,711,841)	(15,781,819)	(16,194,170)	(16,588,774)	
Borrowing Costs	-	(9,267)	(277,282)	(560,440)	(511,851)	(460,434)	(406,868)	(350,224)	(290,067)	(228,247)	(164,092)	(197,779)	
Other	-	(1,501,184)	(1,324,507)	(1,321,592)	(1,344,919)	(1,371,321)	(1,405,836)	(1,440,981)	(1,477,006)	(1,513,931)	(1,551,779)	(1,590,573)	
<b>Net Cash provided (or used in) Operating Activities</b>	-	36,249,503	46,017,040	29,049,902	24,211,292	17,335,471	22,626,551	22,972,853	23,154,097	23,978,867	24,571,405	25,155,786	
<b>Cash Flows from Investing Activities</b>													
<b>Receipts:</b>													
Sale of Investment Securities	-	6,749,388	8,949,888	946,929	-	-	-	2,081,032	1,205,604	-	-	-	
Sale of Infrastructure, Property, Plant & Equipment	-	2,696,970	3,887,907	1,088,450	1,269,367	881,251	844,238	844,238	844,238	844,238	844,238	844,238	
<b>Payments:</b>													
Purchase of Investment Securities	-	-	-	-	(1,588,973)	(2,193,049)	(2,434,373)	-	-	1994,899	(358,839)	(1,068,640)	
Purchase of Infrastructure, Property, Plant & Equipment	-	(48,137,182)	(65,381,899)	(30,165,930)	(32,643,249)	(14,654,205)	(19,585,208)	(24,892,325)	(24,041,067)	(22,413,589)	(23,704,025)	(23,432,811)	
Purchase of Intangible Assets	-	(20,000)	-	-	-	-	-	-	-	-	-	-	
<b>Net Cash provided (or used in) Investing Activities</b>	-	(38,710,824)	(52,544,074)	(28,130,250)	(32,960,855)	(15,966,004)	(12,175,841)	(21,967,055)	(21,991,224)	(22,564,184)	(23,218,625)	(23,657,213)	
<b>Cash Flows from Financing Activities</b>													
<b>Receipts:</b>													
Proceeds from Borrowings & Advances	-	5,000,000	6,400,000	-	-	-	-	-	-	-	-	-	
<b>Payments:</b>													
Repayment of Borrowings & Advances	-	(753,833)	(867,395)	(1,024,866)	(1,074,107)	(1,125,786)	(1,180,059)	(1,237,024)	(1,296,829)	(1,364,145)	(1,312,908)	(1,379,835)	
<b>Net Cash Flow provided (used in) Financing Activities</b>	-	4,246,167	5,532,602	(1,024,866)	(1,074,107)	(1,125,786)	(1,180,059)	(1,237,024)	(1,296,829)	(1,364,145)	(1,312,908)	(1,379,835)	
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	-	1,784,846	(994,432)	(1105,214)	176,330	243,672	270,553	(231,226)	(133,956)	110,538	59,871	118,738	
<b>plus: Cash &amp; Cash Equivalents - beginning of year</b>	-	4,281,000	6,065,846	5,071,414	4,966,199	5,142,530	5,386,202	5,656,755	5,425,529	5,291,573	5,402,110	5,441,981	
<b>Cash &amp; Cash Equivalents - end of the year</b>	<b>4,281,000</b>	<b>6,065,846</b>	<b>5,071,414</b>	<b>4,966,199</b>	<b>5,142,530</b>	<b>5,386,202</b>	<b>5,656,755</b>	<b>5,425,529</b>	<b>5,291,573</b>	<b>5,402,110</b>	<b>5,441,981</b>	<b>5,560,719</b>	
<hr/>													
Cash & Cash Equivalents - end of the year	4,281,000	6,065,846	5,071,414	4,966,199	5,142,530	5,386,202	5,656,755	5,425,529	5,291,573	5,402,110	5,441,981	5,560,719	
Investments - end of the year	61,342,000	54,592,612	45,642,724	44,695,795	46,282,768	48,475,817	50,910,791	48,829,759	47,624,154	48,618,993	48,977,832	50,046,472	
<b>Cash, Cash Equivalents &amp; Investments - end of the year</b>	<b>65,623,000</b>	<b>60,658,458</b>	<b>50,714,138</b>	<b>49,661,995</b>	<b>51,425,298</b>	<b>53,862,019</b>	<b>56,567,545</b>	<b>54,255,287</b>	<b>52,915,727</b>	<b>54,021,103</b>	<b>54,419,813</b>	<b>55,607,191</b>	
<hr/>													
<b>Representing:</b>													
- External Restrictions	24,373,000	22,246,932	23,165,655	20,583,456	20,391,389	20,005,907	19,829,599	19,333,367	18,872,230	18,447,064	18,058,769	17,708,267	
- Internal Restrictions	28,056,000	28,985,708	19,666,465	21,443,266	22,708,812	24,508,435	26,071,328	24,087,840	23,160,317	23,658,342	23,623,640	24,363,949	
- Unrestricted	13,194,000	9,425,818	7,882,018	7,635,273	8,325,097	9,347,677	10,666,618	10,853,080	10,883,180	11,915,697	12,737,404	13,534,975	
	<b>65,623,000</b>	<b>60,658,458</b>	<b>50,714,138</b>	<b>49,661,995</b>	<b>51,425,298</b>	<b>53,862,019</b>	<b>56,567,545</b>	<b>54,255,287</b>	<b>52,915,727</b>	<b>54,021,103</b>	<b>54,419,813</b>	<b>55,607,191</b>	

Mid-Western Regional Council 10 Year Financial Plan for the Years ending 30 June 2032 EQUITY STATEMENT - GENERAL FUND Scenario: Optimistic	Actuals	Current Year	Projected Years									
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening Balance (as at 1/7)	869,940,000	913,199,000	936,535,042	968,870,292	983,163,211	991,318,934	994,811,783	997,640,847	1,007,021,137	1,010,810,433	1,013,973,806	1,017,799,435
Adjustments to opening balance	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated opening Balance (as at 1/7)</b>	<b>869,940,000</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>983,163,211</b>	<b>991,318,934</b>	<b>994,811,783</b>	<b>997,640,847</b>	<b>1,007,021,137</b>	<b>1,010,810,433</b>	<b>1,013,973,806</b>	<b>1,017,799,435</b>
Net Operating Result for the Year	37,181,000	23,336,042	32,335,249	14,292,920	8,155,723	906,173	2,696,315	4,273,908	3,750,434	3,163,373	3,825,629	3,929,915
Adjustments to net operating result	-	-	-	-	-	-	-	-	-	-	-	-
<b>Restated Net Operating Result for the Year</b>	<b>37,181,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>14,292,920</b>	<b>8,155,723</b>	<b>906,173</b>	<b>2,696,315</b>	<b>4,273,908</b>	<b>3,750,434</b>	<b>3,163,373</b>	<b>3,825,629</b>	<b>3,929,915</b>
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-	-
- Correction of prior period errors	1,924,000	-	-	-	-	-	-	-	-	-	-	-
- Gain (loss) on revaluation of IPP&E	3,337,000	-	-	-	-	2,586,676	132,750	5,106,382	38,861	-	-	-
- Impairment (loss) reversal relating to IPP&E	725,000	-	-	-	-	-	-	-	-	-	-	-
- Other Movements (combined)	92,000	-	-	-	-	-	-	-	-	-	-	-
<b>Other Comprehensive Income</b>	<b>6,078,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,586,676</b>	<b>132,750</b>	<b>5,106,382</b>	<b>38,861</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income</b>	<b>43,259,000</b>	<b>23,336,042</b>	<b>32,335,249</b>	<b>14,292,920</b>	<b>8,155,723</b>	<b>3,492,848</b>	<b>2,829,065</b>	<b>9,380,290</b>	<b>3,789,295</b>	<b>3,163,373</b>	<b>3,825,629</b>	<b>3,929,915</b>
Distributions to/(contributions from) non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between Equity	-	-	-	-	-	-	-	-	-	-	-	-
<b>Equity - Balance at end of the reporting period</b>	<b>913,199,000</b>	<b>936,535,042</b>	<b>968,870,292</b>	<b>983,163,211</b>	<b>991,318,934</b>	<b>994,811,783</b>	<b>997,640,847</b>	<b>1,007,021,137</b>	<b>1,010,810,433</b>	<b>1,013,973,806</b>	<b>1,017,799,435</b>	<b>1,021,729,349</b>

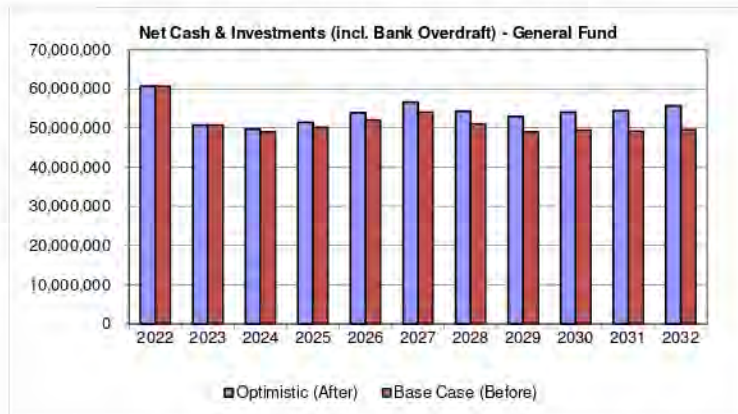
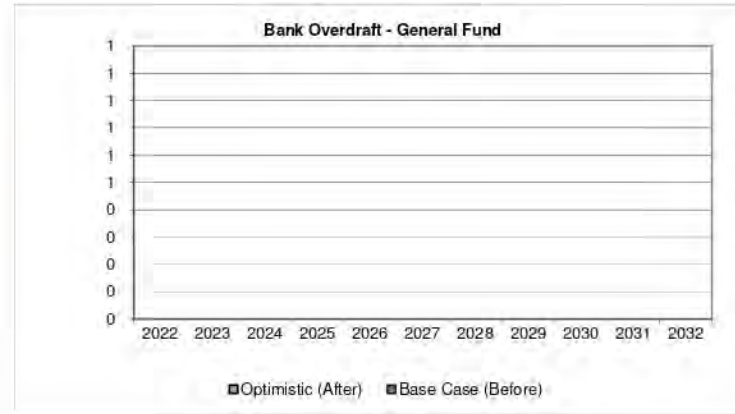
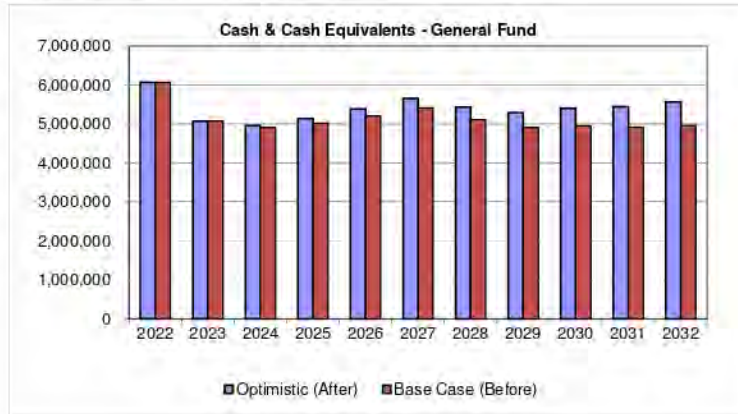
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Optimistic**  
 Income Statement Charts



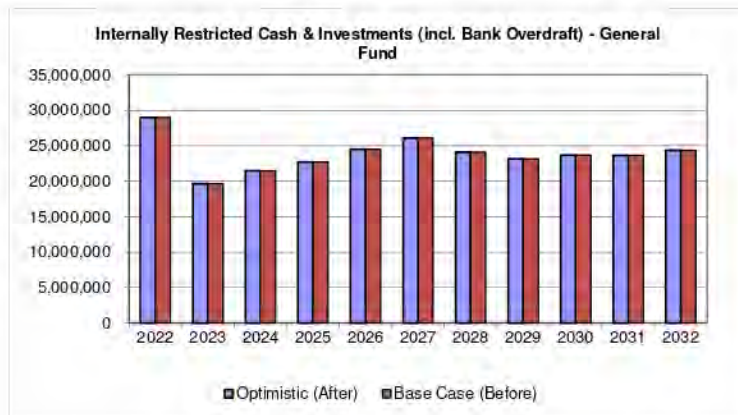
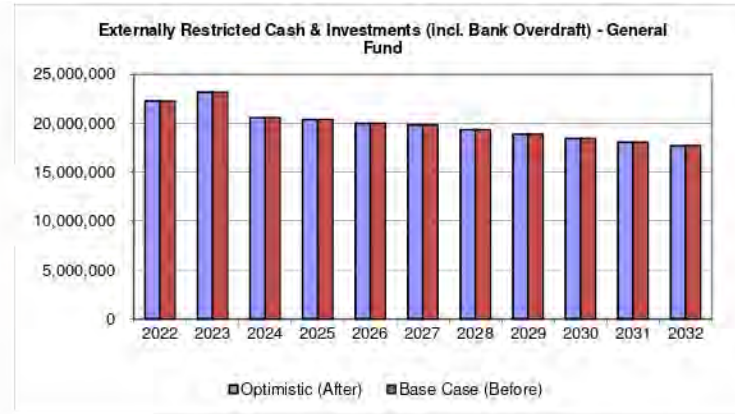
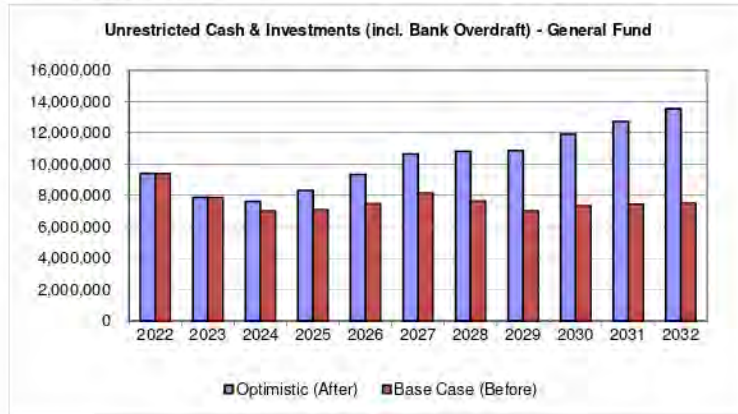
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Optimistic**  
Income Statement Charts



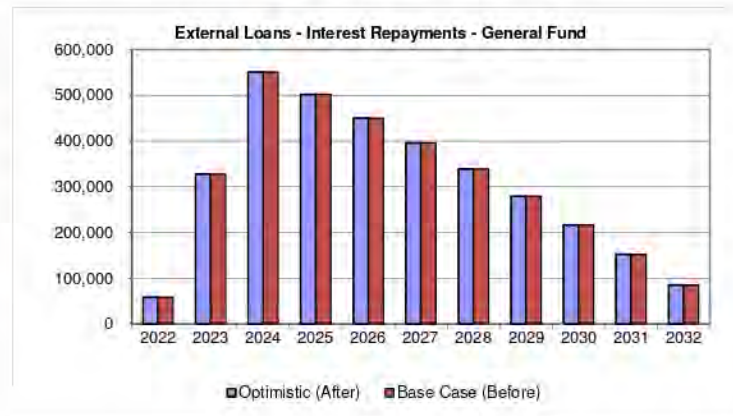
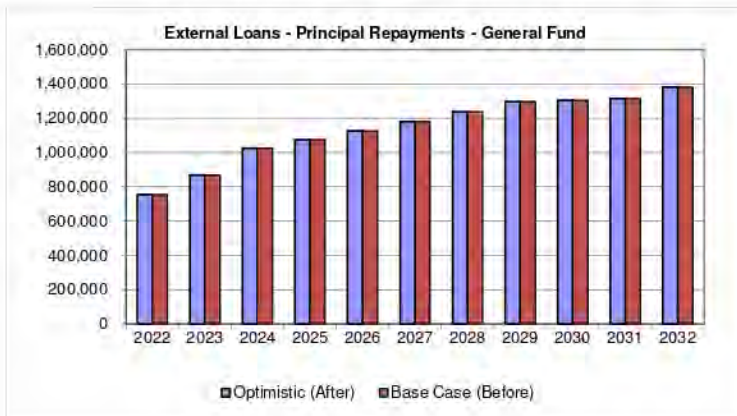
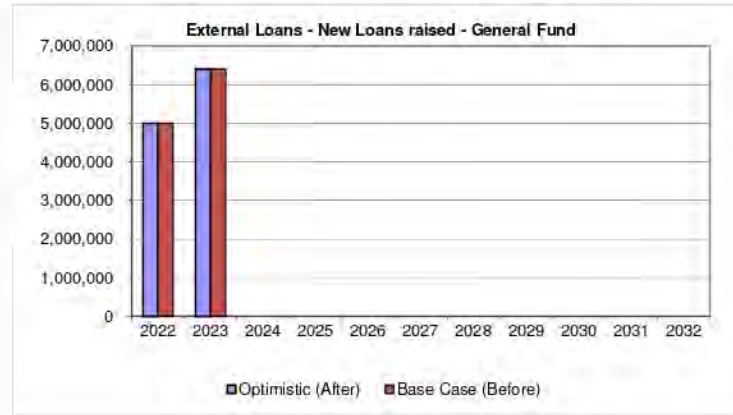
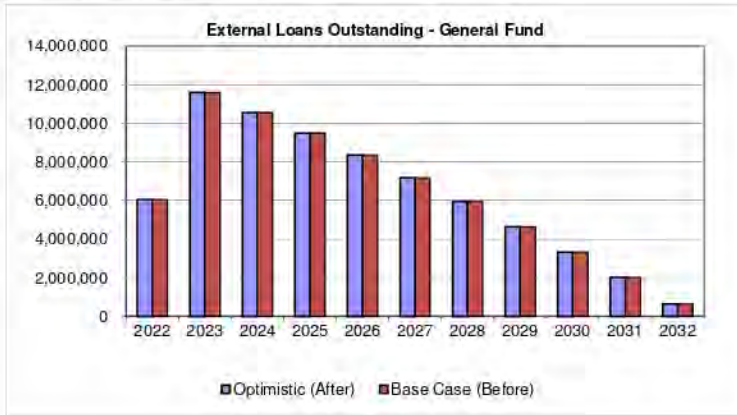
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Optimistic**  
 Cash, Investment & Bank Overdraft Charts



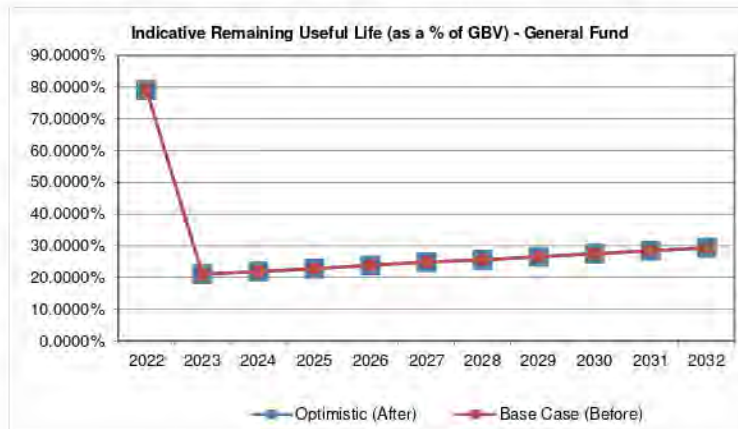
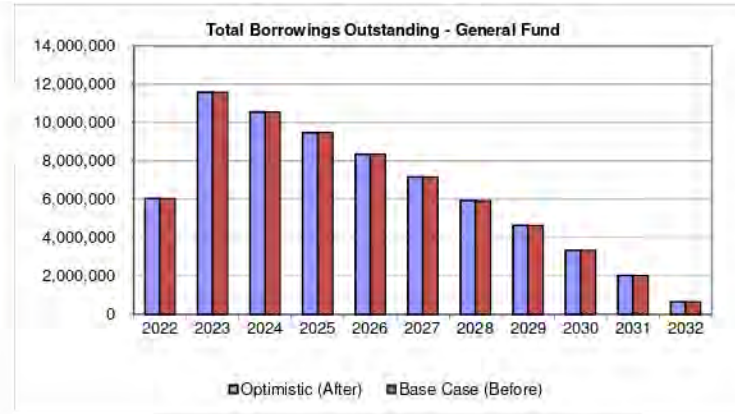
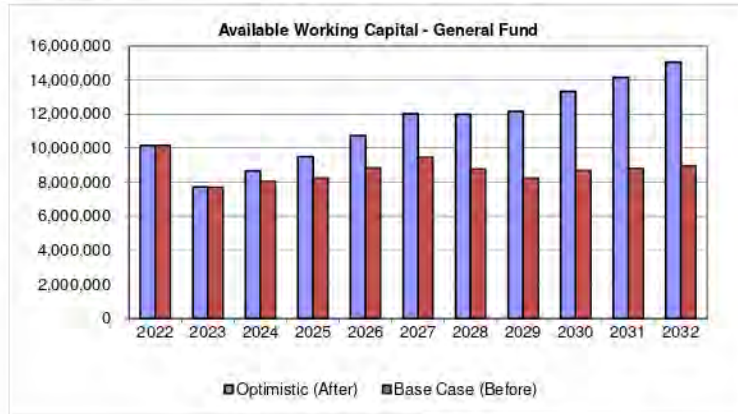
**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Optimistic**  
Cash Restrictions Charts



**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Optimistic**  
 External Loans Charts

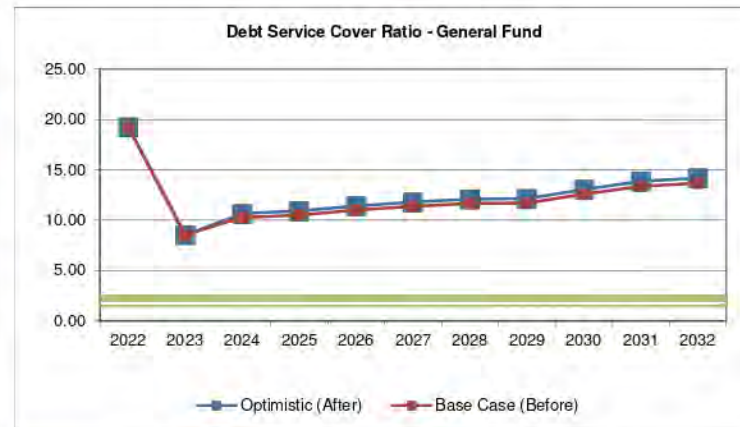
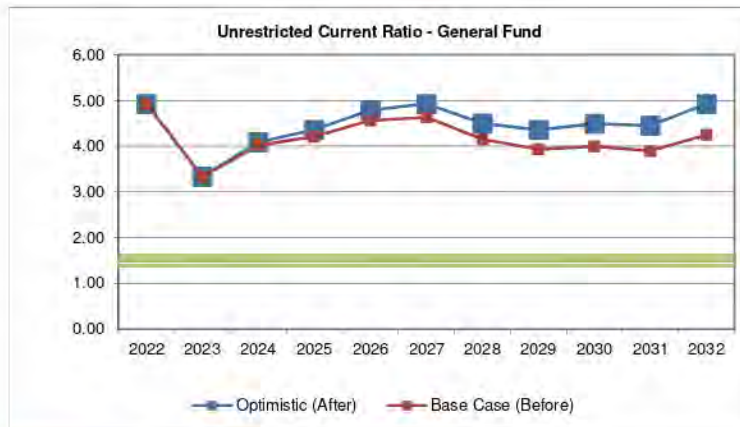
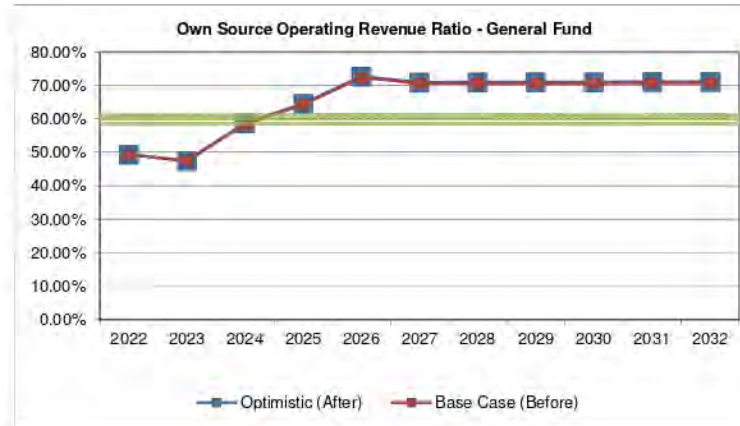
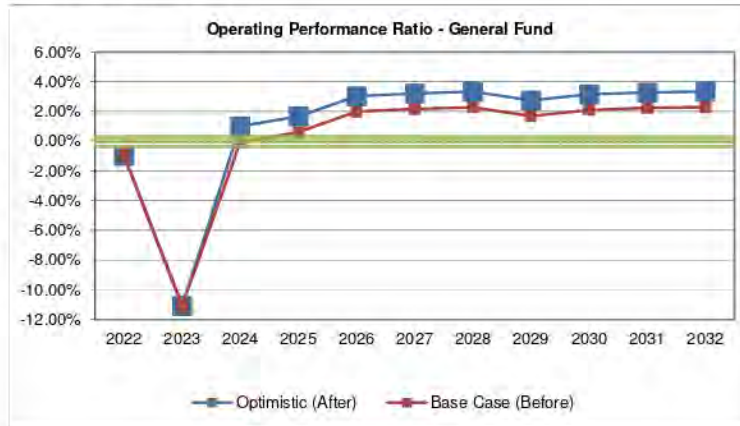


**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Optimistic**  
Other Charts



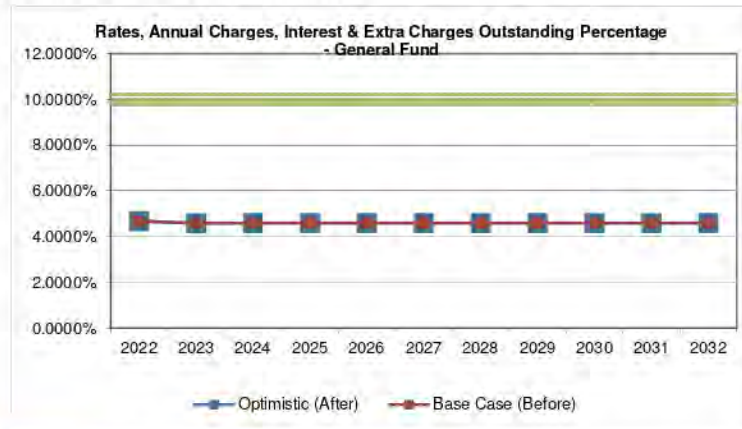


**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Optimistic**  
 New Note 13 Ratios Charts

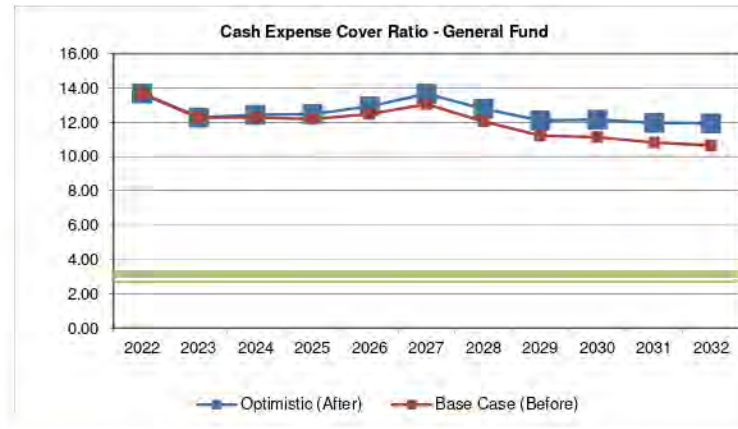


Minimum Amber      Minimum Green      Maximum Green      Maximum Amber

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Optimistic**  
New Note 13 Ratios Charts (continued)

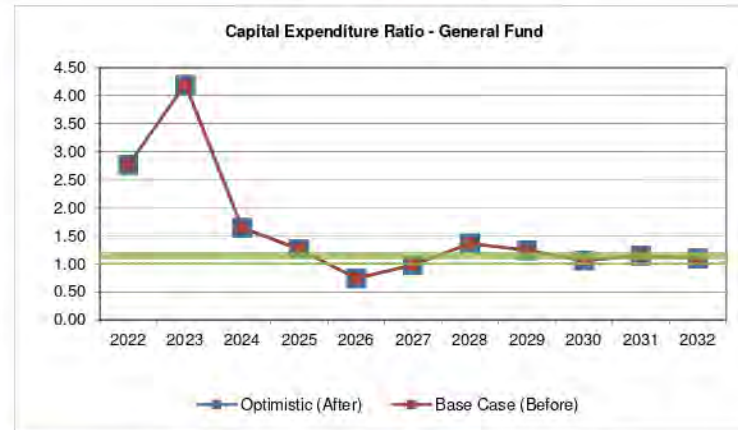
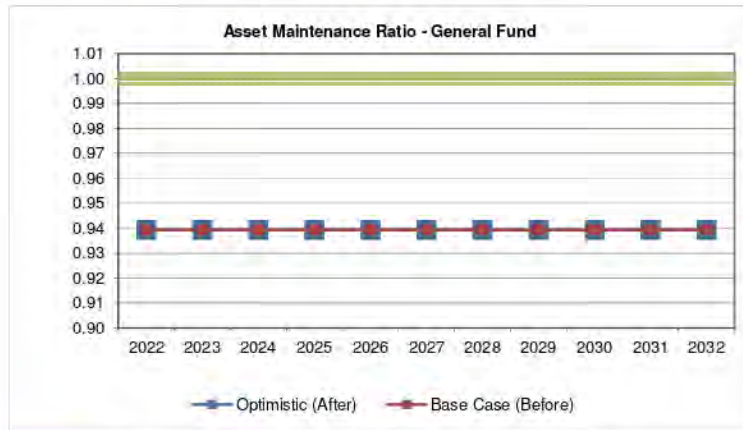
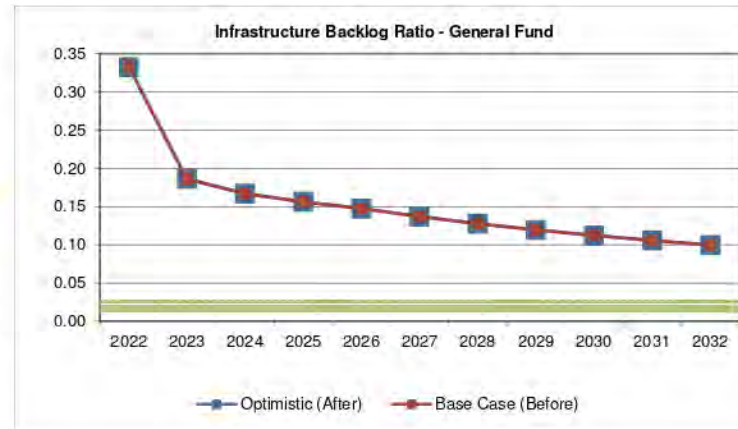
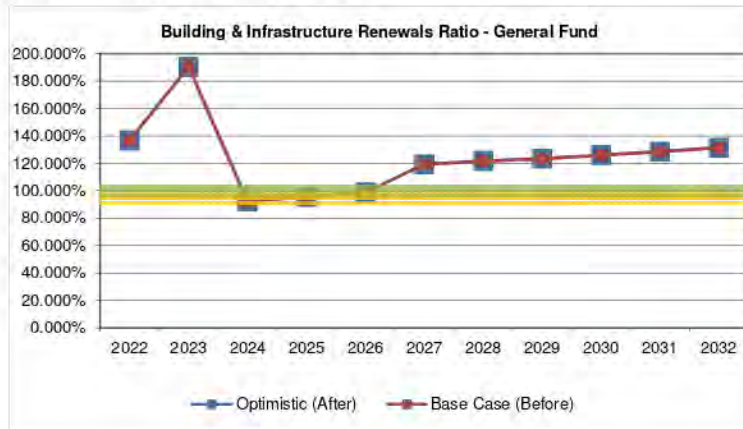


Minimum Amber Minimum Green



Maximum Green Maximum Amber

**Mid-Western Regional Council**  
**10 Year Financial Plan for the Years ending 30 June 2032**  
**CHARTS - GENERAL FUND**  
**Scenario: Optimistic**  
 New Special Schedule 7 Ratios Charts



Minimum Amber      Minimum Green      Maximum Green      Maximum Amber

Mid-Western Regional Council  
10 Year Financial Plan for the Years ending 30 June 2032  
KEY PERFORMANCE INDICATORS - GENERAL FUND  
Scenario: Optimistic

		Current Year	Projected Years									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32

1) **different** Calculation to TCorp's calculation for same ratio

**New Special Schedule 7 Ratios**

Building & Infrastructure Renewals Ratio	Snapshot											
	Actual Ratio	136.67%	190.34%	92.42%	95.50%	98.70%	119.22%	121.67%	123.44%	126.00%	128.63%	131.31%
Infrastructure Backlog Ratio	Snapshot											
	Actual Ratio	0.33	0.19	0.17	0.16	0.15	0.14	0.13	0.12	0.11	0.11	0.10
Asset Maintenance Ratio	Snapshot											
	Actual Ratio	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Capital Expenditure Ratio	Snapshot											
	Actual Ratio	2.77	4.20	1.64	1.26	0.74	0.98	1.36	1.24	1.06	1.14	1.09




[www.midwestern.nsw.gov.au](http://www.midwestern.nsw.gov.au)

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109 Herbert Street GULGONG  
77 Louee Street RYLSTONE

**MID-WESTERN REGIONAL COUNCIL**

PO Box 156, Mudgee NSW 2850



## POLICY

### Records Management

A prosperous and progressive community.

ADOPTED: 17 May 2017	VERSION NO: 2.0	
COUNCIL MEETING MIN NO: 115/17	REVIEW DATE: MAY 2021	
DATE: 20/05/2017	FILE NUMBER: GOV000064 GOV000068	

## Objective

The purpose of this policy is to ensure that full and accurate records of all activities and decisions are created, managed and retained or disposed of appropriately, and in accordance with relevant legislation. It will allow us to meet our obligations for accountability while ensuring that it protects the rights of the Mid-Western Regional Council, its staff, customers and the community.

This policy provides us with a framework and outlines responsibilities for the operations of our Records Management Program.

The policy has been formulated to outline our ~~records-Records management-Management~~ responsibilities and to identify areas and processes which can be improved.

Mid-Western Regional Council is committed to a ~~records-Records management-Management~~ program which meets legislative requirements, reflects our business needs, provides us with evidence of our business transactions and protects our interests. Corporate records promote organisational memory and provide us with precedents which can be used to make consistent decisions.

## Legislative requirements

Legislative and Government Requirements for Recordkeeping

Note: ~~This list is not exhaustive.~~ It is the responsibility of managers to examine legislation and government directions which govern their activities, and ensure that records arising from these activities conform ~~with to~~ recordkeeping requirements.

### RELATED LEGISLATION:

- [State Records Act 1998](#), [Local Government Records General Disposal Authority \(GDA10GA39\)](#).
- [State Records general retention and disposal authority: Original or source records that have been copied \(GA45\)](#).
- [Australian Standard on Records Management - AS ISO15489-2002](#).
- [Australian Standard AS4390-1996 - Records Management](#).

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■ ~~Freedom of Information Act 1989~~ (~~AS ISO105489-2002~~)

■ ~~Government Information (Public Access) Act (GIPAA) 2009~~

■ ~~Privacy and Personal Information Protection Act 1998~~

■ ~~MWRC Agency Information Guide~~

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#### ACKNOWLEDGEMENT:

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Mid-Western Regional Council acknowledges the use of the Records Management Policy documents provided by State Records NSW and the State Library of NSW.

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## Related policies and plans

- ~~Access to Information Policy~~
- ~~Complaints Management Policy~~
- ~~Councils Naming Convention~~
- ~~Records Management Procedures~~

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## Policy

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A ~~records~~ ~~Records management~~ ~~Management~~ program is a planned, coordinated set of policies, procedures, people, systems and activities that are required to manage records.

The objectives of this policy are to outline our requirements for managing records to:

- ~~Support our ongoing business activity and customer services~~
- ~~Meet legislative requirements and community expectations~~
- ~~Manage records efficiently and effectively~~
- ~~Be accessible to meet our business needs~~
- ~~Store them cost effectively and when no longer required are disposed of in a timely and efficient manner~~
- ~~Ensure that records of longer term value are identified and protected for historical and other research~~
- ~~Maintain digital and other technology dependent records in an accessible format for as long as they are required~~

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- To comply with all external requirements relating to record keeping practices.

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## Scope

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This policy applies to all Council Staff and Councillors and Staff at Mid-Western Regional Council who deal with corporate records and to anyone performing work on our behalf including casuals, volunteers, contractors and consultants.

It applies to any corporate record in any format, created, received or maintained by Council for official business. Communications sent or received via an electronic message system (see definition) which are relevant to the information gathering, policy formulation or decision making processes of Council are included in the scope of this policy.

## Principles

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### Records Management

Council's Records Management Program seeks to ensure that:

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- The General Manager has authority to issue policy, procedures and guidelines on records management and monitor compliance.
- The Manager Customer Services and Governance is responsible for implementation of the records Records management Management program, along with the efficient management and security of all Council records.
- Each Departmental Manager is accountable for the effective management of records within their department.
- All Council staff & Councillors are responsible for the capture, maintenance and security of records related to their business transactions. This includes records in any format, including hard copy, electronic documents and electronic messaging (as required due to content).
- Records Management operations must comply with relevant legislation and approved standards and procedures:
  - It has the records it needs to support and enhance ongoing business and customer service, meet accountability requirements and community expectations.
  - These records are managed efficiently and can be easily accessed and used for as long as they are required.
  - Records are stored as cost-effectively as possible and when no longer required they are disposed of in a timely and efficient manner.
  - Council complies with all requirements concerning records and records management practices including the NSW Government's objectives for recordkeeping.

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### Creation and Capture

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- All staff are obliged to create and maintain records of all decisions and actions made in the course of their official business. This includes recording key points of business transacted by telephone and minutes of official meetings. [Council staff must adhere to Councils Naming Convention as distributed by Records.](#)
- Managers are responsible for monitoring their staff to ensure that they create and capture records of business transactions.
- Mid-Western Regional Council (MWRC) will support business activities by providing an ~~Electronic customer Records M~~management system (ECM) (ERMS) to assist staff to create and maintain records. Note - Business rules for capture of official records are documented and published on the intranet.
- ~~MWRC will continue to maintain a hard copy filing system for particular types of files such as development applications.~~
- MWRC must keep full and accurate records of business activities and store them in the corporate records system. This includes letters, emails, file notes of telephone conversations (as required due to content), minutes of meetings, oral decisions or commitments and social media. [This includes entering correct Keywording i.e. Short name, Record Type and Document Type into Councils EDRMS.](#)
- MWRC must ensure Records are placed on an official file. Files are registered in the records management system and given a unique number. File titles are developed within a Business Classification Scheme based on that provided by NSW State Records ([GA39](#)).

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### Access to Council Records

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Access to Council Records will be considered in conjunction with the requirements of:

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- Privacy and Personal Information Protection Act 1998.
- Government Information (Public Access) Act (GIPAA) 2009.
- MWRC Code of Conduct (Part 8)

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[Staff should be considerate of the following when accessing Council Records:](#)

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■ [Staff are reminded to only view documents related to their position, even if they come across something by accident or design.](#)

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■ [Staff are reminded that confidentiality of all records is expected as part of their employment within MWRC.](#)

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■ [Staff are reminded that all documents can be audited and that any comments made in feed extra notes or while delegating or passing workflow forward are part of the record and can be required to be provided for GIPA requests \(the old FOI's\), or for legal proceedings.](#)

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**Records Security**

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- Records of all formats should be stored securely to prevent unauthorised access, destruction, alteration or removal.
- Council staff are responsible for the safe custody of all files and documents allocated to them and confidential information must be stored securely. Files should be returned to the records section when action is complete.
- ECM-Councils Electronic Records Management System (ERMS) has a number of different security classifications, so that confidential documents, stored electronically are only available to nominated officers.
- Electronic records should be retained on line (on servers) or offline (on CD Roms, DVDs, magnetic disks or other removable media).
- Records which are no longer active and rarely used should be transferred to Councils Authorised Archival Storage Facility or in the case of State Records e.g. Minute Books, the NSW State Archives (Government Records Repository GRR).
- Records which are no longer active and rarely used should be transferred to the Government Records Repository (GRR) or an Authorised Archival Storage Facility

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**Tracking**

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- Files can be located in the Records Strong Room or the Records Archive Shed.
- File locations are ~~changed~~ updated in the ERMS by Records or Planning Administration Staff when the physical location of the record has changed.
- Records staff conduct a scan of file movements on a periodic basis (normally weekly)
- Scanners are provided in records storage areas so that staff can record file movements, details of which will be uploaded on a daily basis
- Staff are ~~should be~~ aware of their mandatory responsibility to record movement of files through training, policy and procedures.

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**Disposal and Destruction of Records**

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- Staff cannot initiate the disposal or destruction of corporate records without consultation with ~~Team Leader~~ Records Records Coordinator, and on approval from Manager Customer Services & Governance

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- Hardcopy Records can only be destroyed in accordance with the General Authority (GA39) but when the record is also captured electronically in a corporate records management system, the hardcopy record can be destroyed under General Authority (GA4536) – [Original or Source records that have been copied](#).
- Records that are identified as State archives must be retained indefinitely; either on site – with an [Councils Authorised Archival Storage Facility](#) or [with-in the case of State Records e.g. Minute Books, the NSW State Archives \(Government State Records Repository GRRNSW\)](#).
- Council records must be protected, maintained and easily located for their total retention period and must be disposed of in accordance with the State Records Act 1998 and Council's disposal procedures.
- [Council staff are to individually determine Corporate Value of documents and they should be retained as required. If not required, low value documents can be disposed of in the Secure Waste Bins located throughout MWRC. \(See Normal Administrative Practice\)](#).

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#### Normal Administrative Practice **with Recordkeeping**

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- [Employees Council staff are required to secure all sensitive/confidential information in their workspace at the conclusion of the work day and when they are expected to be away from their workspace for an extended period of time. This includes both electronic and physical hardcopy information.](#)
- [Computer workstations/laptops must be locked \(logged out or shut down\) when unattended and at the end of the work day. Portable devices like laptops and tablets that remain in the office overnight must be shut down and stored away.](#)
- [Mass storage devices such as cd, dvd, usb drives, or external hard drives must be treated as sensitive material and locked away when not in use.](#)
- [Printed materials must be immediately removed from printers or fax machines. Printing physical copies should be reserved for moments of absolute necessity. Documents should be viewed, shared and managed electronically whenever possible.](#)
- [All sensitive documents and restricted information must be placed in the locked confidential disposal bins. Please refer to the records retention policy for additional information pertaining to document destruction.](#)
- [File-Filing cabinets and drawers containing sensitive information must be kept closed and locked when unattended and not in use.](#)
- [Passwords must not be written down or stored anywhere in the office.](#)
- [Keys and physical access cards must not be left unattended anywhere in the office.](#)

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The State Records Act provides for limited disposal of [low value](#) records without specific authorisation of State Records under the Normal Administrative Practice provisions. These include records of little value that only need to be kept for a short period or routine instructional documents which need to be kept for a few hours or a few days. [These documents can be disposed of in the Secure Bins located throughout MWRC only. \(not the regular rubbish bin\)](#).

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State Records Guidelines No 8, Normal Administrative Practice outlines what can be disposed of under this provision of the Act and should be used to make a decision if in doubt.

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The following is a list of documents that could be destroyed under Normal Administrative Practice:

- Draft documents and working papers of a routine nature.
  - Working papers/records of an instructional nature which have been used to prepare a final version of a document and are not required for accounting purposes.
  - Information copies or duplicates of records that have already been captured in the recordkeeping system.
- 
- Computer records which have been acted upon or superseded and not required for ongoing business transactions.
  - Instructions that can be disposed of may include correcting typing errors, file creation or retrieval, formatting documents, internal distribution lists.
  - Messages in the form of email, voice mail, fax, post it notes, telephone messages, file notes can be disposed of if they only have short term value or have been captured into a recordkeeping system.
  - Unused stationery, printed forms or letterheads.
  - Junk mail such as brochures, catalogues or price lists.

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### Value of Records as a Corporate Asset

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The records of Mid-Western Regional Council are an essential resource for information as they:

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- Are a vital asset which document precedents Council can use to make future decisions.
- Exist for a variety of administrative, functional, historical and legal reasons.
- Are the major component of the Council's corporate memory and provide evidence of business transactions and decisions.
- Support policy formulation and consistent and equitable decision making.
- Are evidence of business activity ensuring staff meet their legislative and administrative responsibilities.

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### Responsibilities

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### General Manager

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The General Manager is responsible for ensuring that Mid-Western Regional Council complies with:

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- The requirements and standards of the State Records Act 1998.

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- Other legislation relating to records management and recordkeeping.

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#### Manager Customer Services & Governance

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- Manager Customer Services and Governance is the onsite Corporate Records Manager (CRM).

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- Ensures that the Records Management Program is adequately resourced, trained and skilled.
- Ensures that the Records Management Program is adequately resourced, trained and skilled.
- Represents records management interests at Executive, through the Director Community.
- Ensures the preservation of digital records is addressed in policy, planning and implementation of the Public Officer's Records Management Program Procedures.
- Authorises the disposal of records, in liaison with Team Leader Records Coordinator.
- Ensures that records and information management is integrated into work processes, job descriptions, systems and services.
- Records and information management responsibilities are identified and addressed in outsourced, cloud and similar service arrangements.
- Continue to identify high risk and high value areas of business and the systems, records and information needed to support these business areas. Also refer to the Business Continuity Plan (BCP) related to risk minimisation of records.
- Ensure that the design and configuration of Records and Information Management Systems is documented and maintained where high risk and/or high value business is undertaken.

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#### Team Leader Records Coordinator

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- To ensure that records and information are managed and stored securely and routinely across all operating environments, be that digital or physical locations (including contracted).
- Monitor and review records and information management to ensure that it is performed, accountable and meets business needs.
- Access to records and information is managed appropriately in accordance with legal and business requirements.
- Ensure that records and information are identifiable, retrievable and accessible for as long as they are required.
- Supervise Records Staff in day to day functions.
- Conduct EDRMS-ERMS training and refresher training when required.

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**Manager ICT**

- Ensures the migration of digital records or digital control records/metadata is conducted in line with the conditions stated in the General Retention and Disposal Authority.
- Ensure the records and information are protected from unauthorised or unlawful access, destruction, loss, deletion or alteration.
- Ensure Councils ERMS servers and operating system in functional for users and any support requests are appropriately managed or referred to the software support group.

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**Records Department**

Implementation of the Records Program is the responsibility of the Manager Customer Services & Governance in conjunction with Team Leader-Records Coordinator and Records staff who:

- Monitor compliance with Records Management Policy and related Procedures.
- Ensure that all staff are aware of their recordkeeping responsibilities.
- Are responsible for the conduct of records management operations standard set in Recordkeeping for the organisation.
- Identify and document records and information with long term value and arrange storage as per General Disposal Authority.
- Ensure that records and information are systematically and accountably destroyed when legally appropriate to do so.

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**All Managers**

- Ensure that records which are created and managed within their section comply with the Records Management Policy and Procedures.
- Ensure that staff in their department are trained in how to create and manage records and their responsibilities regarding confidential matters.
- Ensure that departmental business rules and procedures for high risk and/or high value processes support and adheres to the Records Management Policy.
- Ensure that all digital and physical records and information are retained for as long as needed for business, legal and accountability requirements and then forwarded to records staff for retention and/or destruction (as per General Disposal Authority).
- Ensure that all contractors are inducted to comply with the Records Management Policy and ensure that as part of their contract, they are aware that all records created while performing

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work on behalf of Council belong to Council, and are State records under the *State Records Act 1998*. This includes the records of contract staff working on the premises as well as external service providers.

- Ensure that records and information are protected from unauthorised or unlawful access, destruction, loss, deletion or alteration.

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#### Staff

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- Must comply with the Records Management Policies and Procedures.
- Must keep full and accurate records of business activities and store them in the corporate records system. This includes letters, emails, file notes of telephone conversations, minutes of meetings, oral decisions or commitments and social media.
- Must protect records from unauthorised access and obtain approval for their disposal or destruction.
- Identify and report high risk and/or high value processes to ensure adherence to the Records Management Policy.
- Must name documents in accordance with Council's [Records Naming Convention](#).
- Ensure adequate metadata is added to ensure meaning and context is associated with the record. Specifically the [Short Name \(summary line\)](#), [Document Type](#) and [Record Type](#).
- Must adhere to the [guidance around maintaining clean desks \(also refer to the section on Normal Administrative Practice\)](#) to ensure meaning and context is associated with the record.

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#### Contractors

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- Manage records that they create on behalf of Mid-Western Regional Council according to the terms of their contract.
- Be aware that as part of their contract, that all records created while performing work on behalf of Council belong to Council, and are state records under the *State Records Act 1998*. This includes the records of contract staff working on the premises as well as external service providers.

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#### Councillors

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- Be aware of their responsibilities regarding [records i.e. What is a Record? What is required for retention of records? Recordkeeping during their term as a Council Official](#).
- Must comply with the [Records Management Policies and Procedures](#).

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- Must keep full and accurate records of business activities and have them stored in the corporate records system. This includes letters, emails, file notes of telephone conversations, minutes of meetings, oral decisions or commitments and social media.
- Must protect records from unauthorised access and obtain approval for their disposal or destruction.
- Identify and report high risk and/or high value processes to ensure adherence to the Records Management Policy.

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### Training

- Council will support staff by including Record's Management training in induction programs and by providing training in the use of the Electronic ~~Content Records~~ Records Management System, ~~ELO,~~
- All staff who require use of ~~ELO,~~Councils ERMS must undertake ~~ELO~~ training and refresher training when required.

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### Monitoring the ~~r~~Records ~~m~~Management ~~p~~Program

- The Records Management Program will be monitored regularly by the Manager Customer Services and Governance and the Records Team Leader/Coordinator.
- We will conduct an internal audit annually survey every two years with results and recommendations sent to the Executive for consideration

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## Definitions

### Active Records

Records in frequent use, required for business transactions or information

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<u>Archives</u>	Records which have been appraised as having continuing value to the organisation or required as State Archives
<u>Business Activity</u>	Umbrella term covering all the functions, processes, activities and transaction of an organisation its employees (AS 4390 Part 1 – Clause 46)
<u>Classification</u>	Systematic identification and arrangement of business activities and/or records into categories according to logically structured conventions, methods and procedural rules represented in a classification system (AS ISO 15489 Part 1 Clause 35)
<u>Disposal</u>	A range of processes associated with appraising documents and files for retention, deletion or destruction
<u>Electronic Messages</u>	Communications sent or received via an electronic messaging system. These may be in the form of electronic mail, voice mail or electronic data interchange (EDI) messaging and includes attachments. Messages may be received or sent internally and/or externally
<u>File</u>	A file is a collection of documents, which show organisational activities through an identifiable sequence of transactions. A file can be physical or electronic
<u>Normal Administrative Practice</u>	Is a provision under the State Records Act 1998 that provides for the destruction of records whose destruction is not otherwise covered by a specific law or an authorised records authority
<u>Record</u>	A document or other source of information in any format, created, received or maintained by Council
<u>Recordkeeping</u>	Making, maintaining and capturing a complete, accurate and reliable evidence of business activities
<u>Records Management</u>	Field of management responsible for the efficient and systematic control of the creation, receipt, maintenance, use and disposition of records, including processes for capturing and maintaining evidence of and information about business activities and transactions in the form of records (AS ISO 15489 part 1 Clause 316)
<u>Sentencing</u>	The method used to action records according to a retention and disposal authority
<u>Social Media</u>	Social media is a form of electronic communication (as web sites for social networking and microblogging) through which users create online communities, to share information, ideas, personal message, and other content (such as videos)
<u>State Record</u>	Any record, made and kept, or received and kept, by any person in the course of the exercise of official functions in a public office, or for any purpose of a public office, or for the use of a public office State Records Act 1998 (NSW)
<u>Active Records</u>	Records in frequent use, required for business transactions or information
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Normal Administrative Practice	Is a provision under the State Records Act 1998 that provides for the destruction of records whose destruction is not otherwise covered by a specific law or an authorised records authority
Record	A document or other source of information in any format, created, received or maintained by Council
Recordkeeping	Making, maintaining and capturing a complete, accurate and reliable evidence of business activities
Records Management	Field of management responsible for the efficient and systematic control of the creation, receipt, maintenance, use and disposition of records, including processes for capturing and maintaining evidence of and information about business activities and transactions in the form of records (AS ISO 15489 part 1 Clause 316)
Sentencing	The method used to action records according to a retention and disposal authority
Social Media	Social media is a form of electronic communication (as web sites for social networking and microblogging) through which users create online communities, to share information, ideas, personal message, and other content (such as videos)

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State Record — Any record, made and kept, or received and kept, by any person in the course of the exercise of official functions in a public office, or for any purpose of a public office, or for the use of a public office. State Records Act 1998 (NSW)



## POLICY

### Records Management

*A prosperous  
and progressive  
community*

#### ADOPTED

COUNCIL MEETING MIN NO

DATE:

VERSION NO

REVIEW DATE

FILE NUMBER

CUS600002

## Objective

The purpose of this policy is to ensure that full and accurate records of all activities and decisions are created, managed and retained or disposed of appropriately, and in accordance with relevant legislation. It will allow us to meet our obligations for accountability while ensuring that it protects the rights of the Mid-Western Regional Council, its staff, customers and the community.

This policy provides us with a framework and outlines responsibilities for the operations of our Records Management Program.

The policy has been formulated to outline our Records Management responsibilities and to identify areas and processes which can be improved.

Mid-Western Regional Council is committed to a Records Management program which meets legislative requirements, reflects our business needs, provides us with evidence of our business transactions and protects our interests. Corporate records promote organisational memory and provide us with precedents which can be used to make consistent decisions.

## Legislative requirements

### Legislative and Government Requirements for Recordkeeping

Note: It is the responsibility of managers to examine legislation and government directions which govern their activities, and ensure that records arising from these activities conform to recordkeeping requirements.

#### RELATED LEGISLATION

- State Records Act 1998. Local Government Records General Disposal Authority (GA39).
- State Records general retention and disposal authority: Original or source records that have been copied (GA45).
- Australian Standard on Records Management - AS ISO15489-2002.
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- Government Information (Public Access) Act (GIPAA) 2009.
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#### ACKNOWLEDGEMENT

Mid-Western Regional Council acknowledges the use of the Records Management Policy documents provided by State Records NSW and the State Library of NSW.

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## Related policies and plans

- Access to Information Policy.
- Complaints Policy.
- Councils Naming Convention.

## Policy

A Records Management program is a planned, coordinated set of policies, procedures, people, systems and activities that are required to manage records.

The objectives of this policy are to outline our requirements for managing records to:

- Support our ongoing business activity and customer services.
- Meet legislative requirements and community expectations.
- Manage records efficiently and effectively.
- Be accessible to meet our business needs.
- Store them cost effectively and when no longer required are disposed of in a timely and efficient manner.
- Ensure that records of longer term value are identified and protected for historical and other research.
- Maintain digital and other technology dependent records in an accessible format for as long as they are required.
- To comply with all external requirements relating to record keeping practices.

## Scope

This policy applies to all Council Staff and Councillors at Mid-Western Regional Council who deal with corporate records and to anyone performing work on our behalf including casuals, volunteers, contractors and consultants.

It applies to any corporate record in any format, created, received or maintained by Council for official business. Communications sent or received via an electronic message system (see definition) which are relevant to the information gathering, policy formulation or decision making processes of Council are included in the scope of this policy.

## Principles

### Records Management

Council's Records Management Program seeks to ensure that:

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- The General Manager has authority to issue policy, procedures and guidelines on records management and monitor compliance.
- The Manager Customer Services and Governance is responsible for implementation of the Records Management program, along with the efficient management and security of all Council records.
- Each Departmental Manager is accountable for the effective management of records within their department.
- All Council staff & Councillors are responsible for the capture, maintenance and security of records related to their business transactions. This includes records in any format, including hard copy, electronic documents and electronic messaging (as required due to content).
- Records Management operations must comply with relevant legislation and approved standards and procedures:
  - It has the records it needs to support and enhance ongoing business and customer service, meet accountability requirements and community expectations.
  - These records are managed efficiently and can be easily accessed and used for as long as they are required.
  - Records are stored as cost-effectively as possible and when no longer required they are disposed of in a timely and efficient manner.
  - Council complies with all requirements concerning records and records management practices including the NSW Government's objectives for recordkeeping.

### Creation and Capture

- All staff are obliged to create and maintain records of all decisions and actions made in the course of their official business. This includes recording key points of business transacted by telephone and minutes of official meetings. Council staff must adhere to Councils Naming Convention as distributed by Records.
- Managers are responsible for monitoring their staff to ensure that they create and capture records of business transactions.
- Mid-Western Regional Council will support business activities by providing an Electronic Records Management system (ERMS) to assist staff to create and maintain records. Note - Business rules for capture of official records are documented and published on the intranet.
- MWRC must keep full and accurate records of business activities and store them in the corporate records system. This includes letters, emails, file notes of telephone conversations (as required due to content), minutes of meetings, oral decisions or commitments and social media. This includes entering correct Key wording i.e. short name, record type and document type into Councils ERMS.
- MWRC must ensure Records are placed on an official file. Files are registered in the records management system and given a unique number. File titles are developed within a Business Classification Scheme based on that provided by NSW State Records (GA39).

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### Access to Council Records

Access to Council Records will be considered in conjunction with the requirements of:

- Privacy and Personal Information Protection Act 1998.
- Government Information (Public Access) Act (GIPA) 2009.
- MWRC Code of Conduct (Part 8)

Staff should be considerate of the following when accessing Council Records;

- Staff are reminded to only view documents related to their position, even if they come across something by accident or design.
- Staff are reminded that confidentiality of all records is expected as part of their employment within MWRC.

Staff are reminded that all documents can be audited and that any comments made in feed, extra notes or while delegating or passing workflow forward are part of the record and can be required to be provided for GIPA requests (the old FOI's), or for legal proceedings.

### Records Security

- Records of all formats should be stored securely to prevent unauthorised access, destruction, alteration or removal.
- Council staff are responsible for the safe custody of all files and documents allocated to them and confidential information must be stored securely. Files should be returned to the records section when action is complete.
- Councils Electronic Records Management System (ERMS) has a number of different security classifications, so that confidential documents, stored electronically are only available to nominated officers.
- Electronic records should be retained on line (on servers) or offline (on CDS, DVDs, magnetic disks or other removable media).
- Records which are no longer active and rarely used should be transferred to Councils Authorised Archival Storage Facility or in the case of State Records e.g. Minute Books, the NSW State Archives (Government Records Repository GRR).

### Tracking

- Files can be located in the Records Strong Room or the Records Archive Shed.
- File locations are updated in the ERMS by Records or Planning Administration Staff when the physical location of the record has changed.
- Staff should be aware of their mandatory responsibility to record movement of files through training, policy and procedures.

### Disposal and Destruction of Records

- Staff cannot initiate the disposal or destruction of corporate records without consultation with Records Coordinator, and on approval from Manager Customer Services & Governance.

- Hardcopy Records can only be destroyed in accordance with the General Authority (GA39) but when the record is also captured electronically in a corporate records management system, the hardcopy record can be destroyed under General Authority (GA45) - Original or Source records that have been copied.
- Records that are identified as State archives must be retained indefinitely; either on site, with Councils Authorised Archival Storage Facility or in the case of State Records e.g. Minute Books, the NSW State Archives (Government Records Repository GRR).
- Council records must be protected, maintained and easily located for their total retention period and must be disposed of in accordance with the State Records Act 1998 and Council's disposal procedures.
- Council staff are to individually determine Corporate Value of documents and they should be retained as required. If not required, low value documents can be disposed of in the Secure Waste Bins located throughout MWRC.

#### Normal Administrative Practice with Recordkeeping

- Council staff are required to secure all sensitive/confidential information in their workspace at the conclusion of the work day and when they are expected to be away from their workspace for an extended period of time. This includes both electronic and physical hardcopy information. Computer workstations/laptops must be locked (logged out or shut down) when unattended and at the end of the work day. Portable devices like laptops and tablets that remain in the office overnight must be shut down and stored away.
- Mass storage devices such as CD, DVD, USB drives, or external hard drives must be treated as sensitive material and locked away when not in use.
- Printed materials must be immediately removed from printers or fax machines. Printing physical copies should be reserved for moments of absolute necessity. Documents should be viewed, shared and managed electronically whenever possible.
- All sensitive documents and restricted information must be placed in the locked confidential disposal bins. Please refer to the records retention policy for additional information pertaining to document destruction.
- Filing cabinets and drawers containing sensitive information must be kept closed and locked when unattended and not in use.
- Passwords must not be written down or stored anywhere in the office.
- Keys and physical access cards must not be left unattended anywhere in the office.

The State Records Act provides for limited disposal of low value records without specific authorisation of State Records under the Normal Administrative Practice provisions. These include records of little value that only need to be kept for a short period or routine instructional documents which need to be kept for a few hours or a few days. These documents can be disposed of in the Secure Bins located throughout MWRC only.

State Records Guidelines No 8, Normal Administrative Practice outlines what can be disposed of under this provision of the Act and should be used to make a decision if in doubt.

The following is a list of documents that could be destroyed under Normal Administrative Practice;



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- Draft documents and working papers of a routine nature.
- Working papers/records of an instructional nature which have been used to prepare a final version of a document and are not required for accounting purposes.
- Information copies or duplicates of records that have already been captured in the recordkeeping system.
- Computer records which have been acted upon or superseded and not required for ongoing business transactions.
- Instructions that can be disposed of may include correcting typing errors, file creation or retrieval, formatting documents, internal distribution lists.
- Messages in the form of email, voice mail, fax, post it notes, telephone messages, file notes can be disposed of if they only have short term value or have been captured into a recordkeeping system.
- Unused stationery, printed forms or letterheads.
- Junk mail such as brochures, catalogues or price lists.

#### Value of Records as a Corporate Asset

The records of Mid-Western Regional Council are an essential resource for information as they:

- Are a vital asset which document precedents Council can use to make future decisions.
- Exist for a variety of administrative, functional, historical and legal reasons.
- Are the major component of the Council's corporate memory and provide evidence of business transactions and decisions.
- Support policy formulation and consistent and equitable decision making.
- Are evidence of business activity ensuring staff meet their legislative and administrative responsibilities.

## Responsibilities

#### General Manager

The General Manager is responsible for ensuring that Mid-Western Regional Council complies with:

- The requirements and standards of the State Records Act 1998.
- Other legislation relating to records management and recordkeeping.

#### Manager Customer Services & Governance

- Manager Customer Services and Governance is the onsite Corporate Records Manager (CRM).
- Ensures that the Records Management Program is adequately resourced, trained and skilled
- Represents records management interests at Executive, through the Director Community.

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- Ensures the preservation of digital records is addressed in policy, planning and Procedures.
- Authorises the disposal of records, in liaison with Records Coordinator.
- Ensures that records and information management is integrated into work processes, job descriptions, systems and services.
- Records and information management responsibilities are identified and addressed in outsourced, cloud and similar service arrangements.
- Continue to identify high risk and high value areas of business and the systems, records and information needed to support these business areas.
- Ensure that the design and configuration of Records and Information Management Systems is documented and maintained where high risk and/or high value business is undertaken.

## Records Coordinator

- To ensure that records and information are managed and stored securely and routinely across all operating environments, be that digital or physical locations (including contracted).
- Monitor and review records and information management to ensure that it is performed, accountable and meets business needs.
- Access to records and information is managed appropriately in accordance with legal and business requirements.
- Ensure that records and information are identifiable, retrievable and accessible for as long as they are required.
- Supervise Records Staff in day to day functions.
- Conduct ERMS training and refresher training when required.
- Ensure any user support requests are appropriately reported and monitored, and to liaise with ICT team as required.

## Manager ICT

- Ensures the migration of digital records or digital control records/metadata is conducted in line with the conditions stated in the General Retention and Disposal Authority.
- Ensure the records and information are protected from unauthorised or unlawful access, destruction, loss, deletion or alteration.
- Ensure Councils ERMS servers and operating system is functional for users and will liaise with Records Coord as required for any user support requests.

## Records Department

- Implementation of the Records Program is the responsibility of the Manager Customer Services & Governance in conjunction with Records Coordinator and Records staff who:
- Monitor compliance with Records Management Policy and related procedures.

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- Ensure that all staff are aware of their recordkeeping responsibilities.
- Are responsible for the standard set in Recordkeeping for the organisation.
- Identify and document records and information with long term value and arrange storage as per General Disposal Authority.
- Ensure that records and information are systematically and accountably destroyed when legally appropriate to do so.

**All Managers**

- Ensure that records which are created and managed within their section comply with the Records Management Policy.
- Ensure that staff in their department are trained in how to create and manage records and their responsibilities regarding confidential matters.
- Ensure that departmental business rules and procedures for high risk and/or high value processes support and adheres to the Records Management Policy.
- Ensure that all digital and physical records and information are retained for as long as needed for business, legal and accountability requirements and then forwarded to records staff for retention and/or destruction (as per General Disposal Authority).
- Ensure that all contractors are inducted to comply with the Records Management Policy and ensure that as part of their contract, they are aware that all records created while performing work on behalf of Council belong to Council, and are State records under the *State Records Act 1998*. This includes the records of contract staff working on the premises as well as external service providers.
- Ensure that records and information are protected from unauthorised or unlawful access, destruction, loss, deletion or alteration.

**All Staff**

- Must comply with the Records Management Policies and Procedures.
- Must keep full and accurate records of business activities and store them in the corporate records system. This includes letters, emails, file notes of telephone conversations, minutes of meetings, oral decisions or commitments and social media.
- Must protect records from unauthorised access and obtain approval for their disposal or destruction.
- Identify and report high risk and/or high value processes to ensure adherence to the Records Management Policy.
- Must name documents in accordance with Councils Records Naming Convention.
- Ensure adequate metadata is added to ensure meaning and context is associated with the record. Specifically the Short Name (summary line), Document Type and Record Type.
- Must adhere to the guidance around maintaining clean desks (also refer to the section on Normal Administrative Practice).

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### Contractors

- Manage records that they create on behalf of Mid-Western Regional Council according to the terms of their contract.
- Be aware that as part of their contract, that all records created while performing work on behalf of Council belong to Council, and are state records under the *State Records Act 1998*. This includes the records of contract staff working on the premises as well as external service providers.

### Councillors

- Be aware of their responsibilities regarding Recordkeeping during their term as a Council Official.
- Must comply with the Records Management Policies and Procedures.
- Must keep full and accurate records of business activities and have them stored in the corporate records system. This includes letters, emails, file notes of telephone conversations, minutes of meetings, oral decisions or commitments and social media.
- Must protect records from unauthorised access and obtain approval for their disposal or destruction.
- Identify and report high risk and/or high value processes to ensure adherence to the Records Management Policy.

### Training

- Council will support staff by including Record's Management training in induction programs and by providing training in the use of the Electronic Records Management System.
- All staff who require use of Councils ERMS must undertake training and refresher training when required.

## Definitions

Active Records	Records in frequent use, required for business transactions or information
Archives	Records which have been appraised as having continuing value to the organisation or required as State Archives
Business Activity	Umbrella term covering all the functions, processes, activities and transaction of an organisation its employees (AS 4390 Part 1 – Clause 46)
Classification	Systematic identification and arrangement of business activities and/or records into categories according to logically structured conventions, methods and procedural rules represented in a classification system (AS ISO 15489 Part 1 Clause 35)
Disposal	A range of processes associated with appraising documents and files for retention, deletion or destruction
Electronic Messages	Communications sent or received via an electronic messaging system. These may be in the form of electronic mail, voice mail or

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	electronic data interchange (EDI) messaging and includes attachments. Messages may be received or sent internally and/or externally
File	A file is a collection of documents, which show organisational activities through an identifiable sequence of transactions. A file can be physical or electronic
Normal Administrative Practice	Is a provision under the State Records Act 1998 that provides for the destruction of records whose destruction is not otherwise covered by a specific law or an authorised records authority
Record	A document or other source of information in any format, created, received or maintained by Council
Recordkeeping	Making, maintaining and capturing a complete, accurate and reliable evidence of business activities
Records Management	Field of management responsible for the efficient and systematic control of the creation, receipt, maintenance, use and disposition of records, including processes for capturing and maintaining evidence of and information about business activities and transactions in the form of records (AS ISO 15489 part 1 Clause 316)
Sentencing	The method used to action records according to a retention and disposal authority
Social Media	Social media is a form of electronic communication (as web sites for social networking and microblogging) through which users create online communities, to share information, ideas, personal message, and other content (such as videos)
State Record	Any record, made and kept, or received and kept, by any person in the course of the exercise of official functions in a public office, or for any purpose of a public office, or for the use of a public office State Records Act 1998 (NSW)

# Mudgee Indoor Pool Business Case

## Interim Report



**Prepared for**

**Mid-Western Regional Council**

**By**

**C Leisure  
CO-OP  
Turner & Townsend**

**Date**

**July 2022**

*Draft Report*



## DISCLAIMER

*The professional advice provided in this report has been prepared for the exclusive use of **Mid-Western Regional Council** (Council) and for the purposes specified in the report. The report is not to be used for other purposes or provided to other bodies or agencies without the explicit approval of the authors.*

*The report is supplied to Council in good faith and reflects the knowledge, expertise and professional experience of the consulting team members. C Leisure Pty Ltd. accepts no responsibility whatsoever for any loss occasioned by any person acting or refraining from action as a result of sole reliance on this report.*

*C Leisure Pty Ltd. have endeavoured to use what is considered to be the best information available at the time of the report's preparation, including all information supplied by Council. Unless stated otherwise, C Leisure Pty Ltd. does not warrant the accuracy of any forecast, prediction or projection made in the report. Although C Leisure Pty Ltd. have exercised reasonable care in making forecasts, predictions or projections, the accuracy of the data available, future market behaviour and other unforeseen factors or events are uncertain and thus cannot be predicted reliably.*

*The specific market and financial assessments contained in this report are derived from a range of sources including trends in the Australian aquatic and leisure industries, trends in aquatics and leisure participation, CERM® and comparative data of other similar centres including usage patterns, growth projections, interviews and discussions with stakeholders and Council staff. The assessments made could be expected to be achieved if consistent and comprehensive, management, marketing, monitoring and scheduling skills are applied to the proposed facilities once redeveloped. C Leisure Pty Ltd. accepts no responsibility for outcomes which are different to those projected here if these skills are not applied and if changes in the market or other market parameters occur.*



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## 1. BACKGROUND

### 1.1 Introduction

The Mudgee Olympic Pool (MOP) is a vital outdoor recreation facility in Mudgee, regional NSW. Currently the facility offers outdoor seasonal facilities with the vision to upgrade/expand facilities to all year-round access. It has been a long-term desire for the Mid-Western community to have access to aquatic facilities all year round. A vital component of considering such an asset comes the requirement of considering the ongoing operational and asset management costs associated through a business case.

C Leisure was appointed by Mid-Western Regional Council (Council) in June 2022 to develop a business case for an indoor pool in Mudgee. The overall objective of the business case is to present a detailed analysis of the investment rationale and recommendations for optimum delivery strategy for the proposed redevelopment of an Indoor Pool for Mudgee and the surrounding region.

***This interim report focuses on the design options, capital and operational implications and provides the necessary information for Council to determine a preferred option.***

### 1.2 Project Background

The current Mudgee Olympic Pool is located within Lawson Park along Short Street in Mudgee, NSW. The pools are in-ground outdoor structures consisting of an Olympic size pool, toddler pool and water park. Supporting building such as change rooms and kiosk are also provided. It has been a long-term desire for the Mid-Western community to have access to aquatic facilities all year round.

The following actions have been completed by Council to date:

- In May 2019 a consultant was engaged to complete a feasibility study to provide opinions on the costs and benefits of extending the swimming pool season and considering the option of building an indoor pool and separate program pool/leisure pool. The feasibility presented design options and extensive community consultation activities to analyse the community needs and expectations
- In May 2021 a structural engineering consultant completed a general condition assessment of the Mudgee pool site. The purpose of the report was to identify any possible major defects that may impact the performance and asset life of the facility. The inspection completed outside the pool season to assist the assessment scope and limitations. The result of the report being the pool in general was in sound condition.
- In May 2021 Council staff conducted site visits across multiple Aquatic venues within NSW. Sites were selected on relevancy to similar desired project scale to continue to benchmark facility requirements to meet community expectation
- In August 2021, MWRC resolved the below key markets and design objectives for an indoor pool project:

Key Market	Design Principle
Recreation Users	<p>Destination that provides all-year around swimming and water fun for all community members and varying types of swimming ability</p> <p>Community activity hub that offers an array of target health, recreation and sporting programs, support services and casual leisure opportunities to all sectors of the community</p> <p>Interactive aquatic playgrounds or active water spaces with splash pads, built in zero depths and fountains or splash buckets</p>
Health, Fitness and Wellbeing	<p>Exercising in water opportunities, including exercise and therapy activities</p> <p>Increase the usability of program space and lane availability</p> <p>Commitment to universal design and access for all principles</p> <p>Ability to facilitate health and well-being programs for the community through diverse affordable programs, social interaction and developing civic pride</p>
Aquatic Education	<p>Learn to swim classes, squad swimming, school carnivals and teaching/water education program opportunities</p>
Sports	<p>Opportunity for increased swim and triathlon club participation and other aquatic sports</p>
Public Safety	<p>Addressing ageing assets on existing site</p> <p>Promoting awareness of water safety issues</p>

- In August 2021, Council resolved to progress with two preferred facility design options to be considered in a business case:
  - Option One - new indoor 8 lane 25 metre pool and leisure play area. Retain existing outdoor facilities, with the exception of the outdoor toddler pool
  - Option Two - new indoor 50 metre pool and leisure play area. Retain existing outdoor water park only and decommission existing outdoor pools to accommodate new pools
  - Multi-function facilities are to also be considered, including as gym and fitness room in the business case development
  - Consider the indoor pool to be constructed at the existing site at Lawson Park, Mudgee

Based on Councils brief the final Business Case must address the following:

- Reiterate the level of demand for an Indoor Aquatic Centre in Mudgee through previous data, reports and emerging trends
- An overview of the social, economic and environmental benefits of an Indoor Aquatic Centre, ensuring that alignment with government policy and frameworks are captured
- Thorough assessment of each of design options considered for whole life operating costs and revenues (budget analysis)
- Preferred procurement options- including any relevant information regarding funding eligibility. For this reason, it is paramount that the business case meets the demands of the Office of Local Government capital review guidelines
- Provide a functional financing strategy to support project delivery
- Risk analysis framework and mitigation strategies
- Concept plans in-line with Council preferred design configurations and site orientation

### 1.3 Acknowledgement

C Leisure acknowledges the input and assistance provided by Mr Peter Raines, Manager Recreation Services at Council for his guidance and assistance throughout the project.

## 2. CASE FOR CHANGE

### 2.1 Rationale for Investment

Aquatic and leisure venues offer many benefits to a community when compared with other sporting and recreational pursuits, particularly where they have indoor and/or outdoor heated pools. The wider range of benefits offered by aquatic and leisure venues includes:

- Competition at all levels.
- Personal, family and community social interaction and wellbeing.
- Personal and community health improvements and reduced medical costs.
- A personal, community and national sense of achievement; and
- Reductions in anti-social and negative behavior.

Research also suggests that the availability of and use by the community of modern, attractive recreation venues helps people deal more effectively with the stresses of daily life and their jobs, improves productivity and performance (whether at work, in education, as a sports person or in the wider community), and helps attract people to a town or region (*and to keep living in that town or region*) –and thus strengthens economic development.<sup>1</sup>

These benefits are achieved from aquatics provision in particular because, unlike many other sporting and recreation activities, they:

- Can be used for a wide variety of activities ranging from social, fun pursuits through to elite competition
- Offer major health benefits through exercise programs and the healing effect of warm water
- Can be used by people of all ages as the flotation provided by water allows use by people who may not be able to use any other form of recreational facility
- Have low injury rates amongst participants when compared with many other recreation and sporting pursuits<sup>2</sup>
- If indoors, can be pursued for long hours every day, regardless of the weather
- Can, depending on the activities selected, allow participation to occur alone, in small groups, in teams, or in a social, structured group or a competitive format.
- Are used by many *other* sporting and recreational activities to overcome injury and the negative other side effects of these activities, and

<sup>1</sup> For an overview of the benefits offered by recreation activities and specific evidence of the benefits of aquatics, see Jeavons, S. and Marriott, K., 2002: *Benefits of Aquatic and Indoor Recreation Facilities*, Sport and Recreation Victoria, Parks and Leisure Australia. For a more recent review of research into the economic benefits of aquatic recreation centres see Tower, J., McDonald, K. & Stewart, B., 2014: *Community Benefits of Victorian Aquatic and Recreation Centres*, Melbourne, Victoria: Victoria University

<sup>2</sup> As examples of sporting injury rates, see Table 15 and the wider research reported in Finch, C., Cassell, E. and Stathakis, 1999: *The Epidemiology of Sport and Active Recreation Injury in the Latrobe Valley*, Monash Accident Research Centre (Melbourne) Report No. 151. See also Boufous, S., Dennis, R. and Finch, C., A profile of hospitalisations and deaths due to sport and leisure injuries in New South Wales, 2000-2004. NSW Injury Risk Management Research Centre, UNSW, Sydney

- Have no time constraints for many forms of the aquatic activities pursued.

The top ten benefits gained from the use of aquatic facilities in Australia which were identified by the 2002 Jeavons and Marriott research were, in order of importance:

1. Physical fitness, keeping active, mobile
2. Reducing and moderating risk (in terms of personal health and wellbeing)
3. Developing skills
4. Being with family
5. Being with friends
6. Being with people similar to yourself (i.e.: feeling comfortable with the people around you)
7. Pleasure
8. Setting oneself a challenge
9. Reinforcing self-confidence, and
10. Reducing tension.

It is acknowledged that a number of the benefits can be gained from other recreation activities. Yet, few others can be pursued equally by males and females; by people of any age; by people of a wide range of abilities, alone, with family, in small or large social groups or in a team at a competitive level, by people of all cultures, and by people with disabilities.

Given the benefits they provide and the reasons for these benefits, aquatic and leisure centres are a valuable community resource and should be provided (in many instances, ahead of other recreation opportunities which have narrower markets and provide fewer beneficial outcomes) and they warrant strong support.

Wider national research has found four major barriers to community wellbeing, these being mental illness, obesity, long term unemployment and income inequality<sup>3</sup>. The development of a modern aquatic and community wellbeing hub to replace the existing Mudgee Olympic Pool would contribute significantly to addressing at least the first three of these issues. All sporting groups and leisure users who use Lawson Park will be able to access opportunities to use the facility for training and individual needs.

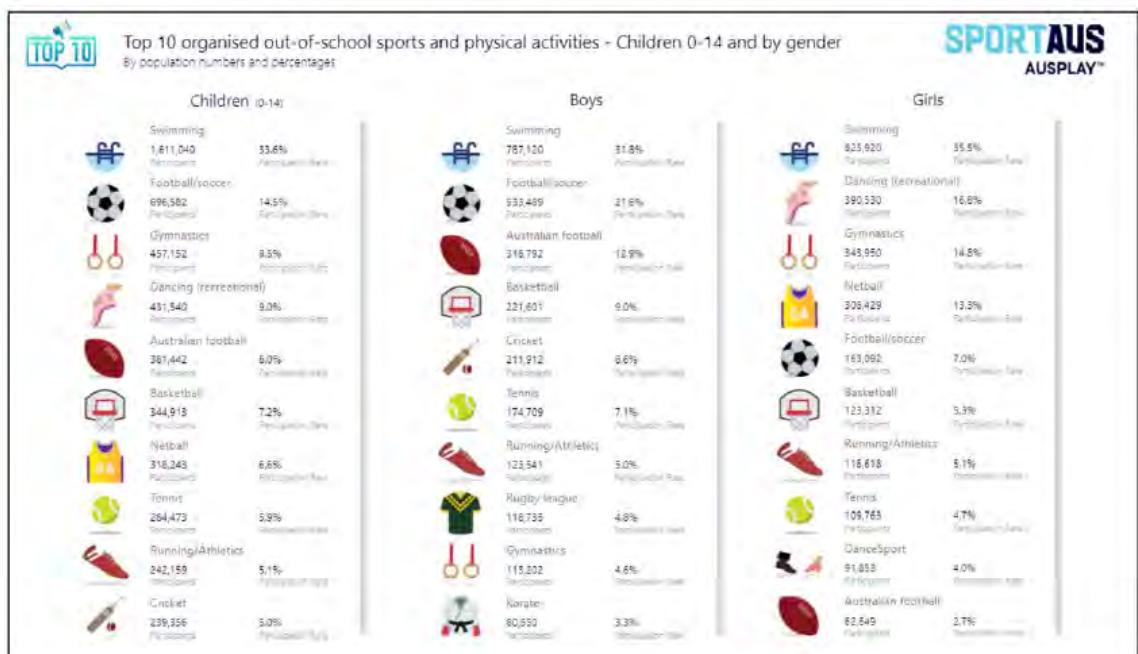
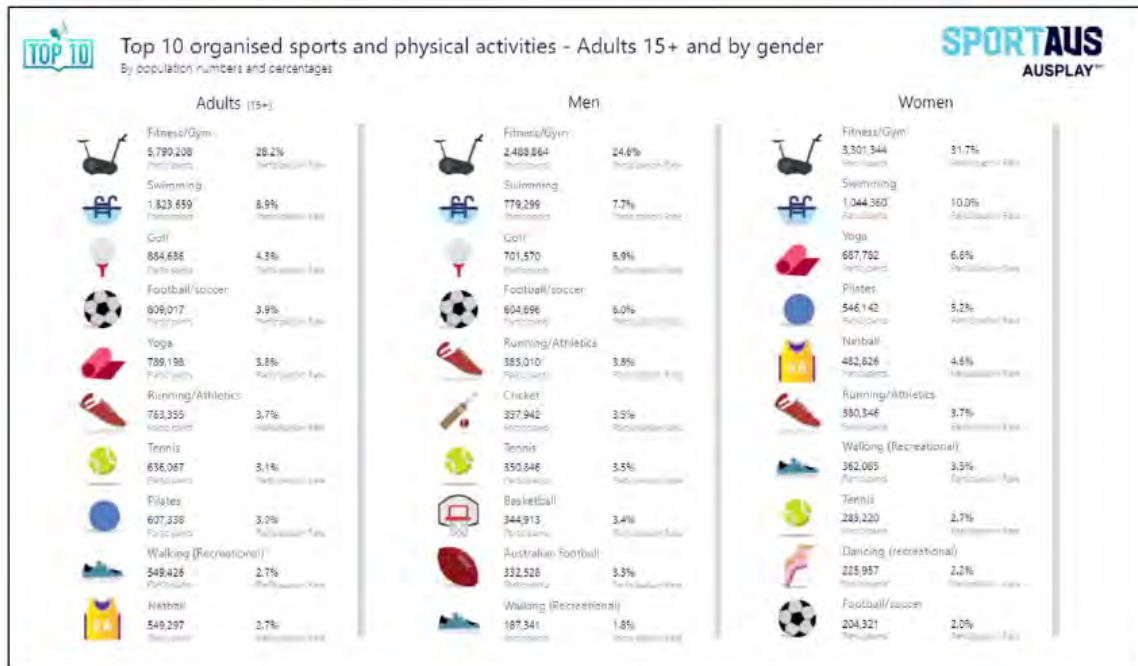
In addition to providing the physical infrastructure concerted efforts must be made to attract more users so the benefits are widely shared. This is best achieved by ensuring that the venues meet targeted community needs, that they are well promoted, and that they are programmed in a manner which is relevant and attractive to the community.

To this end, modern aquatic venues are no longer developed as venues with the traditional mix of pools - as is the current case at Mudgee Olympic Pool - but rather, as *community activities hubs* which offer a diverse array of targeted health, recreation and sporting programs, support services and casual leisure opportunities to all sectors of the community. Only then are they able to attract and support

<sup>3</sup> Fairfax Media, Lateral Economics, 2011: The Herald/Age Lateral Economics Index of Australia's Wellbeing, Final Report

use by a far wider cross section of the community than presently occurs. And the key part of the success of these venues is the diversity of mainstream and innovative activities and programs they can offer. Without this, assets remain under-used and under-valued and do not deliver the optimal benefits to the community.

Data from the Ausplay 2021 survey reinforces that swimming is one of the most popular activities undertaken by adults and children. Swimming is ranked second by adults (8.9%) and first by Children (33.6%) in terms of popularity.



## 2.2 Strategic Alignment

The proposed redevelopment of MOP aligns with relevant National, State and regional plans and strategies including but not limited to;

- Sport 2030 – National Sport Plan - Australian Sports Commission - 2018
- The Value of Community Sport Infrastructure - Australian Sports Commission, KPMG, La Trobe University, 2018
- Office of Sport - Strategic Plan 2018-2022 NSW
- Towards 2040 - Mid-Western Region Community Plan
- Mid-Western Regional Council- Recreation Strategy July 3013, and
- Mid-Western Regional Council- Pool Feasibility Study (RMP & Associates) -May 2019

The following commentary identifies how the proposal aligns with the identified strategies and plans. The project alignment is noted in *italics* where appropriate.

### SPORT 2030 Strategic Priorities - Building a more active Australia

- Drive movement for life and sport and physical activity participation for all Australians (targeted 'less active' groups are people over 65, people with a disability, ATSI people, CALD people, people from regional areas and low income people)

*The increase in attendance at MOP following redevelopment is forecast to be achieved by delivering expanded facilities and programming to draw a broader cross section of the community to the Centre.*

- Ensure all Australian children have the skills, confidence and motivation to be active for life and safe in the water

*The MOP redevelopment directly contributes to this strategy through increased water space and therefore more diverse programs and services, including learn-to-swim activities for all ages*

- Reduce barriers to sport and physical activity participation, including swimming and actively promote incentives for participation

*The MOP redevelopment directly contributes to this strategy by increasing the scope of aquatic facilities to address competing uses, providing ramp accessible pools appropriate for all ages and abilities and providing a range of ancillary facilities (such as change rooms) which meet the needs of a wide variety of users, all of which will assist to remove known barriers to participation*

- Coordinated investment in sport and rec facilities to achieve sustainable outcomes, with a focus on universal design ensuring accessibility

*The MOP redevelopment directly contributes to this strategy by upgrading all onsite facilities to provide universal accessibility*

- Achieving sporting excellence

*The MOP redevelopment directly contributes to this strategy by increasing and upgrading the facilities at MOP for competition swimming use*

- Strengthening Australia's sport industry

*The MOP redevelopment directly contributes to this strategy by expanding the capacity of a significant sporting facility, increasing visitation and revenue*



### The Value of Community Sport Infrastructure

Australian Sports Commission, KPMG, La Trobe University

The report presents an assessment of the benefits of community sport infrastructure at a **macroeconomic, Australia-wide** level. It defines Community Sport Infrastructure as local, regional or state-level infrastructure which is operated and maintained primarily for the purpose of facilitation of community sport activities.

It presents an analysis of the benefits of the availability and use of community sports infrastructure i.e.

- enable physical activity and by extension, support health and wellness in our communities.
- provide a space for people from different walks of life to connect around common objectives.
- supports employment and the economy; and
- are a critical requirement for liveable regions, cities and neighbourhoods;?

and creates a framework for assessing the financial value of these benefits.

Economic benefits are identified as:

- Increased economic activity (value added).
- Increased productivity (of physically active people),
- Employment; and
- Contribution of volunteers.

Health benefits are identified as:

- Personal health benefits (decrease in risk of chronic disease and reduction in severity of mental illness).
- Health system benefits; and
- Reduced risk of accidents (falls and drowning).

Social benefits are identified as:

- Human capital uplift (improved educational and employment outcomes from increased skills, knowledge and experience derived from participation in sports and rec at community facilities – this section calculates the benefit to individuals rather than to the economy via increased productivity); and
- Green space benefit (use of facilities for other purposes and non-user benefit).

*The proposed redevelopment will more than triple participation levels at the Centre, increasing the benefits it delivers in the categories above and thereby increasing the economic value generated by a redeveloped MOP*

*Redevelopment of MOP will also address the factors identified for maximising the benefit of community sport infrastructure identified by the study, including avoiding single-use facilities (the MOP redevelopment will potentially include a significant expansion of dry active recreation facilities), fostering inclusive environments (the redevelopment will provide universal accessibility) and providing adequate change facilities for user groups, including women*

### NSW Office of Sport Strategic Plan 2018-2022 – Priorities

- Places and spaces – well managed facilities that meet the needs of users and investors
- Sector performance – a strategically focussed and empowered NSW sport and active recreation sector
- Participation – more people in NSW participating in sport and active recreation
- High performance pathways – more NSW sporting success and NSW being a valued partner in Australia's international success

- Our capability – The Office of Sport has the capability to make a valued contribution to the sector

The MOP redevelopment contributes to this strategy by upgrading a regionally significant sporting facility in a way which directly responds to the identified needs of key user groups, by tripling participation in sport and recreation activities at the Centre and by creating improved facilities for competition level swimming, which is a contributing factor to achieving increased levels of high performance success

### Towards 2040 - Mid-Western Region Community Plan

The Community Plan sets out a blueprint for growth of the Mid-Western Region to the year 2040. It is a future vision developed collaboratively between the community and Council and represents the aspirations of the people who live and work within the Mid-Western Region and strategies for achieving these goals.

The Regional Plan outlines the goals and actions for the Central West and Orana Region to achieve a sustainable future. It applies to 19 local government areas including the Mid-Western Region, covering an area of 125,666 square kilometres. The vision for the Central West and Orana Region closely reflects the vision and priorities identified in the Towards 2040 Community Plan. There are direct linkages between the goals, strategies and actions in both plans for the next 20 years.

The consultation outcomes of the Community Plan clearly identify an indoor pool as an important priority and is articulated through the themes

#### IMPORTANT PRIORITIES FOR THE REGION



### THEME 1 Looking After Our Community

**Community Input** Embrace a healthy lifestyle and get involved in local sporting and physical activities

**Measure** An increase in community participation in sporting and recreational activities

### Mid-Western Regional Council- Recreation Strategy July 3013

A Recreation Strategy was prepared by Mid-Western Regional Council. The purpose of the strategy was to reinforce the direction provided in the 2005 Strategy and continue to offer direction to Council and the community on the planning and development of recreation opportunities and facilities over the next 10-15 years.

As an outcome of the study, many issues were identified including the Swimming Pools. The following extract is taken for the Strategy (Page 58).

**Recommendation: That Council investigate opportunities which would facilitate access to swimming year round.**

*Access to year-round swimming continues to be raised as a supply issue. Currently the region is well supply with swimming facilities for 7 months of the year with three Olympic pools. Provision of a year-round facility would be a significant capital investment in the region. Options for consideration include the replacement of an Olympic pool at either Gulgong or Mudgee with a multipurpose aquatic centre including a 25m pool and hydrotherapy pool and gym for example. This would be a regional facility and leave the two remaining Olympic pool to cater for outdoor swimming and competition.*

**Mid-Western Regional Council- Pool Feasibility Study (RMP & Associates) -May 2019**

RMP & Associates were engaged to complete a feasibility study, providing details on the costs and benefits of extending the swimming pool season, and considering the option of building an indoor 25 metre pool and separate Program Pool incorporating a leisure pool with disabled access to all pools.

As Part of the study a community consultation process was undertaken. The findings are highlighted in italics below (Source Mid-Western Regional Council- Pool Feasibility Study RMP & Associates -May 2019)

*RMP reviewed the findings of the Community Engagement Process conducted in 2016/17 that identified an Indoor Aquatic Centre was the highest priority, behind an upgrade to the Moree Hospital, and supported by all age groups. Council has also sought a response from the public with a survey conducted between 1 March and 5 May 2019.*

*With 215 responses, the survey indicated that individuals swimming laps and doing classes as well as recreational use were the highest responses, followed by 119 respondents who would participate in learn-to-swim. Fitness and group fitness classes, as well as health and rehabilitation, were also popular.*

*The aging population in Australia and the more active participation by those over 55 have created a demand for indoor aquatic facilities with pools offering differing temperatures, depths and configurations for lap swimming, classes and relaxation/hydrotherapy.*

*Families are particularly interested in opportunities for children to learn to swim, develop swimming skills and also to have an attractive venue to go all year, regardless of the weather. The high response of residents indicating that they would attend learn-to-swim classes in winter if an indoor pool was built at Mudgee supports this trend. Learn-to-swim is also much more effective with a purpose-built program pool that is at a temperature which relaxes students and provides appropriate water temperature for babies, pre-schoolers, those with asthma and those who may be apprehensive about learning to swim. The schools will also appreciate and support a facility that is not weather-dependent for the quality of the experience.*

*The high number of visitors to Mudgee from Sydney and surrounding major towns will have an expectation of high quality indoor aquatic centres similar to those in their local area. The Mudgee Swimming Centre and Lawson Park is an attractive destination if it offers a range of attractions, programs and pools. The proposed Indoor Pool will increase visits from residents and visitors providing additional revenue to offset the operating costs associated with heated indoor pools*

More detailed information on community feedback can be found in this report.

### 3. PLANNING FOR THE FUTURE




#### 3.1 Introduction

A range of factors that influence the aquatic, recreational interests and activities of the community are pertinent to any potential future development within Mudgee. These include the nature of the community in terms of size, age distribution, cultural mix and socio-economic status, trends in aquatic provision and the aspirations and needs of the community.

This chapter reviews several key attributes of the Mid-Western demographics and assesses some of trends and implications to future development initiatives.

#### 3.2 Mid – Western Demographics

The following table presents a snapshot of the demographic profile of the Mid-Western Region.

	<b>People</b>	<b>25,713</b>
	Male	50.3%
	Female	49.6%
	Median age	42
	<b>Families</b>	<b>6,800</b>
	Average number of children per family	
	for families with children	1.9
	for all families	0.7
	<b>All private dwellings</b>	<b>12,207</b>
	Average number of people per household	2.4
	Median weekly household income	\$1,486
	Median monthly mortgage repayments	\$1,733
	Median weekly rent (a)	\$330
	Average number of motor vehicles per dwelling	2.1
<i>(a) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.</i>		

Source (ABS) – 2021 Census

People and population				
<b>People</b>				
<b>All people</b>	Mid-Western Regional		New South Wales	
		%		%
Male	12,945	50.3	3,984,166	49.4
Female	12,766	49.7	4,087,995	50.6

*More information on Sex (SEXP), Place of usual residence (PURP)  
 Table based on place of usual residence*

Source (ABS) – 2021 Census

<b>Age</b>				
<b>All people</b>	Mid-Western Regional		New South Wales	
		%		%
Median age	42	N/A	39	N/A
0-4 years	1,528	5.9	468,056	5.8
5-9 years	1,829	7.1	500,810	6.2
10-14 years	1,752	6.8	501,135	6.2
15-19 years	1,438	5.6	457,896	5.7
20-24 years	1,092	4.2	496,185	6.1
25-29 years	1,389	5.4	555,967	6.9
30-34 years	1,558	6.1	586,057	7.3
35-39 years	1,545	6.0	580,185	7.2
40-44 years	1,436	5.6	522,984	6.5
45-49 years	1,553	6.0	516,915	6.4
50-54 years	1,779	6.9	500,027	6.2
55-59 years	1,772	6.9	490,155	6.1
60-64 years	1,723	6.7	471,628	5.8
65-69 years	1,506	5.9	416,493	5.2
70-74 years	1,434	5.6	372,234	4.6
75-79 years	1,106	4.3	268,110	3.3
80-84 years	677	2.6	183,409	2.3
85 years and over	598	2.3	183,895	2.3

Source (ABS) – 2021 Census

Cultural diversity				
<b>Ancestry, top responses</b>				
<b>All people</b>	Mid-Western Regional		New South Wales	
		%		%
Australian	11,276	43.9	2,307,549	28.6
English	11,039	42.9	2,404,990	29.8
Irish	3,076	12.0	735,340	9.1
Scottish	2,515	9.8	620,363	7.7
Australian Aboriginal	1,636	6.4	259,592	3.2

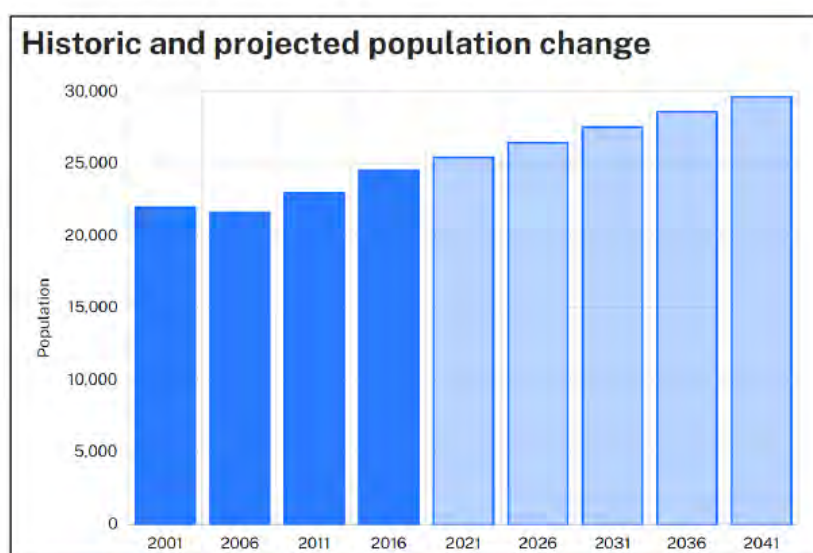
Source (ABS) – 2021 Census

Health				
Type of long-term health condition	Mid-Western Regional	%	New South Wales	%
<i>All people</i>				
Arthritis	2,636	10.3	679,359	8.4
Asthma	2,373	9.2	625,835	7.8
Cancer (including remission)	766	3.0	227,981	2.8
Dementia (including Alzheimer's)	183	0.7	62,706	0.8
Diabetes (excluding gestational diabetes)	1,257	4.9	388,747	4.8
Heart disease (including heart attack or angina)	1,221	4.7	316,840	3.9
Kidney disease	274	1.1	77,272	1.0
Lung condition (including COPD or emphysema)	717	2.8	135,909	1.7
Mental health condition (including depression or anxiety)	2,363	9.2	646,412	8.0
Stroke	276	1.1	73,269	0.9
Any other long-term health condition(s)	1,871	7.3	626,827	7.8
No long-term health condition(s)	14,217	55.3	4,925,422	61.0
Not stated	2,653	10.3	654,833	8.1

Source (ABS) – 2021 Census

Region	2021	2041	Change	Annual %
NSW	8,166,757	9,872,934	1,706,176	⬆️ 0.95
✖️ MID-WESTERN REGIONAL	25,445	29,649	4,203	⬆️ 0.77

Source NSW Department of Planning and Environment. Planning Portal 2021



Source NSW Department of Planning and Environment. Planning Portal 2021

In 2021 the Mid-Western Regional area has seen no change in younger age groups but an increase in older age groups.

By 2026 the Mid-Western Regional area will see no change in younger age groups but an increase in older age groups.

By 2031 the Mid-Western Regional area will see no change in younger age groups but an increase in older age groups.

By 2036 the Mid-Western Regional area will see an increase in younger age groups and an increase in older age groups.

By 2041 Mid-Western Regional area will see an increase in younger age groups and an increase in older age groups.

Source NSW Department of Planning and Environment Planning Portal 2021

### Demographic & Population Implications

The following aquatic and leisure provision implications can be drawn from data on population change and age distribution:

- The rate of population growth is projected to increase by 0.77% annually to 2041 which is likely to have some positive impact on the total numbers in the community likely to use swimming facilities in the future.
- The market to draw on for an aquatic centre in Mudgee is not large. This situation can only be countered if facilities and programs that are attractive to past users and new users, and which encourage higher visit rates by *all users* are provided.
- Wider evidence indicates that there is potential to attract users from beyond the Council area.
- Further, the population size, growth, projections and age data suggest that there will need to be more and *far better* provision of aquatic and dry facilities and programs that are suited to families as well as those targeting younger and older age groups. These could be expected to include warm water program pool(s) for use for health programs and what can be termed "secondary hydrotherapy" programs; program rooms; programs which provide gentle exercise and body-strengthening opportunities, and social, gathering and meeting spaces. These facilities and programs will also better serve people with disabilities in the community.
- There will be a strong need for learn to swim, training, coaching, competition, play and social opportunities for younger members of the community and for families with young children.
- Looked at in combination, the data on the total population size, population growth, projections and the age distribution suggest that the Mid- Western region is unlikely to be able to support a financially or operationally viable 50 metre indoor pool or other "higher order" facilities into the foreseeable future unless it is willing to pay a significant annual operational deficit. This is not to say that such provision should not be made but if it were, it would need to be seen as a political, emotional or "promotional" decision rather than a needs-based or cost-effective decision. A more appropriate provision program would see *additional* indoor water provision so there can be a better differentiation of water conditions (depth, temperature) and hence, more effective targeting of programs. At the same time, there will still be many thousands of younger people and families in the community whose needs will still have to be met. Thus, there will be a continuing need for water for learn to swim, teaching, coaching and competition and facilities for play and socializing.

### 3.3 Leisure & Aquatic Trends

#### 3.3.1 Introduction

It is important to understand the current trends in the provision of aquatic leisure facilities elsewhere in Australia. This is because:

- Understanding initiatives being undertaken elsewhere can provide excellent guidance as to what *is* and what *is not* likely to be successful and effective locally.
- Residents travel and in doing so, they see what other communities are offered. If they find that what their Council offers them is not as good, they will tend to shun it.
- Visitors to the Council may wish to use local facilities and if they do not match their expectations, that use will be lost.
- Aquatic leisure venues have always played a major role in Australia's sporting life and swimming is one of the country's most popular (and internationally successful) recreation and sporting activities. As such, facilities and programs of a high standard should be provided.
- Aquatic leisure venues are playing an increasingly important role in improving the health of the community. This reflects recognition of the exercise and activity benefits that flow from swimming and water-based activities (largely because of flotation and heat), and because people of all abilities and ages can use aquatic facilities (compared with the nature of many other recreation activities and sports which exclude many people), and
- The cost of aquatic facilities is growing significantly and this needs to be offset as far as is practical, by financially viable programs and services. Facilities which cannot achieve this become a drain on a Council's resources.

This section provides a review of recent trends in aquatic leisure provision across south-eastern Australia. The chapter is divided into three parts.

1. Definitions of leisure
2. The Benefits of leisure, and
3. Leisure & Aquatic Trends

#### 3.3.2 Definitions of leisure

**leisure** is a state of mind. Leisure can essentially be *anything* we do - or doing *nothing*. Leisure consists of using time *without obligation* or compulsion. Leisure is doing *what* we want, *when* we want, *where* we choose, and *with whom* we choose.

In a modern, democratic society, one caveat should be applied to this definition: that is, that what we do should not impact detrimentally on the well-being of others and *their* choices or on the environment.

By comparison with leisure, recreation refers to the array of pursuits which people take part in when at leisure. Common recreational pursuits include walking, swimming, gardening, house renovations and day trips. A wide range of cultural pursuits are also seen as recreational activities including visiting galleries, going to various forms of theatre and involvement in singing and a range of performance arts. Tourism and cultural tourism are also recreational activities although they are often treated separately because of their strong links to regional and economic development. Sports are a sub- group of recreational pursuits, differing only in that they operate within various rules, time limits and other agreed conditions.

There are significant numbers of individuals and identifiable groups in the Mid - Western community who have significant constraints on their leisure opportunities. Key barriers include age, physical or other disability, financial capacity, cultural background and access. In the light of this and the foregoing



definitions of leisure, recreation and sport, it is important to ensure that initiatives pursued at Mudgee (and other leisure venues across the Council area) seek to provide opportunities for these groups and the wider community. This means that there will almost certainly be a need for provision of a balanced mix of leisurely, recreation and sporting opportunities. It is also probable that there will be a need for a far greater focus on leisure and recreation programs which are targeted at particular segments of the community.

### 3.3.3 The Benefits of leisure

Extensive research over recent decades have shown that people participate in leisure and recreation because of the benefits they gain from that participation<sup>4</sup>. These benefits are wide-ranging and include a number of psychological outcomes --such as feelings of achievement, acceptance and well-being-- as well as the benefits of developing and demonstrating leadership skills, of challenge, risk, excitement, rest, improved health and well-being, contemplation and family togetherness. In addition, leisure participation has been found to have major health, community, economic and environmental benefits.

Significantly, some leisure pursuits have been found to deliver greater *net* benefits than others net benefits being the benefit accruing after any negative impacts have been discounted. Even more importantly from the perspective of the present study, aquatic and health-related pursuits have been found to deliver more and more important benefits than do many other recreation pursuits. This is because aquatics and health-related activities can be pursued:

- by people of every age
- by people at every level of ability
- socially, at low competitive levels or at elite international competition levels
- alone, in formal and informal groups or in teams, and
- at all times of the day, week and year if appropriate facilities are provided.

Further, research has shown that aquatics activities are of profound value to people with disabilities, those undergoing a wide range of rehabilitation programs to overcome injuries caused by accidents and other sports, and people suffering from asthma and arthritis -amongst a wide range of other ailments.

Well-planned aquatic and health-based leisure provision also delivers other, wider benefits. These include:

- Social benefits including improved community well-being and cohesion, reduced vandalism and enhanced community health.
- Economic benefits, through job creation, the purchase of goods and services, and a healthier, more productive workforce, and
- Environmental benefits through the optimum use of energy, land and financial resources, the protection of natural areas and enhanced urban amenity.

<sup>4</sup> (1) See for instance, E. Hamilton-Smith and K. Driscoll, 1990: *Measuring the Benefits of Recreation*, Phillip Institute of Technology, Melbourne; B. L. Driver, P. J. Brown and G. L. Peterson (eds.), 1991: *Benefits of Leisure*, Venture Publishing, State College, PA; B. L. Driver and D. H. Bruns, 1999: *Concepts and Uses of the Benefits Approach to Leisure*, in E. L. Jackson and T. H. Burton, *Leisure Studies. Prospects for the Twenty-First Century*, Venture Publishing, State College, PA.

Finally, recent research has shown that aquatics and related programs can act as a steppingstone to achieving other positive personal and social benefits. Recent examples include triathletes using aquatics programs as part of their training regime, women using aquatic leisure centres to get fit and lose weight before moving back into the workforce and venue users building up social contacts with members of the wider community through participation in group activities<sup>5</sup>. These benefits reach well beyond pure 'leisure'.

In the light of the above, it is evident that aquatic and health-related leisure facilities are of major personal and social value to the community and that they also have positive economic and environmental outcomes. These values and benefits generally far outweigh those of most other recreation activities. As a consequence, a strong case can be put that Council should give a high priority to the delivery of high-quality aquatic and health-related facilities for its community and that in making such provision, close attention is given to a programming regime which delivers the optimal mix of benefits to different groups in the community.

### 3.3.4 Leisure & Aquatic Trends

The nature and patterns of leisure participation by the Australian community have changed dramatically in the past quarter century. There have been a number of key 'drivers' of this change, some of the most important being:

**Population growth:** Australia now has over 25.6 million people, and this has provided a sufficient market mass to support activities and pursuits which were previously not viable.

**A maturing population structure:** The maturing of the population has meant an increasing average age and a progressive move away from a society dominated by the needs of the younger age groups. This shift has meant a *broadening* of leisure interests and provision needs -rather than a realignment as there are still many millions of young Australians and the average population age is only 34 years-and a growing focus on more cultural, non-sporting and intellectual leisure pursuits.

**Cultural diversity:** The changing cultural diversity of the Australian population has led to many new and very different forms of leisure and the new ways of thinking about leisure. Multiculturalism has strengthened this change and legitimised a strong expression of differing cultural mores and a shift away from the focus on cultural integration which predominated through to the 1970s.

**Strong and sustained economic growth:** Australia has outperformed much of the rest of the world on many measures of economic performance, and this has provided the basis for far greater personal and governmental expenditures on leisure and recreation initiatives.

**Commercialisation of leisure:** Leisure has become a major area of business investment with billion-dollar industries growing around tourism, professional sports, hospitality and food services, wineries, clothing, music and a wide range of other consumer goods.

**Changing employment structures:** These changes have included longer and/or staggered trading hours and work hours, the full acceptance of women into the workforce, the dramatic growth in part-time and casual employment, seven-day trading and a strong shift toward small business employment.

**Technological innovation:** The impact of far-reaching modern technology has created totally new products, has opened up what were previously exclusive markets to the wider community which has allowed information to be more readily accessible to the wider community, including from private residences.

<sup>5</sup> HM Leisure Planning Pty Ltd and @leisure, 2002: *Benefits of Aquatic and Indoor Recreation Facilities, Parks and Leisure Australia, Melbourne*

**Rising educational levels:** With education comes awareness, knowledge and a greater capacity to evaluate, explore and try new ideas. Rising educational levels have also contributed to higher incomes, changed social values and the acceptance of new ideas.

**Environmental awareness:** The growing recognition of the importance" of the environment as an ecological, cultural, recreational, tourism, economic, educational and research resource

**Changing social values and attitudes:** With education, information and access to new ideas, there has been a dramatic relaxation of social values and attitudes. This has opened up new areas of recreation opportunity, allowed women into previous male-only sports and led to wider participation in many recreation activities which previously had restrictions of one form or another.

**Recreation and health links:** The now-proven links between aquatic recreational involvement and health and wellbeing have given many aspects of recreation a legitimate provision stance e.g.: Preventative health care, active healthy lifestyle programs.

Not surprisingly, these broader social, cultural, and economic changes have had far-reaching impacts on community aquatic and recreation interests, involvement and attitudes. Some of the key outcomes are:

1. Higher levels of recreational participation across all age groups
2. A demand for and participation in a greater diversity of leisure opportunities. People seek a 'smorgasbord' of opportunities and experiences and are far less 'rusted on' to a small number of pursuits than in the past. Further, people seek to participate across a wide range of times and locations which are convenient to their individual lifestyle.
3. A demand for opportunities which are targeted at individuals and at significant cultural, age, ability and interest groups in the community.
4. Participation in aquatic and recreation activities across a far wider age band than in the past.
5. A demand for venues which can cater for family leisure involvement, whether as part of the one activity -such as picnic venues and cycling routes-- or through a range of different activities -such as at community leisure centres
6. A greater emphasis on cultural, non-competitive, and passive leisure pursuits and on both participation and spectating
7. Expectations of high standards of facilities, programming, services, and management.
8. Participation at a wider range of defined standards from 'community' to elite and from juniors to veterans
9. Participation in more individual and small group activities rather than organised team sports
10. A strong growth in instruction in sports and health-related activities such as learn to swim, sports clinics and personal trainers.
11. Strong support for opportunities which reflect and enhance a sense of 'community'.
12. A desire for aquatic and recreation facilities which can be used all year- e.g.: indoor aquatic facilities, multi-purpose indoor centres.
13. A greater willingness to pay for quality leisure opportunities which are affordable whilst recognising that low-cost opportunities should also be provided.

14. Major increases in the use of commercial leisure outlets including restaurants, theatres, galleries, specialized travel services and holiday resorts.
15. Expectations of equity and access for less mobile and less able members of the community including children, young mothers, the aged and people with movement, sight, intellectual or other disabilities.
16. A dramatic increase in home-based leisure including video, film, computer-based activities and entertainment.
17. Major growth in challenging and extreme equipment-dependent activities: parachuting, Base-jumping, rock climbing, skiing, four-wheel-driving, SCUBA, snowboarding, bungee jumping, white-water sports and hiking/ trekking.
18. Growing interest in sustainable, low impact, low energy use and environmentally appropriate activities (e.g.: Sea/river kayaking, walking, mountain bike riding), and
19. A desire for bush land preservation, the protection and/or re-establishing of wildlife corridors and interpretive trails, which can be accessed for recreational use.

A perusal of the foregoing drivers of change and of some of the consequences of those factors raises a range of implications for the future provision of leisure opportunities in the Mid-Western region and more specifically, for future initiatives for any proposed aquatic development.

While some of the implications will need further testing in the light of the accompanying demographic review and through a program of community consultations, it is evident that there will be a need to give close consideration to:

- Targeted rather than generalist programs. Those to be targeted will need be determined in the light of the current clientele being served, the demographic analysis (particularly with reference to age distribution, cultural background, socio-economic status, mobility) and wider details on special needs groups in the Mid-Western community.
- The scale of development and the retention of a sense of community
- Multiple use opportunities
- The mix of opportunities provided and the extent to which they deliver the benefits sought by the community.
- Opportunities for cultural, leisurely, and sporting involvement.
- A strong focus on programs which emphasise health and well-being and beneficial outcomes.
- Facility quality
- High standards of management and programming staff
- A degree of commercialisation
- Provision of opportunities for socialising
- Hours of operation
- The mix of skill levels provided, and
- The overall building environment, design, and surrounds.

### 3.4 Aquatic Centre Principles

#### 3.4.1 Introduction

It is important to develop a set of principles to guide future management, development and investment decisions. The following set of *draft* principles considers research thus far including demographic characteristics, aquatic and leisure trends, design, and management objectives.

#### 3.4.2 Planning Principles

The following *Draft* planning principles have been developed to guide Council's future Aquatic and Leisure management, development, and investment decisions.

- **Reflecting community need:**

All initiatives should reflect the long-term needs and aspirations of the Mudgee and wider community.

- **Reflecting the projected demographics:**

Any new aquatic initiatives in the Mudgee region should reflect the short- and long-term demographic characteristics of the population and the implications of these characteristics to provision.

- **Diversity of opportunity:**

Provision should where practically ensure that a diversity of activities is made available for all age groups in the Mudgee and wider community and for all forms of leisure, health, wellbeing and social need.

- **Design flexibility:**

All new provision of aquatic, leisure and recreation facilities, programs/activities and support services will be designed in a manner which allows them to support a range of uses on a seasonal, annual or longer time frame and which allows longer term physical changes and additions.

- **Co-location and integration:**

Any proposed provision where economical should seek to achieve the co- location of an array of community, and where appropriate, *commercial*, service facilities and programs and should make provision for future additions to the mix of opportunities that can be provided.

- **Centrality of location:**

Any development where practical should be sited and designed so that it occupies a prominent location within the township or LGA.

- **Access for all.**

Any new development or initiative should be designed, programmed and managed so that it is physically accessible to people of all abilities, so that it offers a diversity of competitive, non-competitive, social, casual and community opportunities for participation by people of all abilities.

and so that its pricing structures do not disadvantage any individual or group in the community. The design and management of existing/ retained resources will be progressively changed to permit access for all.

- **Operational and financial viability.**

Any aquatic leisure venue must offer a mix of facilities, programs and services which are sustainable, and which do not put undue pressures on Council's capacity to meet its other commitments across the Council.

- **Contributing to the economic and social strength of the Mudgee and wider Region:**

Any proposals should strengthen the economic and social wellbeing of the Mudgee and wider region where practical.

- **Coordination of action:**

All aquatic, leisure and recreation facility, program/activity and service provision initiatives will be coordinated by Council to ensure that the actions are timely and that the optimum outcomes are achieved.

- **Enhancing environmental quality:**

All development opportunities will be assessed on the basis of their contribution to protecting and enhancing local and sub-regional environmental quality.

- **Provision monitoring and review:**

Provision should be made for the performance and use of all development initiatives to be monitored on a regular basis to ensure that the needs of the community are being met and that the resources are used in the most effective and sustainable manner.

- **Promotion of opportunity:**

The resources provided should be widely promoted in the community to ensure that optimum use is achieved.

**It is recommended that the following principles also be adopted to guide decisions on the scope of any initiatives to be pursued through any proposed redevelopment program.**

- *Enhance and revitalise any existing assets at the proposed site that are retained so they can support more diverse uses and hence, higher levels of use.*
- *Consolidate and reallocate existing site uses at the proposed site as appropriate to enhance operations and optimise the use of space.*
- *Optimise the management processes and plans used at the proposed site.*
- *Diversify the array of assets in order to diversify the programs, activities and services the venue supports.*
- *Develop physical, program and support links to activities and land uses in the surrounding precinct and to other community activity and service agencies.*
- *Optimise physical access to the venue and its components.*

- *Optimise the visual presence and attraction of the venue, and*
- *Identify initiatives that are achievable and sustainable from a capital investment and operational cost perspective.*

Examples of initiatives in keeping with the principles are reported in the following chart:

Principle	Example Actions
Reflect community needs and aspirations	Provide facilities, programs and support services that reflect stake- holder and community consultation findings, <i>provided that they are financially viable, are seen as "essential" to community wellbeing or can be supported by income from other initiatives</i>
Enhance and revitalise any existing assets that are retained so they can support more diverse uses and hence, higher levels of use	Repair and modernise change rooms and toilets or replace with more appropriate modern facilities
Consolidate and reallocate uses to enhance operations and optimise the use of space	Consolidate male and female change facilities into one wing to free up space for specialised family and disabled change and expansion of dry fitness areas
Optimise the management processes and plans used at the venue	Apply modern management, programming and marketing practices at the venue
Diversify the array of assets in order to diversify the programs, activities and services the venue supports	Add new facilities identified through consultation programs, aquatic trends analyses and benchmarking e.g.: multi-purpose programming rooms, specialist health pool(s)/ rooms; specialist health services, display and event spaces
Optimise physical access to the venue and its components	Ensure parking, ramps, pathways, door widths and other elements of a redeveloped venue comply with all disability access guidelines and requirements; provide quality safety and security lighting
Optimise the visual presence and attraction of the venue	Undertake new plantings, vegetation removals/ trimming, fencing improvements, repainting, signage and lighting upgrades
Identify initiatives that are achievable and sustainable from a capital investment and operational cost perspective.	Ensure that all proposed initiatives are costed and evaluated from a capital investment and operational perspective before provision

The draft principles have been used as a guide in the design phase and any recommendations.

### 3.5. Modern Management Practises

#### 3.5.1 Introduction

The extent to which facilities, programs and services successfully meet community needs and aspirations depends heavily on the way in which they are managed, programmed and serviced.

Facilities which only rely on the community knowing how and when to use them, rarely achieve the

outcomes which they could with good management, marketing, programming and performance monitoring. A facility is simply one of the means to the delivery of a mix of beneficial experiences. Delivering these outcomes in an optimal manner requires far more than just the “delivery” of a building.

Recent trends as outlined in this report regarding community service provision has seen many venues in Australia redeveloped from single purpose facilities catering for specific community programs and groups to multi-purpose centres providing of a wide range of active and passive experiences. The more successful and viable facilities are those that are now positioned and managed as a central hub for a wide range of community activities.

### 3.5.2 Modern management practises

The key elements of successful aquatic and leisure management are:

- A clear statement of the aim of the provision.
- A clear set of management objectives which will guide decision making for all management elements.
- An appropriate management structure or model to deliver the above aim and objectives.
- A set of programs which reflect the researched needs and nature of the community and their aspirations –in keeping with the overall goal of Government.
- A team of appropriately skilled staff with the ability to continually grow and change the services offered to meet the needs of the community.
- A strategy for marketing the programs and services offered.
- A strategy for scheduling use.
- A strategy for maintaining and where appropriate, improving the condition of assets, and
- A strategy for monitoring the outcomes and performance of the venue or venues, the staff, the programs and the services.

All too often, local government authorities devolve responsibility for the majority if not all of these responsibilities to independent venue operators with little or no requirements for meaningful performance reporting. Not surprisingly, venues operated in this manner rarely meet the needs of the broad community in an effective manner. Addressing the key elements of successful management should thus be a key task at an early point of any community aquatic venue.

### 3.5.3 Aquatic Management Vision and Objectives

Without a clear aim and a set of objectives to guide management then decision making is generally considered and made in an ad-hoc fashion. The following draft (or something similar) **management aim and objectives** is proposed for the delivery of any aquatic and leisure venue/s in Mudgee for the foreseen future:

#### *Aim*

***To enrich community life, social connection and enhance the general well-being of people of all ages by providing a wide range and mix of high-quality passive and active social, aquatic, leisure and recreation opportunities for the community.***

The primary objective of any aquatic and leisure service is to meet the needs of its community through relevant programs and services. Therefore, the following ‘service’ and ‘operational’ objectives are proposed in support of the management aim:

#### **‘Service’ Objectives:**



- To foster, accommodate and provide the broadest possible range of passive/active aquatic and leisure programs and services
- To promote the benefits of participation as an integral part of a healthy lifestyle
- To provide equitable access and service to all persons and groups regardless of age, ethnicity, religion, gender, level of skill or specific interest, without unreasonably discouraging those who wish to achieve individual excellence in their chosen pursuits, and
- To maximise use of facilities by the provision of the highest quality activities and support services, consistent with appropriate and recognised standards.

#### **'Operational' Objectives:**

##### **Communication**

- To develop market research procedures that assist Council and management to identify needs and develop programs and services to meet community expectations.
- To keep all users and the wider community well informed about activities and services offered at each of the facilities via a number of means including the internet and IT technologies.
- To promote the aquatic facilities as primary community aquatic venues for the Mid- Western region, and
- To ensure that all staff, service providers and officials are aware that all programs, services, actions and facilities are forms of promotion and must be presented in a positive, helpful and efficient manner to all sections of the community.

##### **Administration**

- To ensure that all facilities meet relevant standards and policies as set down by Council and other relevant agencies / authorities.
- To engage the best and most qualified staff and have them attend regular training programs/workshops to maintain the highest possible standard of planning, organisation and customer service.
- To install and maintain efficient, prompt and cost-effective administrative systems, and
- To develop an efficient, effective and user-friendly ticketing, booking and hiring system.

##### **Asset Care**

- To provide and maintain the quality and condition of buildings, plant and equipment and to regularly upgrade and/or expand these facilities to meet changing demands.
- To present all facilities and surrounds in a clean, safe and attractive manner at all times, and
- To achieve multi-use of all facilities, equipment and grounds wherever possible.

##### **Finance**

- To ensure that Council obtains optimum value and return for its investment, interest and support for the facilities.
- To adopt a pricing structure consistent with the standard of facilities and services provided and in line with public enterprise principles, and
- To have sufficient flexibility in pricing structures to ensure equity of access by the community.

#### **3.5.3 Future Management Opportunities**

Several management options are available for Council and most other public community venues as well. These options fall into three broad categories:

- **Direct management:** here, a venue is directly managed and operated by Council. This is the case with MOP and many Mid-Western Regional Council facilities, services, parks and sports fields.
- **Indirect Management:** where a venue is managed or part-managed by a specialist management agency through a management services agreement with Council, and
- **Independent Management:** in this category, venues are, in general, managed by a private (commercial) individual or organisation through a formal lease and/or management agreement. An emerging variation of this model, as detailed in later paragraphs, is where the owning authority establishes a wholly owned subsidiary company to manage venues on its behalf.

The strengths and weaknesses of each model from a **local government** perspective are discussed in the following pages.

### Direct Management

Under this model Council would individually appoint an in-house team to manage, maintain, promote and program individual services or all of the service. The strengths and weaknesses of this model include:

#### Strengths:

- The operation of the venue can be structured so as to directly reflect Council's aim and objectives for the service.
- There is a direct ability to change programs and services to suit community needs.
- Council can initiate direct promotion of all activities.
- Regular reports are delivered to Council.
- Council has the capacity to make ongoing input.
- Venues are maintained by Council staff to Council standards and budget provisions, and
- There is a capacity to make prompt responses to changed needs and policy directives by Council staff.

#### Weaknesses:

- Management is slower to exploit opportunities due to governance reporting structures.
- Because Council can make direct input, management is vulnerable to political influence.
- Less flexible industrial arrangements may limit resourcing decisions.
- There is less certainty around financial plans as risks are carried directly by Council.
- Planned resources can be impacted by wider Council budget decisions, and
- A Council can be wary of change and new ideas and thus stifle or delay new opportunities.

The ability to directly control the quality of service and the ability to focus on particular sections of the community at any time are strong reasons for retaining control over management.

There are many successful in-house teams managing aquatic, leisure and sports facilities across Australia. This has to be balanced against the potential for Council "interference" in the management processes and the need for Council approval of service changes or new opportunities that often need an immediate response.

### Indirect Management

This option, which was largely driven by competition policy during the 1990s, entails Council entering into a management services contract with a contractor/ service provider to manage the whole or part of one or more venues on behalf of Council. The key strengths and weaknesses for this model are:

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#### **Strengths:**

- The operator can bring in and apply specialist experience through wider professional networks which are usually not readily available to Council.
- Council does not need to establish a separate facilities management team.
- The operation of venues is at arm's length from Council and thus freed from day-to-day Council issues, intervention or budget considerations.
- The operator can usually respond to needs and issues more rapidly and independently than Council.
- More flexible industrial arrangements can be made.
- Staff can more readily be encouraged by way of incentives.
- Operators are often willing to provide capital for development initiatives.
- Council can usually remain a partner in the arrangement which thus gives it some continuing control and access to performance monitoring.
- Regular reports can be provided to Council re use, fees, finance and administration, and
- Formal commitments for maintenance and refurbishment allocations can be set.

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#### **Weaknesses**

- There can be an inappropriate focus on profitable programs to the detriment of wider community obligations and equitable access by special needs groups.
- There is often a financial imperative to replace costly programs as soon as possible regardless of their importance to the community.
- Council can find itself locked into an external management agreement with an ineffective manager for a significant period of time, and
- There are legal implications and possible action for failure to deliver contract obligations.

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From a Council perspective, the indirect management model can be more effective financially and would mitigate the financial risks associated with day-to-day control of all or part of a venue whilst still providing opportunities to participate.

Further, contractor casual rates of pay are approximately 15 -20% lower than Council rates. The contractor can guarantee the operating position on an annual basis as a fixed lump sum. Council, through the management agreement, is still able to control fees and operating times, the nature of the programs delivered to the community (at least to a large extent) and ensure that community benefits and social objectives remain a core focus.

There are many examples of this type of arrangement operating successfully throughout Australia. However, the advantages have to be balanced against Council losing some degree of control in terms of program delivery, promotion and a focus on meeting community service obligations.

#### **Independent Management**

Under this model, a Council outsources the entire management and operation of a venue or even groups of venues to an external individual or agency through a formal lease. In a sense, Council is thus able to 'wash its hands' of the day-to-day operations of the venue having established broad policy directions for it. In other instances, where a club or group buys and develops its own land and

facilities, there is no link to a local municipal Council at all, although grants may be allocated on an occasional basis.

This model is often the most effective financially and is widely used across many recreation activities, including many sports venues. It is effective and efficient because a Council can seek financial contributions for development and mitigate refurbishment and ongoing operational costs. There are also number of weaknesses with it. In particular, consideration would need to be given to the issue of the loss of community benefit, outcomes and input and to balance this against the level of financial gain achieved.

The strengths and weaknesses of the independent management model are recorded in the following chart.

### Strengths

- Lessee / operators are able to make operational economies on conditions of use, labour, goods and services.
- The financial and risk implications for Council are minimised or eliminated entirely.
- More flexible industrial arrangements can be made.
- A guaranteed operating financial position can be set by Council, and
- The operator or club may be able to provide immediate capital for re/development needs.

### Weaknesses

- There is limited or no community input when setting fees, timetables, programs etc.
- The predominant focus is usually on covering costs or generating profit for the leaseholder and this often causes conflict in decision making related to appropriate maintenance of buildings and equipment.
- Control is usually via a mid to long term lease or there is no control at all except through statutory processes while there is no provision for changes to reflect local circumstances during the lease period.
- There is usually no opportunity for Council to participate in management.
- Single or small numbers of users/ programs are often favoured because of greater financial return.
- Use restrictions often apply, and
- Operators' objectives may conflict with achieving equitable access outcomes desired by Council.

From a financial perspective, this model can be very effective and efficient for a Council in that it minimises the need to employ staff, allows the Council to seek financial contributions from management agencies if desired, and it minimises refurbishment and ongoing operational costs. However, the general experience is that there is a loss of wider community benefits as staffing (if any), programming and service inputs and outputs are tightly constrained in favour of financial gains or even financial survival when the organisation is a not-for-profit community-based group.

### Other Management Models

Over recent times, a number of Councils have set up Local Government Business Enterprises (LGBE) to manage leisure and sport infrastructure in their local government areas. Three examples of this are:

#### Wyndham Council (VIC)

Western Leisure Services Pty Ltd is a Local Government Business Enterprise (LGBE) with Wyndham Council as the sole shareholder. The wholly owned subsidiary company of Council has been created to manage three of the municipality's major recreation facilities with the objective maximising benefit for the community. These are the Wyndham Leisure and Events Centre (WLEC), the Werribee Sports and Fitness Centre (WSFC) and Werribee Olympic Outdoor Pool (WOOP), which were previously individually managed by external parties. The company will be initially funded and established by Council but will operate at 'arms-length' and will be overseen by a Board of Management, which has appointed its own CEO to manage the business through a number of formal reporting tools.

#### **Frankston City Council (VIC)**

The Peninsula Aquatic & Recreation Centre (PARC) asset is provisioned as a wholly owned subsidiary of Frankston City Council - FRAC Pty Ltd. FRACPL is governed by an independent board of five skills-based directors, plus a shareholder (i.e.: Council) nominee who will be present at all meetings of the Board.

#### **Blacktown City Council (NSW)**

Following a recent review of services, Blacktown City Council has created a new 'Key Venues' section under the oversight of its fully owned company, Blacktown Venue Management (BVM). The new structure oversees nine major sports and leisure facilities across the city working together as a single entity to deliver the "safest, the most diverse and the most enjoyable sport and leisure experience possible."

BVM has managed the Olympic Legacy site of Blacktown International Sportspark on behalf of council since 2002.

In late 2015, BVM assumed control of the Anne Aquilina Reserve and Blacktown Football Park in Rooty Hill and has now added Blacktown Leisure Centre Stanhope, Emerton Leisure Centre, Blacktown Aquatic Centre, Mt Druitt Swim Centre, Riverstone Swim Centre and Joe McAleer Oval to its portfolio.

The goals for Key Venues are clear: to deliver first class activity and program choice; promote Blacktown City as the leader in sport, recreation and leisure; and give every visitor and customer a safe and memorable experience.

The facilities that Key Venues manage are diverse - which is seen as a strength by the Council as collectively the venues offer services that all members of the community can access that sits within the common theme of health, wellbeing and fun.

It should be noted that in the case of BVM its constitution provides for it to trade under the Corporations Act, but Council requires that it trades under the Local Government Act in terms of employment conditions and procurement processes. This is largely a political motivation.

#### **3.5.4 Conclusion**

All the above management models could be considered by Council as a means of operation. It is recommended that Council investigate forming a company structure to operate MOP and indeed all leisure services operated by Council. Given the company would be owned by Council it could be set up without losing control of the service or objectives to a totally independent operator. This model has some positive features such as no loss of control but with a more commercial focus and ultimately may deliver all objectives.

### 3.6 Expected Outcomes

The proposed redevelopment of MOP will;

- More than triple community and wider use of the Centre. Estimated annual average of 206,691 (25m Pool with H&F) visits over the 10-year period following redevelopment, compared to an average of 63,037 (last 3 years).
- Reduce operational costs. Estimated annual average operational cost of \$379,263 over the 10-year period post redevelopment compared to an average of \$402,658 in 2019/22 (last 3 years).
- Result in an economic benefit to the region from the capital investment in the facility, consisting of an increase in value added in the building construction sector, of at least \$36M and 306 jobs over the construction period (see below for further details).
- Increase health benefits of the community and surrounding region. A Royal Life Saving – Australia 2017 report *Economic Benefits of Australia's Public Aquatic Facilities* estimated the value of the **health** benefits associated with a visit to an aquatic centre to be \$26.39 per visit. Using this analysis the forecast *increase* in attendance (av143,654) generated by the redevelopment of MOP will result in economic health benefits worth \$3,791,029 per annum.
- Result in direct employment of an estimated 13.75 full time staff and 20,665 casual staff hours (25m Pool with H&F).
- Increase capacity to service regional competition swimming needs, generating additional usage and events by State Sporting Organisations.
- Increase swimming and precinct events attracting people to the region, contributing to positive economic outcomes. According to a Destination NSW fact sheet 2018 visitors to the Capital Country region, (which includes Mudgee) it is estimated that overnight visitors spend on average \$139 per day whilst visiting. The forecasted visits for events such as swim meets, triathlons and the like are estimated to be 1,200. Per annum This relates to an average estimated spend of \$166,800 per annum or an \$1,668,000 over a 10-year period.
- Contribute to local, regional, state and national sport and active recreation objectives.
- Enhance personal benefits of the community and surrounding region.
- Increase social benefits (i.e.: benefits which accrue to the community as a whole).
- Result in other economic benefits including indirect and flow-on effect employment, event opportunities and lower operating costs, and
- Increase environmental benefits through more efficient buildings and plant.

The following data provides a breakdown of the forecast attendance by program. This has been estimated based on a combination of:

- Demographic and population profiles from Council and Census data - in order to understand the likely user profiles and current and projected usage patterns within the region; and

Previous work, data and experience with other similar aquatic leisure facilities including:

- ✦ Ashfield Aquatic Centre, NSW
- ✦ Annette Kellerman Aquatic Centre, NSW
- ✦ Fanny Durack Aquatic Centre, NSW
- ✦ Ku-ring-gai Fitness and Aquatic Centre, NSW
- ✦ Palm Beach Olympic Pool, QLD
- ✦ Gungahlin Leisure Centre, ACT
- ✦ Echuca War Memorial Aquatic Centre, VIC
- ✦ Kyneton Toyota Sports and Aquatic Centre, VIC
- ✦ Gisborne Aquatic Centre, VIC
- ✦ South Gippsland Splash, VIC
- ✦ Sale Indoor Swimming Complex, VIC
- ✦ Ararat Aquatic and Leisure Centre, VIC
- ✦ Kilmore Leisure Centre, VIC and
- ✦ Warragul Leisure Centre, VIC

CERM performance indicators have also been used as a means of benchmarking and guiding the financial and operating performance for the proposed development and financial forecasts. The CERM Performance Indicators® are the property of The Centre for Environmental and Recreation Management (CERM), University of South Australia. These performance indicators measure the efficiency of leisure facilities and the quality of services and compare the results with similar centres across Australia. In this case we have used the averages of 91 other aquatic indoor leisure venues from around Australia to give Council some level of confidence in projections.

*It should be noted that the CERM performance indicators are a guide only and local demographics, different management models and local needs are not considered when comparisons are made to other like centres.*

Proposed Mudgee Aquatic Leisure Centre Projection - July 2022		Modelled Fees All options \$	Base model Visits Year 1
<b>Pools</b>			
Adult Casual Swim (17 years + )	Per visit	7.50	17,850
Child Casual Swim (3-16 years )	Per visit	5.20	19,635
Child Under 3 (Parent Supervision)	Per visit	0.00	1,785
Family Swim	Per visit	21.00	3,213
Concession Swim - Adult	Per visit	6.00	1,785
Concession Swim -Child	Per visit	4.20	1,964
Swim pass - Adult - 10	Per visit	56.25	2,678
Swim pass - Child - 10	Per visit	39.00	2,945
Spectator/Non Swimmer	Per visit	2.00	1,750
LTS - School age	Per class	17.00	24,000
LTS - Pre School	Per class	17.00	4,000
LTS -Infants	Per class	17.00	2,000
LTS - Special needs	Per class	22.00	200
Intensive SS Programs	Per visit	12.00	1,000
School Swimming	Per visit	4.00	14,400
Squads - competition	Per visit	4.00	8,000
Squads - to pre competition	Per visit	11.40	3,200
Adult LTS	Per visit	21.00	400
Private Lessons	Per visit	45.00	60
Pool Memberships Adult -Pools, Aqua Classes	Per Year	28.00	1,920
Pool Memberships Concession -Pools, Aqua Classes	Per 6 months	22.40	1,920
Pool Memberships Family -Pools, Aqua Classes	Per 3 months	70.00	960
Pool Hire Indoor 25 m	Per Visit	80.00	1,600
Pool Hire Warm Water Pool	Per hour	120.00	1,200
Corporate Hire - Warm Water Pool	Per Visit	14.00	2,000
Aquarobics/ Group Fitness Adult - 10 Pass	Average P/Visit	128.00	2,000
Aquarobics/ Group Fitness Adult - Casual	Per visit	16.00	450
Older Adults Aqua Exercise - 10 Pass	10 pass	102.40	400
Older Adults Aqua Exercise - Casual	Per visit	12.80	900
Older Adults Aqua Exercise - Concession	Per visit	9.45	900
Carnivals			1,200
<b>Sub Total</b>			<b>126,314</b>



<b>Proposed Mudgee Aquatic Leisure Centre Projection - July 2022</b>		<b>Modelled Fees All options \$</b>	<b>Base model Visits Year 1</b>
<b>Health Club</b>			
DD GYM Memberships - Adults	Per fortnight	31.00	16,875
DD GYM Memberships - Concession	Per fortnight	24.80	2,475
DD GYM/Swim Memberships - Adults	Per fortnight	42.00	15,750
DD GYM/Swim Memberships - Concession	Per fortnight	33.60	2,250
12 months GYM Membership - Adult	Per annum	750.00	1,350
Casual Aerobics/ Group Fitness	Per class	13.00	1,200
Casual Gym	Per class	12.00	1,008
Casual Swim Gym	Per person	15.00	336
10 Group Exercise/Gym Pass Cards	Per Pass	96.00	750
Schools Aerobics/Team Gym Programs	Per student	6.00	675
Personal Training - 1/2 hour	Per 1/2 hour	45.00	240
Personal Training - 1 hour	Per hour	80.00	48
<b>Sub Total</b>			<b>42,669</b>
<b>Other</b>			
Holiday programs	Av per head	9.00	240
Events	Varies	5.00	1,500
Meeting room	Per hour	20.00	1,200
Birthday Parties	Average	15.00	800
<b>Sub Total</b>			<b>8,540</b>
<b>Total visits</b>			<b>177,523</b>

A breakdown of MOP attendance for 2019 to 2022 has been provided by Council. No breakdown of visits is available.

<b>Mudgee Olympic Pool attendance</b>	
<b>2019/2020</b>	<b>71,894</b>
<b>2020/2021</b>	<b>57,192</b>
<b>2021/2022</b>	<b>60,027</b>
<b>Average</b>	<b>63,037</b>

The above data indicates that;

- Upgraded Pool visits will increase to 126,314 in year using the base model for the 25m pool.
- The inclusion of a health and fitness suite will increase projected attendances by 42,669 per annum in year 1.

### 3.7 Stakeholder & Community Support

A wide-ranging program of research was undertaken to identify the needs and aspirations of the Mid-Western and wider community and key service providers and stakeholders, as part of the Towards 2040 Community Plan and MOP Feasibility Study 2019.

The following consultation methods were used for community members and service provision organisations:

The community played an integral role in the development and review of the Towards 2040 Community Plan with over 1,500 people taking part in a variety of consultation and community engagement activities.

The Community Engagement Strategy adopted by Council to inform this review of the Community Plan was based on social justice principles of equity, access, participation and rights, and included a range of opportunities for people to be involved in the process. The review process included activities to inform, engage and consult the community and key stakeholders between June 2021 and March 2022, including:

- Telephone surveys
- Online surveys
- Postcard exercise
- Direct mail, and
- Permanent displays

Community engagement had a dual purpose to both create awareness and seek feedback on the goals and strategies identified in the Community Plan. This was achieved by asking people to consider what they like about the region now, what they would like the region to look like in the future and what they see as key priorities for Council to investigate.

As Part of the MOP Feasibility Study a community consultation process was undertaken. The findings are highlighted in italics below (Source Mid-Western Regional Council- Pool Feasibility Study RMP & Associates -May 2019)

*RMP reviewed the findings of the Community Engagement Process conducted in 2016/17 that identified an Indoor Aquatic Centre was the highest priority, behind an upgrade to the Moree Hospital, and supported by all age groups. Council has also sought a response from the public with a survey conducted between 1 March and 5 May 2019.*

*With 215 responses, the survey indicated that individuals swimming laps and doing classes as well as recreational use were the highest responses, followed by 119 respondents who would participate in learn-to-swim. Fitness and group fitness classes, as well as health and rehabilitation, were also popular.*

*The aging population in Australia and the more active participation by those over 55 have created a demand for indoor aquatic facilities with pools offering differing temperatures, depths and configurations for lap swimming, classes and relaxation/hydrotherapy.*

*Families are particularly interested in opportunities for children to learn to swim, develop swimming skills and also to have an attractive venue to go all year, regardless of the weather. The high response of residents indicating that they would attend learn-to-swim classes in winter if an indoor pool was built at Mudgee supports this trend. Learn-to-swim is also much more effective with a purpose-built program pool that is at a temperature which relaxes students and provides appropriate water temperature for babies, pre-schoolers, those with asthma and those who may be apprehensive about learning to swim. The schools will also appreciate and support a facility that is not weather-dependent for the quality of the experience.*

*The high number of visitors to Mudgee from Sydney and surrounding major towns will have an expectation of high quality indoor aquatic centres similar to those in their local area. The Mudgee Swimming Centre and Lawson Park is an attractive destination if it offers a range of attractions, programs and pools. The proposed Indoor Pool will increase visits from residents and visitors providing additional revenue to offset the operating costs associated with heated indoor pools*

## 4. CONCEPT PLAN & CAPITAL COSTS

### 4.1 Introduction

In August 2021, Council resolved to progress with two preferred facility design options to be considered in a business case:

- Option One - new indoor 8 lane 25 metre pool and leisure play area. Retain existing outdoor facilities, with the exception of the outdoor toddler pool
- Option Two - new indoor 50 metre pool and leisure play area. Retain existing outdoor water park only and decommission existing outdoor pools to accommodate new pools
- Multi-function facilities are to also be considered, including as gym and fitness room in the business case development
- Consider the indoor pool to be constructed at the existing site at Lawson Park, Mudgee

A number of briefings/meetings with the architects were held to clarify all aspects of the design.

### 4.2 Concept Plan Analysis

Two main options have been considered for the proposed redevelopment; these are described below:

#### Option 1 – indoor 25m pool

##### Public Spaces

A new entry foyer and reception point will be located so as to be visible as patrons enter the facility from the car park and entry plaza on Short Street. It will be the first point of contact for visitors and will include administrative space for facility staff. The main reception desk will provide direction, information and surveillance of the main entry and the foyer generally and will be the control point for entry into the pool hall and outdoor pool area.

The reception will include kiosk / café capability with core service focus to the indoor pool hall / aquatic foyer. Its collocation with the reception counter will allow service to the broader precinct.

A Crèche will be provided within refurbished buildings at the eastern end of the 50m pool. It will include amenities, a small kitchenette and storage. This will be a large open space for use as a child care facility, with the ability to be converted into a multipurpose room.

The existing car park at the western end of the existing site will be expanded and reconfigured to accommodate around 100 cars.

##### Indoor Aquatic Spaces

A new pool hall will be constructed to house aquatic and support facilities within a single consolidated structure. The pool hall will include a new 8 lane 25m pool, a new program pool and a new leisure pool.

The new 8 lane 25m pool is for all year training, competition, lap swimming and other uses. It will include a ramp facilitating disabled access and stair, and generous concourses for marshalling and general circulation. Pool depths will run from 1.1m to 1.6m at the deep end. A foot ledge at 1.2m below water level and recessed climb-out ladders will be provided at the deep end. Raised hobs will be provided at each end of the pool with sockets for removable diving blocks.

Recessed anchor points for lane ropes will be provided at each end and additional points will be provided along the sides of the pool to enable aquatic education, fitness and leisure programming.

A tiered spectator area will line the north side of the pool. The other sides of the pool hall will be bound by bench seating and glazing with views across the outdoor 50m pool and outdoor Splash Pads. Parts of these glazed walls will be openable.

The new program pool will be separated from the 25m pool by bench seats. The pool will include an access ramp and stair and will feature a moveable floor to maximise programming potential, enabling flexibility for learn-to-swim, leisure and general aquatic fitness.

A new interactive Leisure Pool (approx. 100sqm) will be situated between the 25m pool and the outdoor 50m pool. The main body of water will include a beach entry (zero depth) falling to a maximum depth of 0.3m. A selection of water play features and sprays will be located through and around the Leisure Pool.

Concourse showers will be located adjacent to these pools to encourage showering prior to entering the water, and to ease pressure on change facilities.

The new indoor aquatic components will be supported by adjacent plant, storage and flexible change spaces including gender-specific change, family change, accessible change and gender-neutral change spaces.

### **Outdoor Aquatic Facilities**

The outdoor 50m pool will be retained in its current location. The existing plant room and storage buildings will be retained and modified to suit plant upgrades and plant required for new pools. The existing club rooms will be retained and refurbished, and a Creche will be located within refurbished buildings at the eastern end of the 50m pool.

Outdoor water play spaces will be retained in their existing condition.

### **Dry Fitness**

A gymnasium and multi-purpose program room will be provided on an upper level with views to the surrounding reserve, into the indoor pool hall and out across outdoor aquatic areas. Storage and dedicated dry change space will also be provided on the upper level.

The layout for the upper level, including access provision, will consider use on a 24/7 operational basis.

## **Option 2 – indoor 50m pool**

### **Public Spaces**

A new entry foyer and reception point will be located so as to be visible as patrons enter the facility from the car park and entry plaza on Short Street. It will be the first point of contact for visitors and will include administrative space for facility staff. The main reception desk will provide direction, information and surveillance of the main entry and the foyer generally and will be the control point for entry into the pool hall and outdoor pool area.

The reception will include kiosk / café capability with core service focus to the indoor pool hall / aquatic foyer. Its collocation with the reception counter will allow service to the broader precinct.

A Crèche will be provided at the eastern end of the 50m pool. It will include amenities, a small kitchenette and storage. This will be a large open space for use as a child care facility, with the ability to be converted into a multipurpose room. A new club room will also be provided adjacent to the Crèche, accessible directly from the 50m pool concourse.

The existing car park at the western end of the existing site will be expanded and reconfigured to accommodate around 100 cars.

### **Indoor Aquatic Spaces**

A new pool hall will be constructed to house aquatic and support facilities within a single consolidated structure. The pool hall will include a new 8 lane 50m pool, a new program pool and a new leisure pool.

The new 8 lane 50m pool will be located within the footprint of the existing outdoor 50m pool, and will be for all year training, competition, lap swimming and other uses. It will include a ramp facilitating disabled access and stair, and generous concourses for marshalling and general circulation. Pool depths will run from 1.1m to 2.0m at the deep end. A foot ledge at 1.2m below water level and recessed climb-out ladders will be provided at the deep end. Raised hobs will be provided at each end of the pool with sockets for removable diving blocks.

Recessed anchor points for lane ropes will be provided at each end and additional points will be provided along the sides of the pool to enable aquatic education, fitness and leisure programming.

At this stage, a moveable boom or swim wall has not been allowed for, however, may be considered though further stakeholder consultation.

A tiered spectator area will line the north side of the pool. The other sides of the pool hall will be bound by bench seating and glazing with views across the outdoor Splash Pad. Parts of these glazed walls will be openable.

The new program pool will be separated from the 50m pool by bench seats. The pool will include an access ramp and stair and will feature a moveable floor to maximise programming potential, enabling flexibility for learn-to-swim, leisure and general aquatic fitness.

A new interactive Leisure Pool (approx. 100sqm) will be situated between the 50m pool and the new facility entry. The main body of water will include a beach entry (zero depth) falling to a maximum depth of 0.3m. A selection of water play features and sprays will be located through and around the Leisure Pool.

Concourse showers will be located adjacent to these pools to encourage showering prior to entering the water, and to ease pressure on change facilities.

The new indoor aquatic components will be supported by adjacent plant, storage and flexible change spaces including gender-specific change, family change, accessible change and gender-neutral change spaces.

**Outdoor Aquatic Facilities**

Outdoor water play spaces will be retained in their existing condition.

**Dry Fitness**

A gymnasium and multi-purpose program room will be located at the western end of the facility, with direct access from the foyer. Views will be available into the indoor pool hall and out across the reserve. Storage and dedicated dry change space will also be provided.

The layout for the dry fitness area, including access provision, will consider use on a 24/7 operational basis.

It should be noted that each of the above options has been forecasted to include the inclusion of Health & Fitness facilities as per the design brief. Costs for the four options have been provided in the cost plan and operational forecasts.

Concept plans are attached as Appendix I

**4.3 Capital Cost**

The cost planners were provided with the concept plans including metreage rates after approval from Council officers. A detailed cost plan is provided under separate file to Council. The detail is too small to provide in this report format.

The build cost for the four options is summarised below

	Indoor 25 m Pool with H&F facilities	Indoor 25m pool only	Indoor 50m Pool with H&F	Indoor 50m Pool only
	*10 year average p/a	*10 year average p/a	*10 year average p/a	*10 year average p/a
<b>Estimated Construction Cost (QS) GST EX</b>	\$40,919,973	\$36,657,973	\$47,885,483	\$44,633,737
<b>Estimated Total Project Build Cost (QS) GST EX</b>	\$52,196,937	\$46,805,973	\$60,843,483	\$56,706,737

- The build cost for the options is estimated to range from \$36,657,973 to \$47,885,483 which includes design contingencies, preliminaries & margins, locality allowances, cost escalations to tender and during construction. The construction cost is used for depreciation in the operating projections for each of the options.
- Construction contingencies, professional fees (including project management fees), authority fees and charges, furniture and fit out estimates are included which takes the estimated total build cost range to between \$46,805,973 and \$60,843,483 for the options.

A number of exclusions have been omitted which are detailed in the cost plan under separate file.

## 5. OPERATING BUSINESS CASE

### 5.1 Introduction

The business projections have been developed according to the following criteria and assumptions. More detailed notes on income and expenditure items are included in Appendix 2 –Detailed Operating Projections.

- All projections have been based on the CO-OP concept design and cost plan.
- All models are projected in 2021/22 dollars. Assumes that any increase in costs will be matched by increase in admission fees. No CPI or admission price increases have been factored into any models.
- Population projections are based on data from the NSW Department of Planning and Environment Planning Portal 2021 which indicates a population growth rate of 0.77% per annum over the forecasted period. The population is estimated to grow at an average of 0.77% per annum (2021 to 2041) over the next 20 years.
- Program Growth has been projected in all models and reflects similar operating trends at other community aquatic leisure venues over a 10-year period.
- Operating income and expense projections are GST inclusive where applicable. GST inputs and outputs are considered in cash flow summary.
- Pre- opening costs are factored in each model.
- All estimates have been rounded to the nearest dollar.
- Energy costs have been increased to reflect increasing energy costs and the potential for carbon tax implications.
- Increased annual projections have been made for building, equipment replacement and increased maintenance that reflects increased wear and tear as the site ages.
- Depreciation provisions are based on 2% of the projected construction cost of each model<sup>2</sup> after consultation with Council's asset management team. (Including contingencies, fees and escalation cost of total project costs).
- Admission fees are based on 2020/21 market rates for each model for consistency purposes.
- Assumes all fit out costs and equipment are purchased from allocated capital budget. This is factored into cost plan.
- Assumes that the centre will be managed and operated by Council.
- Management Fees/ corporate overheads have been included in all models; and
- Projections are based on the operating hours nominated in this section.
- Assumes that operations are normal (pre COVID 19) and will be not subject to any COVID 19 operating conditions.

### 5.2 Business Projections

The projections contained in this section provide a clear understanding of the likely operating and financial implications should Council proceed with any of the options of the proposed project.

Appendix 2 provides a more detailed analysis and includes cash flow, GST requirements and operating models for the base model of each option. Explanatory notes for operating projections are also included. Full operational forecasts for each option have been provided to Council under separate file.

Operating income in the base model projections for the components have been modelled using average market rates for 2021/22 including CERM 2019 averages. The forecast models have been developed to reflect the likelihood of the community taking advantage of the inclusive use of all program areas for each option.



Summary of Business Projections

Table 10.1 provides a summary of the annual **average** projected performance of all forecasted options over a 10-year period.

OPERATIONAL MODEL SENSITIVITY ANALYSIS - SUMMARY				
Proposed Mudgee Aquatic Leisure Centre		Projection – July 2022		
	Indoor 25 m Pool with H&F facilities	Indoor 25m pool only	Indoor 50m Pool with H&F	Indoor 50m Pool only
	*10 year average p/a	*10 year average p/a	*10 year average p/a	*10 year average p/a
<b>Base Model</b>				
Annual Operating Position	-\$379,263	-\$845,678	-\$659,665	-\$1,331,885
Provision - Refurbishment/Lifecycle Costs	-\$40,500	-\$36,000	-\$49,500	-\$45,000
Existing Operating Contribution-savings ( Av Last 3 years)	\$402,658	\$402,658	\$402,658	\$402,658
Existing Depreciation Provisions -savings ( 2021/22)	\$93,000	\$93,000	\$93,000	\$93,000
Provision - Depreciation (2%)	-\$818,399	-\$733,159	-\$957,710	-\$892,675
Net Annual Cost/ Return to Council	-\$760,245	-\$1,135,701	-\$1,189,083	-\$1,790,554
Projected annual attendances	206,691	165,886	207,491	167,130
Mudgee Curent attendances (Av Last 3 years)	63,037	63,037	63,037	63,037
<b>Conservative Model (-10%)</b>				
Annual Operating Position	-\$619,291	-\$988,550	-\$899,985	-\$1,473,407
Provision - Refurbishment/Lifecycle Costs	-\$40,500	-\$36,000	-\$49,500	-\$45,000
Existing Operating Contribution-savings ( Av Last 3 years)	\$402,658	\$402,658	\$402,658	\$402,658
Existing Depreciation Provisions -savings ( 2021/22)	\$93,000	\$93,000	\$93,000	\$93,000
Provision - Depreciation (2%)	-\$818,399	-\$733,159	-\$957,710	-\$892,675
Net Annual Cost/ Return to Council	-\$1,075,531	-\$1,262,052	-\$1,504,536	-\$2,008,424
Projected annual attendances	186,022	149,297	186,742	150,417
<b>Optimistic Model (+10%)</b>				
Annual Operating Position	-\$179,073	-\$740,205	-\$459,524	-\$1,228,113
Provision - Refurbishment/Lifecycle Costs	-\$40,500	-\$36,000	-\$49,500	-\$45,000
Existing Operating Contribution-savings ( Av Last 3 years)	\$402,658	\$402,658	\$402,658	\$402,658
Existing Depreciation Provisions -savings ( 2021/22)	\$93,000	\$93,000	\$93,000	\$93,000
Provision - Depreciation (2%)	-\$818,399	-\$733,159	-\$957,710	-\$892,675
Net Annual Cost/ Return to Council	-\$542,313	-\$1,106,707	-\$971,076	-\$1,670,130
Projected annual attendances	227,360	182,475	228,240	183,843
Estimated Construction Cost (QS) GST EX	\$40,919,973	\$36,657,973	\$47,885,483	\$44,633,737
Estimated Total Project Build Cost (QS) GST EX	\$52,196,937	\$46,805,973	\$60,843,483	\$56,706,737

\* Includes start up costs where applicable

Table 5.1: Summary of 10-year averages for all options - management models- Proposed MIP

The base model summary for option 1A (25metre pool with H&F) indicates that:

- This option will require an estimated **average** annual operational deficit funding of \$379,263 per annum over the 10-year period.
- **Average** annual depreciation provisions of \$550,463 (2% of construction costs) have been made based on Council input.
- There will be an estimated **average** net cost to Council of \$760,245 for the model over the 10-year period after all provisions (and savings) have been made.
- It is estimated that there will be an annual average of 206,691 visits over the 10-year period.

The **conservative** summary ( -10% of visits) for this option indicates that:

- A 10% decline in visits will likely require estimated **average** annual deficit funding of \$619,291 per annum over the 10-year period.
- There will be an estimated **average** net cost to Council of \$1,075,531 over the 10-year period after all provisions (and savings) have been made.
- It is estimated that there will be an annual average of 186,022 visits over the 10-year period.

The **optimistic** summary for the redevelopment indicates that:

- A 10% increase in visits will likely require estimated **average** annual deficit funding of \$179,073 per annum over the 10-year period.
- There will be an estimated **average** net cost to Council of \$542,313 over the 10-year period after provisions have been made.
- It is estimated that there will be an annual average of 227,360 visits over the 10-year period.

The base model summary for **option 1B (25metre pool only)** indicates that:

- This option will require an estimated **average** annual operational deficit funding of \$845,678 per annum over the 10-year period.
- **Average** annual depreciation provisions of \$733,159 (2% of construction costs) have been made based on Council input.
- There will be an estimated **average** net cost to Council of \$1,135,701 for the model over the 10-year period after all provisions (and savings) have been made.
- It is estimated that there will be an annual average of 165,886 visits over the 10-year period.

The **conservative** summary ( -10% of visits) for this option indicates that:

- A 10% decline in visits will likely require estimated **average** annual deficit funding of \$988,550 per annum over the 10-year period.
- There will be an estimated **average** net cost to Council of \$1,262,052 over the 10-year period after all provisions (and savings) have been made.
- It is estimated that there will be an annual average of 149,297 visits over the 10-year period.

The **optimistic** summary for the redevelopment indicates that:

- A 10% increase in visits will likely require estimated **average** annual deficit funding of \$740,205 per annum over the 10-year period.
- There will be an estimated **average** net cost to Council of \$1,106,707 over the 10-year period after provisions have been made.
- It is estimated that there will be an annual average of 182,475 visits over the 10-year period.

The base model summary for **option 2A (50 metre pool with H&F)** indicates that:

- This option will require an estimated **average** annual operational deficit funding of \$659,665 per annum over the 10-year period.
- **Average** annual depreciation provisions of \$957,710 (2% of construction costs) have been made based on Council input.

- There will be an estimated **average** net cost to Council of \$1,189,083 for the model over the 10-year period after all provisions (and savings) have been made.
- It is estimated that there will be an annual average of 207,491 visits over the 10-year period.

The **conservative** summary ( -10% of visits) for this option indicates that:

- A 10% decline in visits will likely require estimated **average** annual deficit funding of \$899,985 per annum over the 10-year period.
- There will be an estimated **average** net cost to Council of \$1,504,536 over the 10-year period after all provisions (and savings) have been made.
- It is estimated that there will be an annual average of 186,742 visits over the 10-year period.

The **optimistic** summary for the redevelopment indicates that:

- A 10% increase in visits will likely require estimated **average** annual deficit funding of \$459,524 per annum over the 10-year period.
- There will be an estimated **average** net cost to Council of \$971,076 over the 10-year period after provisions have been made.
- It is estimated that there will be an annual average of 228,240 visits over the 10-year period.

The base model summary for **option 2B (50 metre pool only)** indicates that:

- This option will require an estimated **average** annual operational deficit funding of \$1,331,885 per annum over the 10-year period.
- **Average** annual depreciation provisions of \$892,675 (2% of construction costs) have been made based on Council input.
- There will be an estimated **average** net cost to Council of \$1,790,554 for the model over the 10-year period after all provisions (and savings) have been made.
- It is estimated that there will be an annual average of 167,130 visits over the 10-year period.

The **conservative** summary ( -10% of visits) for this option indicates that:

- A 10% decline in visits will likely require estimated **average** annual deficit funding of \$1,473,407 per annum over the 10-year period.
- There will be an estimated **average** net cost to Council of \$2,008,424 over the 10-year period after all provisions (and savings) have been made.
- It is estimated that there will be an annual average of 150,417 visits over the 10-year period.

The **optimistic** summary for the redevelopment indicates that:

- A 10% increase in visits will likely require estimated **average** annual deficit funding of \$1,228,113 per annum over the 10-year period.
- There will be an estimated **average** net cost to Council of \$1,670,130 over the 10-year period after provisions have been made.
- It is estimated that there will be an annual average of 183,843 visits over the 10-year period.

It is clear that all models are estimated to require annual deficit funding if Council wishes to develop the aquatic centre to create all year community aquatic and leisure provision. Council will need to weigh up the well documented benefits to the community, the cost associated with building, operating and maintaining the facility before any commitments are made.

### 5.3 Other Allocated Resources

- Increased marketing/promotional costs have been factored into each of the models to ensure adequate resources to achieve the growth projections.

- Staff hours and costs for Lifeguards have been forecasted to comply with RLSSA Guidelines for Safe Pool Operations (GSPO).

### 5.3 Operating Hours

The following operating hours have been used to model projections for comparison purposes. They are:

PUBLIC OPERATING TIMES					
Projection - July 2022				0	
	Monday to Friday	Sat, Sun & P/H	Hrs per week	Weeks per year	Hours per year
	* Mon, Wed & Fri				
Indoor Pool/s	7 am to 8.30 pm	8am - 6pm	83.5	52	4342
Health Club / Gym	7 am to 8.30 pm	8am - 6pm	83.5	52	4342
Creche	* 9am to 12noon		9	40	360
Outdoor Pools	8 am to 8 pm	8am - 6pm	80	21	1680

Closed Good Friday & Christmas Day

**Note – The operating hours are used for modelling purposes only. They may be subject to change due to program and seasonal demand when usage patterns are known.**

### 5.4 Programs and Services

The base model business projections have been calculated on the basis of all programs and services indicated below:

- Special needs and private lessons
- Water familiarisation classes
- Swimming lessons all ages
- School Swimming
- Lap swimming
- Recreational swimming
- Competition swimming events
- Local and regional Swimming Carnivals
- Rehabilitation/ Physiotherapy
- Pool hire.
- Water polo
- Older adult programs
- Fitness Classes (group training - aquatic)
- Fitness Training
- Strength Training for older adults
- Rehabilitation/ Physiotherapy
- Pool Birthday Parties
- School Recreation Days
- School Holiday Programs
- Markets
- Band nights
- Movie nights

### 5.5 Staff

Casual staff has been projected based on estimated programs and services. Casual lifeguards have been factored into the estimates to ensure compliance with RLSSA Guidelines for Safe Pool Operations (GSPO). Table 5.1 provide details on salary and casual rates applied for modelling purposes.

Full Time Payroll	Number of FTE	Salary / Rate 2021/22	Total	Total Hours P/A
Aquatic Centre Team Leader	1	\$100,000	\$100,000	1,824
Health & Fitness Co-ordinator	1	\$60,820	\$60,820	1,824
Operations Co-ordinator	1	\$60,820	\$60,820	1,824
Swim School Co-ordinator	1	\$60,820	\$60,820	1,824
Program Co-ordinator	1	\$60,820	\$60,820	1,824
Customer Service Co-ordinator	1	\$60,820	\$60,820	1,824
Admin Co-ordinator	0.75	\$60,820	\$45,615	1,368
Full time Lifeguards	3	\$56,287	\$168,861	5,472
Receptionists	2	\$51,431	\$102,862	3,648
Health Club staff	2	\$56,287	\$112,574	3,648
<b>Total Full Time Salaries</b>	<b>13.75</b>		<b>\$834,012</b>	<b>25,080</b>
<b>Full Time On Costs @</b>	<b>21.0%</b>		<b>\$175,143</b>	

Casual Staff Payroll	Number of hrs p/w	Number of weeks per year	Pay rate 2021/22	Total	Total Hours P/A
Casual Lifeguards	140	52	\$34.50	\$251,160	7,280
Casual Swim /School Instructors	95	41	\$35.61	\$138,701	3,895
Casual Creche	18	40	\$30.94	\$22,277	720
Casual Cleaners	45	52	\$30.94	\$72,400	2,340
Pool - Group Exercise Instructors	20	50	\$45.50	\$45,500	1,000
Casual Rec Program/ Event Specialist	15	50	\$31.44	\$23,580	750
Casual Health Club Staff	40	52	\$28.35	\$58,968	2,080
Casual Customer Service Recept.	50	52	\$31.44	\$81,744	2,600
Café Staff	Calculated at 25% of Gross Income				
<b>Total casual wages</b>				<b>\$ 694,329</b>	<b>20,665</b>
<b>Casual On Costs</b>	<b>14%</b>			<b>\$ 97,206</b>	

Tables 5.1 Full time staff and casual rates – 25metre Indoor Pool with H&F

Note Staff models for each of the base options are attached as appendix 2 and have been provided to Council under separate file.

## 5.6 Fees and Visits

The projected fees and visits are used as the basis of the operational models developed. Fees reflect market rates for similar aquatic facilities in 2021/22.

## 5. INTERIM RECOMENDATIONS

*This interim report focuses on the design options, capital and operational implications and provides the necessary information for Council to determine a preferred option.*

The research and study presented in this interim report has so far identified the design options, capital and operational implications for Council if it wishes to pursue the development of an indoor aquatic centre in Mudgee.

A summary of the financial implications for each of Base Model options are provided below

	Indoor 25 m Pool with H&F facilities	Indoor 25m pool only	Indoor 50m Pool with H&F	Indoor 50m Pool only
	*10 year average p/a	*10 year average p/a	*10 year average p/a	*10 year average p/a
<b>Base Model</b>				
Annual Operating Position	-\$379,263	-\$845,678	-\$629,665	-\$1,331,885
Provision - Refurbishment/Lifecycle Costs	-\$40,500	-\$36,000	-\$49,500	-\$45,000
Existing Operating Contribution-savings ( Av Last 3 years)	5402,658	5402,658	5402,658	5402,658
Existing Depreciation Provisions -savings ( 2021/22)	593,000	593,000	593,000	593,000
Provision - Depreciation (2%)	-\$818,399	-\$733,159	-\$957,710	-\$892,675
Net Annual Cost/ Return to Council	-\$760,245	-\$1,135,701	-\$1,189,083	-\$1,790,554
Projected annual attendances	206,691	165,886	207,491	167,130
Mudgee Curent attendances (Av Last 3 years)	63,037	63,037	63,037	63,037
Estimated Construction Cost (Q5) GST EX	540,919,973	536,657,973	547,885,483	544,633,737
Estimated Total Project Build Cost (Q5) GST EX	552,196,937	546,805,973	560,843,483	556,706,737

All model options are estimated to require annual deficit funding if Council wishes to redevelop the aquatic centre to create all year community aquatic and leisure provision. Council will need to weigh up the well documented benefits to the community, the cost associated with building, operating and maintaining the facility before any commitments are made.

The following interim recommendations (next steps) are made

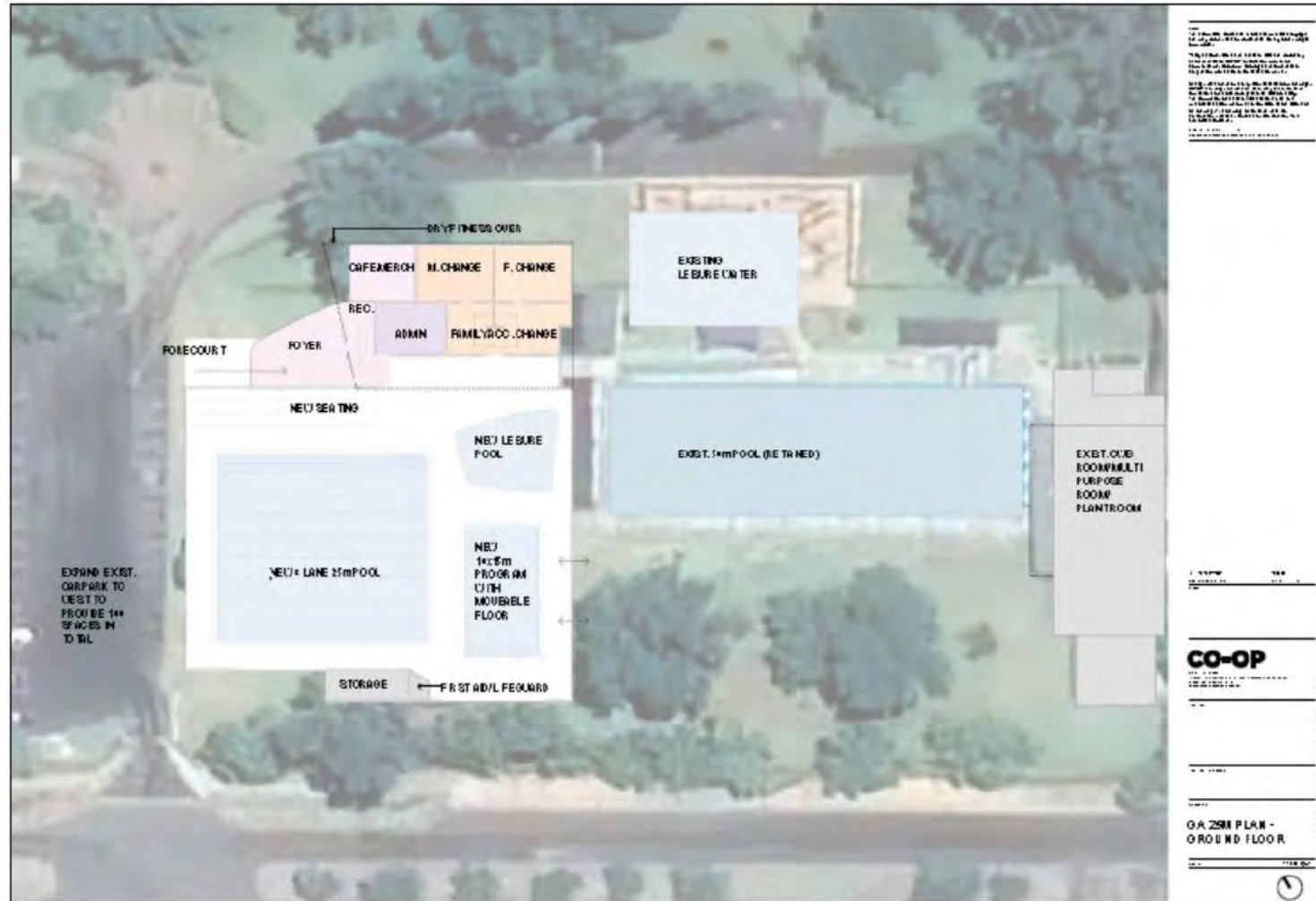
1. Council accepts this interim report and data as a professional resource for further discussion and decisions on any future aquatics provision and proceed to public exhibition and revision as deemed appropriate.
2. Council considers all aspects and impacts that this report will have on Council's financial position and its capacity to effectively address other future projects.
3. Council adopts the set of *draft* principles contained in this interim report to guide future aquatic investment, development and management decisions.
4. That Council adopt the design, cost plan and base case financial model and business and operating assumptions as a guide to future management, operational and financial outcomes for the proposed development.
5. Council endorses a preferred option so the Business Case can be completed.

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## APPENDICES



Appendix 1 Concept Plans 25 & 50 metre options







## Appendix 2 Detailed Operating Projections

## Indoor 25 m Pool with H&amp;F facilities -Operating Projections

Proposed Mudgee Aquatic Leisure Centre												
Projection - July 2022												
CASH FLOW SUMMARY												
YEAR	Indoor 25 m Pool with H&F facilities						Base operating model					
	PRE-OPENING	1	2	3	4	5	6	7	8	9	10	10 Y Average
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening Cash Balance	0	-177,403	-882,867	-1,430,104	-1,832,113	-2,191,499	-2,524,298	-2,841,818	-3,144,552	-3,433,061	-3,707,983	
Total Income	0	2,082,954	2,321,751	2,544,842	2,615,422	2,661,808	2,695,580	2,729,781	2,764,418	2,799,494	2,835,017	2,605,107
Total Operating Expenses	-183,327	-2,751,438	-2,823,962	-2,892,322	-2,917,605	-2,935,965	-2,953,819	-2,972,655	-2,992,554	-3,013,607	-3,035,911	-2,947,317
GST Payable	0	-123,410	-134,352	-145,110	-149,136	-151,782	-153,709	-155,660	-157,636	-159,637	-161,664	
GST Receivable	5,923	86,432	89,326	90,581	91,932	93,141	94,428	95,799	97,263	98,828	100,502	
Closing Cash Balance	-177,403	-882,867	-1,430,104	-1,832,113	-2,191,499	-2,524,298	-2,841,818	-3,144,552	-3,433,061	-3,707,983	-3,970,038	-2,613,574
Annual operating position	-177,403	-705,464	-547,237	-402,009	-359,386	-332,799	-317,521	-302,734	-288,509	-274,921	-262,055	-379,263
Provision - Refurbishment/Lifecycle Costs	0	0	-45,000	-45,000	-45,000	-45,000	-45,000	-45,000	-45,000	-45,000	-45,000	-40,500
Existing Operating Contribution-savings ( Av Last 3 years)	0	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658
Existing Depreciation Provisions-savings ( 2021/22)		93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000
Provision - Depreciation (2%)		-818,399	-818,399	-818,399	-818,399	-818,399	-818,399	-818,399	-818,399	-818,399	-818,399	-818,399
Net Annual Cost/ Return to Council	-177,403	-1,028,204	-914,977	-769,750	-727,127	-700,540	-685,261	-670,475	-656,250	-642,462	-629,796	-760,245
Projected annual attendances		177,523	189,416	199,863	205,399	209,034	211,689	214,378	217,100	219,857	222,650	206,691
Projected operating cost per user		-3.97	-2.89	-2.01	-1.75	-1.59	-1.50	-1.41	-1.33	-1.25	-1.18	-1.89
Operational expense recovery		-36%	-25%	-17%	-15%	-13%	-12%	-12%	-11%	-10%	-10%	-16%

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Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
ESTIMATED OPERATING INCOME											
YEAR	Indoor 25 m Pool with H&F facilities						Base operating model				
	PRE OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Pools</b>											
Adult Casual Swim (17 years + )	-	133,875	138,922	142,770	146,725	149,322	151,218	153,139	155,084	157,053	159,048
Child Casual Swim (3-16 years )	-	102,102	105,951	108,886	111,902	113,883	115,329	116,794	118,277	119,779	121,301
Child Under 3 (Parent Supervision)	-	-	-	-	-	-	-	-	-	-	-
Family Swim	-	16,868	17,504	17,989	18,487	18,815	19,054	19,295	19,541	19,789	20,040
Concession Swim - Adult	-	10,710	11,114	11,422	11,738	11,946	12,097	12,251	12,407	12,564	12,724
Concession Swim - Child	-	8,247	8,558	8,795	9,038	9,198	9,315	9,433	9,553	9,674	9,797
Swim pass - Adult - 10	-	15,061	15,629	16,062	16,507	16,799	17,012	17,228	17,447	17,668	17,893
Swim pass - Child - 10	-	11,486	11,920	12,250	12,589	12,812	12,975	13,139	13,306	13,475	13,646
Spectator/Non Swimmer	-	3,500	3,632	3,733	3,836	3,904	3,953	4,004	4,054	4,106	4,158
LTS - School age	-	408,000	442,000	476,000	489,185	497,844	504,166	510,569	517,054	523,620	530,270
LTS - Pre School	-	68,000	102,000	136,000	139,767	142,241	144,048	145,877	147,730	149,606	151,506
LTS -Infants	-	34,000	51,000	68,000	69,884	71,121	72,024	72,938	73,865	74,803	75,753
LTS - Special needs	-	4,400	4,400	4,400	4,522	4,602	4,660	4,720	4,779	4,840	4,902
Intensive SS Programs	-	12,000	18,000	24,000	24,665	25,101	25,420	25,743	26,070	26,401	26,736
School Swimming	-	57,600	60,480	63,564	65,325	66,481	67,326	68,181	69,047	69,924	70,812
Squads - competition	-	32,000	33,600	35,314	36,292	36,934	37,403	37,878	38,359	38,846	39,340
Squads - to pre competition	-	36,480	54,720	60,192	61,859	62,954	63,754	64,563	65,383	66,214	67,055
Adult LTS	-	8,400	10,080	11,088	11,395	11,597	11,744	11,893	12,044	12,197	12,352
Private Lessons	-	2,700	2,802	2,879	2,959	3,012	3,050	3,089	3,128	3,167	3,208
Pool Memberships Adult -Pools, Aqua Classes	-	14,560	15,109	15,527	15,958	16,240	16,446	16,655	16,867	17,081	17,298
Pool Memberships Concession -Pools, Aqua Classes	-	11,648	12,087	12,422	12,766	12,992	13,157	13,324	13,493	13,665	13,838
Pool Memberships Family -Pools, Aqua Classes	-	9,100	9,443	9,705	9,973	10,150	10,279	10,409	10,542	10,676	10,811
Pool Hire Indoor 25 m	-	3,200	3,321	3,413	3,507	3,569	3,615	3,660	3,707	3,754	3,802
Pool Hire Warm Water Pool	-	14,400	14,943	15,391	15,853	16,170	16,332	16,495	16,660	16,827	16,995
Corporate Hire - Warm Water Pool	-	28,000	29,056	29,860	30,688	31,231	31,627	32,029	32,436	32,848	33,265
Aquarobics/ Group Fitness Adult - 10 Pass	-	25,600	26,565	27,301	28,057	28,554	28,916	29,284	29,656	30,032	30,414
Aquarobics/ Group Fitness Adult - Casual	-	7,200	7,471	7,678	7,891	8,031	8,133	8,236	8,341	8,447	8,554
Older Adults Aqua Exercise - 10 Pass	-	4,096	4,250	4,378	4,509	4,599	4,645	4,692	4,739	4,786	4,834
Older Adults Aqua Exercise - Casual	-	11,520	11,954	12,285	12,626	12,849	13,012	13,178	13,345	13,515	13,686
Older Adults Aqua Exercise - Concession	-	8,505	8,826	9,070	9,321	9,486	9,607	9,729	9,852	9,978	10,104
Carnivals	-	3,000	3,120	3,206	3,303	3,369	3,402	3,436	3,471	3,505	3,541
<b>Sub Total</b>		<b>1,106,258</b>	<b>1,238,456</b>	<b>1,353,581</b>	<b>1,391,128</b>	<b>1,415,805</b>	<b>1,433,720</b>	<b>1,451,863</b>	<b>1,470,235</b>	<b>1,488,840</b>	<b>1,507,680</b>

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Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
ESTIMATED OPERATING INCOME											
YEAR	PRE OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Health Club</b>											
DD GYM Memberships - Adults	-	302,250	342,550	382,850	393,455	400,419	405,504	410,654	415,870	421,151	426,500
DD GYM Memberships - Concession	-	35,464	48,360	64,480	66,266	67,439	68,295	69,163	70,041	70,931	71,832
DD GYM/Swim Memberships - Adults	-	382,200	409,500	436,800	448,899	456,845	462,647	468,522	474,473	480,498	486,601
DD GYM/Swim Memberships - Concession	-	43,680	61,152	78,624	80,802	82,232	83,276	84,334	85,405	86,490	87,588
12 months GYM Membership - Adult	-	22,500	23,348	23,995	24,660	25,096	25,415	25,738	26,064	26,396	26,731
Membership/Assessment/Joining Fee	-	4,400	4,566	4,692	4,822	4,908	4,970	5,033	5,097	5,162	5,227
Casual Aerobics/ Group Fitness	-	15,600	16,188	16,637	17,097	17,400	17,621	17,845	18,071	18,301	18,533
Casual Gym	-	12,096	12,552	12,900	13,257	13,492	13,663	13,837	14,012	14,190	14,370
Casual Swim Gym	-	5,040	5,230	5,375	5,524	5,622	5,693	5,765	5,838	5,913	5,988
10 Group Exercise/Gym Pass Cards	-	72,000	74,714	76,784	78,911	80,308	81,328	82,360	83,406	84,466	85,538
Schools Aerobics/Team Gym Programs	-	4,050	4,203	4,319	4,439	4,517	4,575	4,633	4,692	4,751	4,812
Personal Training - 1/2 hour	-	10,800	11,207	11,518	11,837	12,046	12,199	12,354	12,511	12,670	12,831
Personal Training - 1 hour	-	3,840	3,985	4,095	4,209	4,283	4,337	4,393	4,448	4,505	4,562
<b>Sub Total</b>	-	<b>913,920</b>	<b>1,017,555</b>	<b>1,123,068</b>	<b>1,154,177</b>	<b>1,174,606</b>	<b>1,189,524</b>	<b>1,204,631</b>	<b>1,219,929</b>	<b>1,235,423</b>	<b>1,251,112</b>
<b>Other</b>											
Holiday programs	-	2,160	2,241	2,304	2,367	2,409	2,440	2,471	2,502	2,534	2,566
Cafe/Merchandise (Net)- 25%	-	20,415	21,783	22,984	23,621	24,039	24,344	24,653	24,967	25,284	25,605
Events	-	7,500	7,783	7,998	8,220	8,365	8,472	8,579	8,688	8,799	8,910
Misc	-	5,600	5,811	5,972	6,138	6,246	6,325	6,406	6,487	6,570	6,653
Sponsorship	-	1,000	1,038	1,066	1,096	1,115	1,130	1,144	1,158	1,173	1,188
Meeting room	-	1,200	1,245	1,314	1,386	1,448	1,499	1,552	1,606	1,662	1,720
Birthday Parties	-	12,000	12,452	12,797	13,152	13,385	13,555	13,727	13,901	14,078	14,256
Lockers	-	300	311	320	329	335	339	343	348	352	356
Creche	-	12,600	13,075	13,437	13,809	14,054	14,232	14,413	14,596	14,781	14,969
<b>Sub Total</b>	-	<b>62,775</b>	<b>65,740</b>	<b>68,193</b>	<b>70,118</b>	<b>71,397</b>	<b>72,336</b>	<b>73,288</b>	<b>74,253</b>	<b>75,232</b>	<b>76,224</b>
<b>Total Income - GST Inc</b>	-	<b>2,082,954</b>	<b>2,321,751</b>	<b>2,544,842</b>	<b>2,615,422</b>	<b>2,661,808</b>	<b>2,695,580</b>	<b>2,729,781</b>	<b>2,764,418</b>	<b>2,799,494</b>	<b>2,835,017</b>
<b>Program Growth %</b>											
			3.00%	2.00%	2.00%	1.00%	0.50%	0.50%	0.50%	0.50%	0.50%
<b>Population Growth %</b>											
			0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%
<b>VISITS</b>											
		177,523	189,416	199,861	205,399	209,034	211,689	214,378	217,100	219,857	222,650

Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
Indoor 25 m Pool with H&F facilities											
Base financial model											
ESTIMATED OPERATING EXPENSES											
YEAR	PRE OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Staff</b>											
Full Time Payroll	91,514	834,012	834,012	834,012	834,012	834,012	834,012	834,012	834,012	834,012	834,012
Full Time On Costs @ 21%	19,218	175,143	175,143	175,143	175,143	175,143	175,143	175,143	175,143	175,143	175,143
Casual Lifeguards	2,512	251,160	251,160	251,160	251,160	251,160	251,160	251,160	251,160	251,160	251,160
Casual Swim /School Instructors	1,387	138,701	169,945	200,167	205,712	209,353	212,012	214,704	217,431	220,193	222,989
Casual Creche	223	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277
Casual Cleaners	724	72,400	72,400	72,400	72,400	72,400	72,400	72,400	72,400	72,400	72,400
Pool - Group Exercise Instructors	455	45,500	47,215	48,523	49,867	50,750	51,394	52,047	52,708	53,378	54,055
Casual Rec Program/ Event Specialist	236	23,580	24,469	25,147	25,147	25,147	25,147	25,147	25,147	25,147	25,147
Casual Health Club Staff	590	58,968	70,762	84,914	84,914	84,914	84,914	84,914	84,914	84,914	84,914
Casual Customer Service Recept.	817	81,744	84,826	87,175	89,590	89,590	89,590	89,590	89,590	89,590	89,590
Casual Oncosts @ 12%	498	97,206	89,166	95,012	96,128	96,671	97,067	97,469	97,875	98,287	98,704
<b>Sub Total</b>	<b>118,173</b>	<b>1,800,690</b>	<b>1,841,374</b>	<b>1,895,929</b>	<b>1,906,349</b>	<b>1,911,416</b>	<b>1,915,115</b>	<b>1,918,862</b>	<b>1,922,656</b>	<b>1,926,499</b>	<b>1,930,390</b>
<b>Other Costs</b>											
Promotion & Research	12,000	41,000	45,100	49,610	54,571	57,300	60,165	63,173	66,331	69,648	73,130
Office Costs	12,750	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000
Bank Charges		26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300
Insurance (excludes ISR )	1,904	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500
Energy (Gas & Electricity)		249,280	253,019	256,814	260,667	264,577	268,545	272,574	276,662	280,812	285,024
Pool Chemicals	5,600	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500
Water	4,000	77,900	77,900	77,900	77,900	77,900	77,900	77,900	77,900	77,900	77,900
Cleaning Chemicals & Equip.	2,000	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500
Maintenance (grounds, plant, equip, build)		31,000	55,000	60,500	66,550	73,205	80,526	88,578	97,436	107,179	117,897
Security		3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
Contract, Licence & Subscription Fees	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483
Sundry Expenses	12,400	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025
Core Activity Costs		42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261
Information Technology costs - overheads		11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900
Human Resource costs - overheads		11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Equipment Lease		161,500	161,500	161,500	161,500	161,500	161,500	161,500	161,500	161,500	161,500
Management Fees - Corporate Overheads		65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500
Travel/Uniforms	14,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500
<b>Sub Total</b>	<b>65,154</b>	<b>950,749</b>	<b>982,588</b>	<b>996,393</b>	<b>1,011,256</b>	<b>1,024,550</b>	<b>1,038,704</b>	<b>1,053,793</b>	<b>1,069,898</b>	<b>1,087,108</b>	<b>1,105,520</b>
<b>Total Projected Income - GST Inc</b>		<b>2,082,954</b>	<b>2,321,751</b>	<b>2,544,842</b>	<b>2,615,422</b>	<b>2,661,808</b>	<b>2,695,580</b>	<b>2,729,781</b>	<b>2,764,418</b>	<b>2,799,494</b>	<b>2,835,017</b>
<b>Total Projected Operating Expenses - GST Inc</b>	<b>183,327</b>	<b>2,751,438</b>	<b>2,823,962</b>	<b>2,892,322</b>	<b>2,917,605</b>	<b>2,935,965</b>	<b>2,953,819</b>	<b>2,972,655</b>	<b>2,992,554</b>	<b>3,013,607</b>	<b>3,035,911</b>
<b>SURPLUS / (DEFICIT) GST Inc</b>	<b>-183,327</b>	<b>-668,485</b>	<b>-502,211</b>	<b>-347,481</b>	<b>-302,183</b>	<b>-274,158</b>	<b>-258,240</b>	<b>-242,874</b>	<b>-228,137</b>	<b>-214,112</b>	<b>-200,893</b>

25 metre Pool with H&F - Staff Costs

Full Time Payroll	Number of FTE	Salary / Rate 2021/22	Total	Total Hours P/A
Aquatic Centre Team Leader Pty Ltd - July 2022	1	\$100,000	\$100,000	1,824
Health & Fitness Co-ordinator	1	\$60,820	\$60,820	1,824
Operations Co-ordinator	1	\$60,820	\$60,820	1,824

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Casual Staff Payroll	Number of hrs p/w	Number of weeks per year	Pay rate 2021/22	Total	Total Hours P/A
Casual Lifeguards	140	52	\$34.50	\$251,160	7,280
Casual Swim /School Instructors	95	41	\$35.61	\$138,701	3,895
Casual Creche	18	40	\$30.94	\$22,277	720
Casual Cleaners	45	52	\$30.94	\$72,400	2,340
Pool - Group Exercise Instructors	20	50	\$45.50	\$45,500	1,000
Casual Rec Program/ Event Specialist	15	50	\$31.44	\$23,580	750
Casual Health Club Staff	40	52	\$28.35	\$58,968	2,080
Casual Customer Service Recept.	50	52	\$31.44	\$81,744	2,600
Café Staff	<b>Calculated at 25% of Gross Income</b>				
<b>Total casual wages</b>				<b>\$ 694,329</b>	<b>20,665</b>
<b>Casual On Costs</b>	14%			<b>\$ 97,206</b>	

### Indoor 25 m Pool Only -Operating Projections

Proposed Mudgee Aquatic Leisure Centre													
Projection - July 2022													
CASH FLOW SUMMARY													
YEAR	Indoor 25 m Pool						Base operating model						10 Y Average
	PRE-OPENING	1	2	3	4	5	6	7	8	9	10		
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Opening Cash Balance	0	-165,216	-1,158,250	-2,072,272	-2,918,315	-3,747,123	-4,565,814	-5,381,091	-6,193,596	-7,004,041	-7,813,216		
Total Income	0	1,226,781	1,364,121	1,483,358	1,524,536	1,551,612	1,571,285	1,591,208	1,611,384	1,631,818	1,652,511	1,520,861	
Total Operating Expenses	-171,139	-2,243,471	-2,302,956	-2,354,124	-2,378,036	-2,395,275	-2,412,131	-2,429,955	-2,448,828	-2,468,839	-2,490,088	-2,409,484	
GST Payable	0	-44,639	-46,322	-47,612	-48,937	-49,810	-50,442	-51,081	-51,729	-52,385	-53,050		
GST Receivable	5,923	68,295	71,135	72,335	73,630	74,781	76,010	77,323	78,728	80,232	81,844		
Closing Cash Balance	-165,216	-1,158,250	-2,072,272	-2,918,315	-3,747,123	-4,565,814	-5,381,091	-6,193,596	-7,004,041	-7,813,216	-8,621,999	-4,964,093	
Annual operating position	-165,216	-993,034	-914,022	-846,043	-828,808	-818,691	-815,277	-812,505	-810,445	-809,175	-808,782	-845,678	
Provision - Refurbishment/Lifecycle Costs	0	0	-40,000	-40,000	-40,000	-40,000	-40,000	-40,000	-40,000	-40,000	-40,000	-36,000	
Existing Operating Contributions-savings ( Av Last 3 years)	0	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	
Existing Depreciation Provisions -savings ( 2021/22)		93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	
Provision - Depreciation (2%)		-733,159	-733,159	-733,159	-733,159	-733,159	-733,159	-733,159	-733,159	-733,159	-733,159	-733,159	
Net Annual Cost/ Return to Council	-165,216	-1,230,535	-1,191,524	-1,123,544	-1,106,309	-1,096,193	-1,092,779	-1,090,006	-1,087,946	-1,086,677	-1,086,284	-1,135,701	
Projected annual attendances		140,790	151,298	160,689	165,140	168,063	170,197	172,359	174,548	176,765	179,010	165,886	
Projected operating cost per user		-7.05	-6.04	-5.27	-5.02	-4.87	-4.79	-4.71	-4.64	-4.58	-4.52	-5.15	
Operational expense recovery		-84%	-69%	-59%	-56%	-55%	-54%	-53%	-52%	-51%	-51%	-58%	

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Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
ESTIMATED OPERATING INCOME											
YEAR	Indoor 25 m Pool					Base operating model					
	PRE OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Pools</b>											
Adult Casual Swim (17 years +)	-	133,875	138,922	142,770	146,725	149,322	151,218	153,139	155,084	157,053	159,048
Child Casual Swim (3-16 years)	-	102,102	105,951	108,886	111,902	113,883	115,329	116,794	118,277	119,779	121,301
Child Under 3 (Parent Supervision)	-	-	-	-	-	-	-	-	-	-	-
Family Swim	-	16,868	17,504	17,989	18,487	18,815	19,054	19,295	19,541	19,789	20,040
Concession Swim - Adult	-	10,710	11,114	11,422	11,738	11,946	12,097	12,251	12,407	12,564	12,724
Concession Swim - Child	-	8,247	8,558	8,795	9,038	9,198	9,315	9,433	9,553	9,674	9,797
Swim pass - Adult - 10	-	15,061	15,629	16,062	16,507	16,799	17,012	17,228	17,447	17,668	17,893
Swim pass - Child - 10	-	11,486	11,920	12,250	12,589	12,812	12,975	13,139	13,306	13,475	13,646
Spectator/Non Swimmer	-	3,500	3,632	3,733	3,836	3,904	3,953	4,004	4,054	4,106	4,158
LTS - School age	-	408,000	442,000	476,000	489,185	497,844	504,166	510,569	517,054	523,620	530,270
LTS - Pre School	-	68,000	102,000	136,000	139,767	142,241	144,048	145,877	147,730	149,606	151,506
LTS - Infants	-	34,000	51,000	68,000	69,884	71,121	72,024	72,938	73,865	74,803	75,753
LTS - Special needs	-	4,400	4,400	4,400	4,522	4,602	4,660	4,720	4,779	4,840	4,902
Intensive SS Programs	-	12,000	18,000	24,000	24,665	25,101	25,420	25,743	26,070	26,401	26,736
School Swimming	-	57,600	60,480	63,564	65,325	66,481	67,326	68,181	69,047	69,924	70,812
Squads - competition	-	32,000	33,600	35,314	36,292	36,934	37,403	37,878	38,359	38,846	39,340
Squads - to pre competition	-	36,480	54,720	60,192	61,859	62,954	63,754	64,563	65,383	66,214	67,055
Adult LTS	-	8,400	10,080	11,088	11,395	11,597	11,744	11,893	12,044	12,197	12,352
Private Lessons	-	2,700	2,802	2,879	2,959	3,012	3,050	3,089	3,128	3,167	3,208
Pool Memberships Adult - Pools, Aqua Classes	-	36,400	37,772	38,819	39,894	40,600	41,116	41,638	42,167	42,702	43,244
Pool Memberships Concession - Pools, Aqua Classes	-	29,120	30,218	31,055	31,915	32,480	32,892	33,310	33,733	34,162	34,596
Pool Memberships Family - Pools, Aqua Classes	-	14,560	15,109	15,527	15,958	16,240	16,446	16,655	16,867	17,081	17,298
Pool Hire Indoor 25 m	-	3,200	3,321	3,413	3,507	3,569	3,615	3,660	3,707	3,754	3,802
Pool Hire Warm Water Pool	-	14,400	14,943	15,391	15,853	16,170	16,332	16,495	16,660	16,827	16,995
Corporate Hire - Warm Water Pool	-	28,000	29,056	29,860	30,688	31,231	31,627	32,029	32,436	32,848	33,265
Aquarobics/ Group Fitness Adult - 10 Pass	-	51,200	53,130	54,602	56,114	57,108	57,833	58,567	59,311	60,064	60,827
Aquarobics/ Group Fitness Adult - Casual	-	7,200	7,471	7,678	7,891	8,031	8,133	8,236	8,341	8,447	8,554
Older Adults Aqua Exercise - 10 Pass	-	4,096	4,250	4,378	4,509	4,599	4,645	4,692	4,739	4,786	4,834
Older Adults Aqua Exercise - Casual	-	11,520	11,954	12,285	12,626	12,849	13,012	13,178	13,345	13,515	13,686
Older Adults Aqua Exercise - Concession	-	8,505	8,826	9,070	9,321	9,486	9,607	9,729	9,852	9,978	10,104
Carnivals	-	3,000	3,120	3,206	3,303	3,369	3,402	3,436	3,471	3,505	3,541
<b>Sub Total</b>		<b>1,176,630</b>	<b>1,311,481</b>	<b>1,428,628</b>	<b>1,468,254</b>	<b>1,494,297</b>	<b>1,513,209</b>	<b>1,532,361</b>	<b>1,551,756</b>	<b>1,571,396</b>	<b>1,591,285</b>



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Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
ESTIMATED OPERATING INCOME											
Indoor 25 m Pool											
Base operating model											
YEAR	PRE OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Other</b>											
Holiday programs		2,160	2,241	2,304	2,367	2,409	2,440	2,471	2,502	2,534	2,566
Café/Merchandise (Net)- 25%	-	16,191	17,399	18,479	18,991	19,327	19,573	19,821	20,073	20,328	20,586
Events	-	7,500	7,783	7,998	8,220	8,365	8,472	8,579	8,688	8,799	8,910
Misc	-	5,600	5,811	5,972	6,138	6,246	6,325	6,406	6,487	6,570	6,653
Sponsorship	-	1,000	1,038	1,066	1,096	1,115	1,130	1,144	1,158	1,173	1,188
Meeting room	-	1,200	1,245	1,314	1,386	1,448	1,499	1,552	1,606	1,662	1,720
Birthday Parties	-	12,000	12,452	12,797	13,152	13,385	13,555	13,727	13,901	14,078	14,256
Lockers		300	311	320	329	335	339	343	348	352	356
Crache		4,200	4,358	4,479	4,603	4,685	4,744	4,804	4,865	4,927	4,990
<b>Sub Total</b>	-	<b>50,151</b>	<b>52,640</b>	<b>54,730</b>	<b>56,282</b>	<b>57,316</b>	<b>58,076</b>	<b>58,847</b>	<b>59,629</b>	<b>60,422</b>	<b>61,226</b>
<b>Total Income - GST Inc</b>		<b>1,226,781</b>	<b>1,364,121</b>	<b>1,483,358</b>	<b>1,524,536</b>	<b>1,551,612</b>	<b>1,571,285</b>	<b>1,591,208</b>	<b>1,611,384</b>	<b>1,631,818</b>	<b>1,652,511</b>
<b>Program Growth %</b>			3.00%	2.00%	2.00%	1.00%	0.50%	0.50%	0.50%	0.50%	0.50%
<b>Population Growth %</b>			0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%
<b>VISITS</b>		<b>140,790</b>	<b>151,298</b>	<b>160,689</b>	<b>165,140</b>	<b>168,063</b>	<b>170,197</b>	<b>172,359</b>	<b>174,548</b>	<b>176,765</b>	<b>179,010</b>

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Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
Indoor 25 m Pool											
Base financial model											
ESTIMATED OPERATING EXPENSES											
YEAR	PRE-OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Staff</b>											
Full Time Payroll	82,157	660,618	660,618	660,618	660,618	660,618	660,618	660,618	660,618	660,618	660,618
Full Time On Costs @ 21%	17,253	138,730	138,730	138,730	138,730	138,730	138,730	138,730	138,730	138,730	138,730
Casual Lifeguards	2,512	251,160	251,160	251,160	251,160	251,160	251,160	251,160	251,160	251,160	251,160
Casual Swim /School Instructors	1,387	138,701	169,945	200,167	205,712	209,353	212,012	214,704	217,431	220,193	222,989
Casual Creche	223	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277
Casual Cleaners	676	67,573	67,573	67,573	67,573	67,573	67,573	67,573	67,573	67,573	67,573
Pool - Group Exercise Instructors	228	22,750	23,608	24,262	24,934	25,375	25,697	26,024	26,354	26,689	27,028
Casual Rec Program/ Event Specialist	236	23,580	24,469	25,147	25,147	25,147	25,147	25,147	25,147	25,147	25,147
Casual Customer Service Recept.	817	81,744	84,826	87,175	89,590	89,590	89,590	89,590	89,590	89,590	89,590
Casual Oncosts @ 12%	498	85,090	77,263	81,331	82,367	82,857	83,215	83,577	83,944	84,315	84,692
<b>Sub Total</b>	<b>105,985</b>	<b>1,492,222</b>	<b>1,520,468</b>	<b>1,558,440</b>	<b>1,568,107</b>	<b>1,572,680</b>	<b>1,576,018</b>	<b>1,579,399</b>	<b>1,582,824</b>	<b>1,586,291</b>	<b>1,589,803</b>
<b>Other Costs</b>											
Promotion & Research	12,000	41,000	45,100	49,610	54,571	57,300	60,165	63,173	66,331	69,648	73,130
Office Costs	12,750	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000
Bank Charges		19,300	19,300	19,300	19,300	19,300	19,300	19,300	19,300	19,300	19,300
Insurance (excludes ISR)	1,904	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500
Energy (Gas & Electricity)		209,280	212,419	215,605	218,840	222,122	225,454	228,836	232,268	235,752	239,289
Pool Chemicals	5,600	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500
Water	4,000	65,400	65,400	65,400	65,400	65,400	65,400	65,400	65,400	65,400	65,400
Cleaning Chemicals & Equip.	2,000	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500
Maintenance (grounds, plant, equip. build)		31,000	55,000	60,500	66,550	73,205	80,526	88,578	97,436	107,179	117,897
Security		3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
Contract, Licence & Subscription Fees		4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483
Sundry Expenses	12,400	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025
Core Activity Costs		42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261
Information Technology costs - overheads		11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900
Human Resource costs - overheads		11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Equipment Lease		21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500
Management Fees - Corporate Overheads		65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500
Travel/Uniforms	14,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500	20,500
<b>Sub Total</b>	<b>65,154</b>	<b>751,249</b>	<b>782,488</b>	<b>795,684</b>	<b>809,929</b>	<b>822,595</b>	<b>836,113</b>	<b>850,555</b>	<b>866,004</b>	<b>882,548</b>	<b>900,285</b>
<b>Total Projected Income - GST Inc</b>		<b>1,226,781</b>	<b>1,364,121</b>	<b>1,483,358</b>	<b>1,524,536</b>	<b>1,551,612</b>	<b>1,571,285</b>	<b>1,591,208</b>	<b>1,611,384</b>	<b>1,631,818</b>	<b>1,652,511</b>
<b>Total Projected Operating Expenses - GST Inc</b>	<b>171,139</b>	<b>2,243,471</b>	<b>2,302,956</b>	<b>2,354,124</b>	<b>2,378,036</b>	<b>2,395,275</b>	<b>2,412,131</b>	<b>2,429,955</b>	<b>2,448,828</b>	<b>2,468,839</b>	<b>2,490,088</b>
<b>SURPLUS / (DEFICIT) - GST Inc</b>	<b>-171,139</b>	<b>-1,016,690</b>	<b>-938,835</b>	<b>-870,766</b>	<b>-853,501</b>	<b>-843,662</b>	<b>-840,846</b>	<b>-838,747</b>	<b>-837,443</b>	<b>-837,022</b>	<b>-837,577</b>

## 25 metre Pool only Staff Costs

Full Time Payroll	Number of FTE	Salary / Rate 2021/22	Total	Total Hours P/A
Aquatic Centre Team Leader	1	\$100,000	\$100,000	1,824
Health & Fitness Co-ordinator	0	\$60,820	\$0	-
Operations Co-ordinator	1	\$60,820	\$60,820	1,824
Swim School Co-ordinator	1	\$60,820	\$60,820	1,824
Program Co-ordinator	1	\$60,820	\$60,820	1,824
Customer Service Co-ordinator	1	\$60,820	\$60,820	1,824
Admin Co-ordinator	0.75	\$60,820	\$45,615	1,368
Full time Lifeguards	3	\$56,287	\$168,861	5,472
Receptionists	2	\$51,431	\$102,862	3,648
Health Club staff	0	\$56,287	\$0	-
<b>Total Full Time Salaries</b>	<b>10.75</b>		<b>\$660,618</b>	<b>19,608</b>
<b>Full Time On Costs @</b>	<b>21.0%</b>		<b>\$138,730</b>	

Casual Staff Payroll	Number of hrs p/w	Number of weeks per year	Pay rate 2021/22	Total	Total Hours P/A
Casual Lifeguards	140	52	\$34.50	\$251,160	7,280
Casual Swim /School Instructors	95	41	\$35.61	\$138,701	3,895
Casual Creche	18	40	\$30.94	\$22,277	720
Casual Cleaners	42	52	\$30.94	\$67,573	2,184
Pool - Group Exercise Instructors	10	50	\$45.50	\$22,750	500
Casual Rec Program/ Event Specialist	15	50	\$31.44	\$23,580	750
Casual Health Club Staff	0	52	\$28.35	\$0	-
Casual Customer Service Recept.	50	52	\$31.44	\$81,744	2,600
Café Staff	Calculated at 25% of Gross Income				
<b>Total casual wages</b>				<b>\$ 607,785</b>	<b>17,929</b>
<b>Casual On Costs</b>	<b>14%</b>			<b>\$ 85,090</b>	

**Indoor 50 m Pool with H&F facilities -Operating Projections**

Proposed Mudgee Aquatic Leisure Centre												
Projection - July 2022												
CASH FLOW SUMMARY												
YEAR	Indoor 50 m Pool with H&F facilities						Base operating model					
	PRE OPENING	1	2	3	4	5	6	7	8	9	10	10 Y Average
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening Cash Balance	0	-178,659	-1,160,565	-1,983,049	-2,661,650	-3,298,991	-3,911,135	-4,509,419	-5,094,357	-5,666,531	-6,226,601	
Total Income	0	2,083,636	2,322,461	2,545,571	2,616,174	2,662,574	2,696,354	2,730,563	2,765,208	2,800,293	2,835,824	2,605,866
Total Operating Expenses	-184,582	-3,041,960	-3,113,450	-3,183,311	-3,210,117	-3,230,023	-3,249,446	-3,269,874	-3,291,390	-3,314,084	-3,338,053	-3,242,629
GST Payable	0	-123,410	-134,352	-145,110	-149,136	-151,782	-153,709	-155,660	-157,636	-159,637	-161,664	
GST Receivable	5,923	99,828	102,857	104,248	105,738	107,087	108,516	110,033	111,644	113,358	115,183	
Closing Cash Balance	-178,659	-1,160,565	-1,983,049	-2,661,650	-3,298,991	-3,911,135	-4,509,419	-5,094,357	-5,666,531	-6,226,601	-6,775,311	-4,146,627
Annual operating position	-178,659	-981,906	-822,484	-678,601	-637,341	-612,144	-598,284	-584,938	-572,174	-560,070	-548,710	-659,665
Provision - Refurbishment/Lifecycle Costs	0	0	-55,000	-55,000	-55,000	-55,000	-55,000	-55,000	-55,000	-55,000	-55,000	-49,500
Existing Operating Contribution-savings ( Av Last 3 years)	0	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658
Existing Depreciation Provisions-savings ( 2021/22)		93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000
Provision - Depreciation (2%)		-957,710	-957,710	-957,710	-957,710	-957,710	-957,710	-957,710	-957,710	-957,710	-957,710	-957,710
Net Annual Cost/ Return to Council	-178,659	-1,443,957	-1,339,536	-1,195,652	-1,154,392	-1,129,196	-1,115,336	-1,101,990	-1,089,226	-1,077,122	-1,065,761	-1,189,083
Projected annual attendances		178,243	190,163	200,631	206,188	209,838	212,502	215,201	217,934	220,702	223,505	207,491
Projected operating cost per user		-5.51	-4.33	-3.38	-3.09	-2.92	-2.82	-2.72	-2.63	-2.54	-2.46	-3.24
Operational expense recovery		-50%	-38%	-28%	-26%	-24%	-24%	-23%	-22%	-21%	-21%	-28%

Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
ESTIMATED OPERATING INCOME											
YEAR	Indoor 50 m Pool with H&F facilities						Base operating model				
	PRE OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Pools</b>											
Adult Casual Swim (17 years +)	-	133,875	138,922	142,770	146,725	149,322	151,218	153,139	155,084	157,053	159,048
Child Casual Swim (3-16 years)	-	102,102	105,951	108,886	111,902	113,883	115,329	116,794	118,277	119,779	121,301
Child Under 3 (Parent Supervision)	-	-	-	-	-	-	-	-	-	-	-
Family Swim	-	16,868	17,504	17,989	18,487	18,815	19,054	19,295	19,541	19,789	20,040
Concession Swim - Adult	-	10,710	11,114	11,422	11,738	11,946	12,097	12,251	12,407	12,564	12,724
Concession Swim - Child	-	8,247	8,558	8,795	9,038	9,198	9,315	9,433	9,553	9,674	9,797
Swim pass - Adult - 10	-	15,061	15,629	16,062	16,507	16,799	17,012	17,228	17,447	17,668	17,893
Swim pass - Child - 10	-	11,486	11,920	12,250	12,589	12,812	12,975	13,139	13,306	13,475	13,646
Spectator/Non Swimmer	-	3,500	3,632	3,733	3,836	3,904	3,953	4,004	4,054	4,106	4,158
LTS - Schoolage	-	408,000	442,000	476,000	489,185	497,844	504,166	510,569	517,054	523,620	530,270
LTS - Pre School	-	68,000	102,000	136,000	139,767	142,241	144,048	145,877	147,730	149,606	151,506
LTS - Infants	-	34,000	51,000	68,000	69,884	71,121	72,024	72,938	73,865	74,803	75,753
LTS - Special needs	-	4,400	4,400	4,400	4,522	4,602	4,660	4,720	4,779	4,840	4,902
Intensive SS Programs	-	12,000	18,000	24,000	24,665	25,101	25,420	25,743	26,070	26,401	26,736
School Swimming	-	57,600	60,480	63,564	65,325	66,481	67,326	68,181	69,047	69,924	70,812
Squads - competition	-	32,000	33,600	35,314	36,292	36,934	37,403	37,878	38,359	38,846	39,340
Squads - to pre competition	-	36,480	54,720	60,192	61,859	62,954	63,754	64,563	65,383	66,214	67,055
Adult LTS	-	8,400	10,080	11,088	11,395	11,597	11,744	11,893	12,044	12,197	12,352
Private Lessons	-	2,700	2,802	2,879	2,959	3,012	3,050	3,089	3,128	3,167	3,208
Pool Memberships Adult -Pools, Aqua Classes	-	14,560	15,109	15,527	15,958	16,240	16,446	16,655	16,867	17,081	17,298
Pool Memberships Concession -Pools, Aqua Classes	-	11,648	12,087	12,422	12,766	12,992	13,157	13,324	13,493	13,665	13,838
Pool Memberships Family -Pools, Aqua Classes	-	9,100	9,443	9,705	9,973	10,150	10,279	10,409	10,542	10,676	10,811
Pool Hire Indoor 25 m	-	3,200	3,321	3,413	3,507	3,579	3,615	3,660	3,707	3,754	3,802
Pool Hire Warm Water Pool	-	14,400	14,943	15,391	15,853	16,170	16,332	16,495	16,660	16,827	16,995
Corporate Hire - Warm Water Pool	-	28,000	29,056	29,860	30,688	31,231	31,627	32,029	32,436	32,848	33,265
Aquarobics/ Group Fitness Adult - 10 Pass	-	25,600	26,565	27,301	28,057	28,554	28,916	29,284	29,656	30,032	30,414
Aquarobics/ Group Fitness Adult - Casual	-	7,200	7,471	7,678	7,891	8,031	8,133	8,236	8,341	8,447	8,554
Older Adults Aqua Exercise - 10 Pass	-	4,096	4,250	4,378	4,509	4,599	4,645	4,692	4,739	4,786	4,834
Older Adults Aqua Exercise - Casual	-	11,520	11,954	12,285	12,626	12,849	13,012	13,178	13,345	13,515	13,686
Older Adults Aqua Exercise - Concession	-	8,505	8,826	9,070	9,321	9,486	9,607	9,729	9,852	9,978	10,104
Carnivals	-	3,600	3,744	3,848	3,963	4,042	4,083	4,124	4,165	4,207	4,249
<b>Sub Total</b>		<b>1,106,858</b>	<b>1,239,080</b>	<b>1,354,222</b>	<b>1,391,788</b>	<b>1,416,479</b>	<b>1,434,401</b>	<b>1,452,550</b>	<b>1,470,929</b>	<b>1,489,541</b>	<b>1,508,388</b>

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Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
ESTIMATED OPERATING INCOME											
Indoor 50 m Pool with H&F facilities											
Base operating model											
YEAR	PRE OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Health Club</b>											
DD GYM Memberships - Adults	-	302,250	342,550	382,850	393,455	400,419	405,504	410,654	415,870	421,151	426,500
DD GYM Memberships - Concession	-	35,464	48,360	64,480	66,266	67,439	68,295	69,163	70,041	70,931	71,832
DD GYM/Swim Memberships - Adults	-	382,200	409,500	436,800	448,899	456,845	462,647	468,522	474,473	480,498	486,601
DD GYM/Swim Memberships - Concession	-	43,680	61,152	78,624	80,802	82,232	83,276	84,334	85,405	86,490	87,588
12 months GYM Membership - Adult	-	22,500	23,348	23,995	24,660	25,096	25,415	25,738	26,064	26,396	26,731
Membership/Assessment/Joining Fee	-	4,400	4,566	4,692	4,822	4,908	4,970	5,033	5,097	5,162	5,227
Casual Aerobics/ Group Fitness	-	15,600	16,188	16,637	17,097	17,400	17,621	17,845	18,071	18,301	18,533
Casual Gym	-	12,096	12,552	12,900	13,257	13,492	13,663	13,837	14,012	14,190	14,370
Casual Swim Gym	-	5,040	5,230	5,375	5,524	5,622	5,693	5,765	5,838	5,913	5,988
10 Group Exercise/Gym Pass Cards	-	72,000	74,714	76,784	78,911	80,308	81,328	82,360	83,406	84,466	85,538
Schools Aerobics/Team Gym Programs	-	4,050	4,203	4,319	4,439	4,517	4,575	4,633	4,692	4,751	4,812
Personal Training - 1/2 hour	-	10,800	11,207	11,518	11,837	12,046	12,199	12,354	12,511	12,670	12,831
Personal Training - 1 hour	-	3,840	3,985	4,095	4,209	4,283	4,337	4,393	4,448	4,505	4,562
<b>Sub Total</b>	-	<b>913,920</b>	<b>1,017,555</b>	<b>1,123,068</b>	<b>1,154,177</b>	<b>1,174,606</b>	<b>1,189,524</b>	<b>1,204,631</b>	<b>1,219,929</b>	<b>1,235,423</b>	<b>1,251,112</b>
<b>Other</b>											
Holiday programs	-	2,160	2,241	2,304	2,367	2,409	2,440	2,471	2,502	2,534	2,566
Café/Merchandise (Net)- 25%	-	20,498	21,869	23,073	23,712	24,131	24,438	24,748	25,062	25,381	25,703
Events	-	7,500	7,783	7,998	8,220	8,365	8,472	8,579	8,688	8,799	8,910
Misc	-	5,600	5,811	5,972	6,138	6,246	6,325	6,406	6,487	6,570	6,653
Sponsorship	-	1,000	1,038	1,066	1,096	1,115	1,130	1,144	1,158	1,173	1,188
Meeting room	-	1,200	1,245	1,314	1,386	1,448	1,499	1,552	1,606	1,662	1,720
Birthday Parties	-	12,000	12,452	12,797	13,152	13,385	13,555	13,727	13,901	14,078	14,256
Lockers	-	300	311	320	329	335	339	343	348	352	356
Creche	-	12,600	13,075	13,437	13,809	14,054	14,232	14,413	14,596	14,781	14,969
<b>Sub Total</b>	-	<b>62,858</b>	<b>65,826</b>	<b>68,281</b>	<b>70,208</b>	<b>71,489</b>	<b>72,429</b>	<b>73,382</b>	<b>74,349</b>	<b>75,329</b>	<b>76,323</b>
<b>Total Income - GST Inc</b>	-	<b>2,083,636</b>	<b>2,322,461</b>	<b>2,545,571</b>	<b>2,616,174</b>	<b>2,662,574</b>	<b>2,696,354</b>	<b>2,730,563</b>	<b>2,765,208</b>	<b>2,800,293</b>	<b>2,835,824</b>
<b>Program Growth %</b>			3.00%	2.00%	2.00%	1.00%	0.50%	0.50%	0.50%	0.50%	0.50%
<b>Population Growth %</b>			0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%
<b>VISITS</b>		<b>178,243</b>	<b>190,163</b>	<b>200,631</b>	<b>206,188</b>	<b>209,838</b>	<b>212,502</b>	<b>215,201</b>	<b>217,934</b>	<b>220,702</b>	<b>223,505</b>

Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
Indoor 50 m Pool with H&F facilities											
Base financial model											
ESTIMATED OPERATING EXPENSES											
YEAR	PRE OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Staff</b>											
Full Time Payroll	91,514	834,012	834,012	834,012	834,012	834,012	834,012	834,012	834,012	834,012	834,012
Full Time On Costs @ 21%	19,218	175,143	175,143	175,143	175,143	175,143	175,143	175,143	175,143	175,143	175,143
Casual Lifeguards	3,767	376,740	376,740	376,740	376,740	376,740	376,740	376,740	376,740	376,740	376,740
Casual Swim /School Instructors	1,387	138,701	169,945	200,167	205,712	209,353	212,012	214,704	217,431	220,193	222,989
Casual Creche	223	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277
Casual Cleaners	724	72,400	72,400	72,400	72,400	72,400	72,400	72,400	72,400	72,400	72,400
Pool - Group Exercise Instructors	455	45,500	47,215	48,523	49,867	50,750	51,394	52,047	52,708	53,378	54,055
Casual Rec Program/ Event Specialist	236	23,580	24,469	25,147	25,147	25,147	25,147	25,147	25,147	25,147	25,147
Casual Health Club Staff	590	58,968	70,762	84,914	84,914	84,914	84,914	84,914	84,914	84,914	84,914
Casual Customer Service Receipt	817	81,744	84,826	87,175	89,590	89,590	89,590	89,590	89,590	89,590	89,590
Casual Oncosts @ 12%	498	114,787	104,236	110,081	111,198	111,740	112,137	112,538	112,945	113,356	113,773
<b>Sub Total</b>	<b>119,429</b>	<b>1,943,851</b>	<b>1,982,024</b>	<b>2,036,579</b>	<b>2,046,999</b>	<b>2,052,065</b>	<b>2,055,765</b>	<b>2,059,512</b>	<b>2,063,306</b>	<b>2,067,148</b>	<b>2,071,040</b>
<b>Other Costs</b>											
Promotion & Research	12,000	41,000	45,100	49,610	54,571	57,300	60,165	63,173	66,331	69,648	73,130
Office Costs	12,750	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000
Bank Charges		26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300
Insurance (excludes ISR)	1,904	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500
Energy (Gas & Electricity)		347,840	353,058	358,353	363,729	369,185	374,722	380,343	386,048	391,839	397,717
Pool Chemicals	5,600	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500
Water	4,000	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700
Cleaning Chemicals & Equip.	2,000	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500
Maintenance (grounds, plant, equip, build)		31,000	55,000	60,500	66,550	73,205	80,526	88,578	97,436	107,179	117,897
Security		3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
Contract, Licence & Subscription Fees		4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483
Sundry Expenses	12,400	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025
Core Activity Costs		42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261
Information Technology costs - overheads		11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900
Human Resource costs - overheads		11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Equipment Lease		161,500	161,500	161,500	161,500	161,500	161,500	161,500	161,500	161,500	161,500
Management Fees - Corporate Overheads		65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500
Travel/Uniforms	14,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500
<b>Sub Total</b>	<b>65,154</b>	<b>1,098,109</b>	<b>1,131,426</b>	<b>1,146,732</b>	<b>1,163,118</b>	<b>1,177,958</b>	<b>1,193,681</b>	<b>1,210,363</b>	<b>1,228,084</b>	<b>1,246,935</b>	<b>1,267,013</b>
<b>Total Projected Income - GST Inc</b>		<b>2,083,636</b>	<b>2,322,461</b>	<b>2,545,571</b>	<b>2,616,174</b>	<b>2,662,574</b>	<b>2,696,354</b>	<b>2,730,563</b>	<b>2,765,208</b>	<b>2,800,293</b>	<b>2,835,824</b>
<b>Total Projected Operating Expenses - GST Inc</b>	<b>184,582</b>	<b>3,041,960</b>	<b>3,113,450</b>	<b>3,183,311</b>	<b>3,210,117</b>	<b>3,230,023</b>	<b>3,249,446</b>	<b>3,269,874</b>	<b>3,291,390</b>	<b>3,314,084</b>	<b>3,338,053</b>
<b>SURPLUS / (DEFICIT) - GST Inc</b>	<b>-184,582</b>	<b>-958,323</b>	<b>-790,989</b>	<b>-637,740</b>	<b>-593,943</b>	<b>-567,449</b>	<b>-553,092</b>	<b>-539,311</b>	<b>-526,183</b>	<b>-513,791</b>	<b>-502,229</b>

**50 metre Pool with H&F – Staff Costs**

Full Time Payroll	Number of FTE	Salary / Rate 2021/22	Total	Total Hours P/A
Aquatic Centre Team Leader	1	\$100,000	\$100,000	1,824
Health & Fitness Co-ordinator	1	\$60,820	\$60,820	1,824
Operations Co-ordinator	1	\$60,820	\$60,820	1,824
Swim School Co-ordinator	1	\$60,820	\$60,820	1,824
Program Co-ordinator	1	\$60,820	\$60,820	1,824
Customer Service Co-ordinator	1	\$60,820	\$60,820	1,824
Admin Co-ordinator	0.75	\$60,820	\$45,615	1,368
Full time Lifeguards	3	\$56,287	\$168,861	5,472
Receptionists	2	\$51,431	\$102,862	3,648
Health Club staff	2	\$56,287	\$112,574	3,648
<b>Total Full Time Salaries</b>	<b>13.75</b>		<b>\$834,012</b>	<b>25,080</b>
<b>Full Time On Costs @</b>	<b>21.0%</b>		<b>\$175,143</b>	

Casual Staff Payroll	Number of hrs p/w	Number of weeks per year	Pay rate 2021/22	Total	Total Hours P/A
Casual Lifeguards	210	52	\$34.50	\$376,740	10,920
Casual Swim /School Instructors	95	41	\$35.61	\$138,701	3,895
Casual Creche	18	40	\$30.94	\$22,277	720
Casual Cleaners	45	52	\$30.94	\$72,400	2,340
Pool - Group Exercise Instructors	20	50	\$45.50	\$45,500	1,000
Casual Rec Program/ Event Specialist	15	50	\$31.44	\$23,580	750
Casual Health Club Staff	40	52	\$28.35	\$58,968	2,080
Casual Customer Service Recept.	50	52	\$31.44	\$81,744	2,600
Café Staff	Calculated at 25% of Gross Income				
<b>Total casual wages</b>				<b>\$ 819,909</b>	<b>24,305</b>
<b>Casual On Costs</b>	<b>14%</b>			<b>\$ 114,787</b>	



### Indoor 50 m Pool Only -Operating Projections

Proposed Mudgee Aquatic Leisure Centre												
Projection - July 2022												
CASH FLOW SUMMARY												
YEAR	Indoor 50 m Pool only					Base operating model						10 Y Average
	PRE OPENING	1	2	3	4	5	6	7	8	9	10	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Opening Cash Balance	0	-166,520	-1,637,689	-3,029,659	-4,355,974	-5,667,417	-6,970,992	-8,273,360	-9,575,196	-10,877,246	-12,180,333	
Total Income	0	1,210,310	1,347,030	1,465,794	1,506,486	1,533,245	1,552,683	1,572,367	1,592,303	1,612,492	1,632,938	1,502,565
Total Operating Expenses	-172,443	-2,738,994	-2,797,950	-2,851,227	-2,877,281	-2,896,693	-2,915,755	-2,935,818	-2,956,963	-2,979,282	-3,002,871	-2,912,528
GST Payable	0	-42,312	-43,907	-45,130	-46,386	-47,214	-47,813	-48,419	-49,033	-49,655	-50,285	
GST Receivable	5,923	99,828	102,857	104,248	105,738	107,087	108,516	110,033	111,644	113,358	115,183	
Closing Cash Balance	-166,520	-1,637,689	-3,029,659	-4,355,974	-5,667,417	-6,970,992	-8,273,360	-9,575,196	-10,877,246	-12,180,333	-13,485,368	-7,621,975
Annual operating position	-166,520	-1,471,169	-1,391,970	-1,326,315	-1,311,443	-1,303,575	-1,302,368	-1,301,836	-1,302,050	-1,303,087	-1,305,035	-1,331,885
Provision - Refurbishment/Lifecycle Costs	0	0	-50,000	-50,000	-50,000	-50,000	-50,000	-50,000	-50,000	-50,000	-50,000	-45,000
Existing Operating Contribution-savings ( Av Last 3 years)	0	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658	402,658
Existing Depreciation Provisions -savings (2021/22)		93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000	93,000
Provision - Depreciation (2%)		-892,675	-892,675	-892,675	-892,675	-892,675	-892,675	-892,675	-892,675	-892,675	-892,675	-892,675
Net Annual Cost/ Return to Council	-166,520	-1,868,185	-1,838,987	-1,773,332	-1,758,460	-1,750,592	-1,749,385	-1,748,853	-1,749,066	-1,750,104	-1,752,052	-1,790,554
Projected annual attendances		141,910	152,460	161,883	166,368	169,312	171,463	173,640	175,845	178,079	180,340	167,130
Projected operating cost per user		-10.37	-9.13	-8.19	-7.88	-7.70	-7.60	-7.50	-7.40	-7.32	-7.24	
Operational expense recovery		-126%	-107%	-93%	-90%	-88%	-87%	-85%	-84%	-83%	-82%	-93%

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Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
ESTIMATED OPERATING INCOME											
YEAR	Indoor 50 m Pool only					Base operating model					
	PRE OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Pools</b>											
Adult Casual Swim (17 years +)	-	133,875	138,922	142,770	146,725	149,322	151,218	153,139	155,084	157,053	159,048
Child Casual Swim (3-16 years)	-	102,102	105,951	108,886	111,902	113,883	115,329	116,794	118,277	119,779	121,301
Child Under 3 (Parent Supervision)	-	-	-	-	-	-	-	-	-	-	-
Family Swim	-	16,868	17,504	17,989	18,487	18,815	19,054	19,295	19,541	19,789	20,040
Concession Swim - Adult	-	10,710	11,114	11,422	11,738	11,946	12,097	12,251	12,407	12,564	12,724
Concession Swim - Child	-	8,247	8,558	8,795	9,038	9,198	9,315	9,433	9,553	9,674	9,797
Swim pass - Adult - 10	-	15,061	15,629	16,062	16,507	16,799	17,012	17,228	17,447	17,668	17,893
Swim pass - Child - 10	-	11,486	11,920	12,250	12,589	12,812	12,975	13,139	13,306	13,475	13,646
Spectator/Non Swimmer	-	3,500	3,632	3,733	3,836	3,904	3,953	4,004	4,054	4,106	4,158
LTS - School age	-	408,000	442,000	476,000	489,185	497,844	504,166	510,569	517,054	523,620	530,270
LTS - Pre School	-	68,000	102,000	136,000	139,767	142,241	144,048	145,877	147,730	149,606	151,506
LTS - Infants	-	34,000	51,000	68,000	69,884	71,121	72,024	72,938	73,865	74,803	75,753
LTS - Special needs	-	4,400	4,400	4,400	4,522	4,602	4,660	4,720	4,779	4,840	4,902
Intensive SS Programs	-	12,000	18,000	24,000	24,665	25,101	25,420	25,743	26,070	26,401	26,736
School Swimming	-	57,600	60,480	63,564	65,325	66,481	67,326	68,181	69,047	69,924	70,812
Squads - competition	-	32,000	33,600	35,314	36,292	36,934	37,403	37,878	38,359	38,846	39,340
Squads - to pre competition	-	36,480	54,720	60,192	61,859	62,954	63,754	64,563	65,383	66,214	67,055
Adult LTS	-	8,400	10,080	11,088	11,395	11,597	11,744	11,893	12,044	12,197	12,352
Private Lessons	-	2,700	2,802	2,879	2,959	3,012	3,050	3,089	3,128	3,167	3,208
Pool Memberships Adult - Pools, Aqua Classes	-	36,400	37,772	38,819	39,894	40,600	41,116	41,638	42,167	42,702	43,244
Pool Memberships Concession - Pools, Aqua Classes	-	29,120	30,218	31,055	31,915	32,480	32,892	33,310	33,733	34,162	34,596
Pool Memberships Family - Pools, Aqua Classes	-	14,560	15,109	15,527	15,958	16,240	16,446	16,655	16,867	17,081	17,298
Pool Hire Indoor 25 m	-	3,200	3,321	3,413	3,507	3,569	3,615	3,660	3,707	3,754	3,802
Pool Hire Warm Water Pool	-	14,400	14,943	15,391	15,853	16,170	16,332	16,495	16,660	16,827	16,995
Corporate Hire - Warm Water Pool	-	28,000	29,056	29,860	30,688	31,231	31,627	32,029	32,436	32,848	33,265
Aquarobics/ Group Fitness Adult - 10 Pass	-	25,600	26,565	27,301	28,057	28,554	28,916	29,284	29,656	30,032	30,414
Aquarobics/ Group Fitness Adult - Casual	-	7,200	7,471	7,678	7,891	8,031	8,133	8,236	8,341	8,447	8,554
Older Adults Aqua Exercise - 10 Pass	-	4,096	4,250	4,378	4,509	4,599	4,645	4,692	4,739	4,786	4,834
Older Adults Aqua Exercise - Casual	-	11,520	11,954	12,285	12,626	12,849	13,012	13,178	13,345	13,515	13,686
Older Adults Aqua Exercise - Concession	-	8,505	8,826	9,070	9,321	9,486	9,607	9,729	9,852	9,978	10,104
Carnivals	-	3,600	3,744	3,848	3,963	4,042	4,083	4,124	4,165	4,207	4,249
<b>Sub Total</b>		<b>1,151,630</b>	<b>1,285,540</b>	<b>1,401,969</b>	<b>1,440,858</b>	<b>1,466,417</b>	<b>1,484,973</b>	<b>1,503,765</b>	<b>1,522,794</b>	<b>1,542,065</b>	<b>1,561,579</b>

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Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
ESTIMATED OPERATING INCOME											
Indoor 50 m Pool only											
Base operating model											
YEAR	PRE OPENING	1	2	3	4	5	6	7	8	9	10
<b>Other</b>											
Holiday programs		2,160	2,241	2,304	2,367	2,409	2,440	2,471	2,502	2,534	2,566
Café/Merchandise (Net)- 25%	-	16,320	17,533	18,617	19,132	19,471	19,718	19,969	20,222	20,479	20,739
Events	-	7,500	7,783	7,998	8,220	8,365	8,472	8,579	8,688	8,799	8,910
Misc	-	5,600	5,811	5,972	6,138	6,246	6,325	6,406	6,487	6,570	6,653
Sponsorship	-	1,000	1,038	1,066	1,096	1,115	1,130	1,144	1,158	1,173	1,188
Meeting room	-	1,200	1,245	1,314	1,386	1,448	1,499	1,552	1,606	1,662	1,720
Birthday Parties	-	12,000	12,452	12,797	13,152	13,385	13,555	13,727	13,901	14,078	14,256
Lockers		300	311	320	329	335	339	343	348	352	356
Creche		12,600	13,075	13,437	13,809	14,054	14,232	14,413	14,596	14,781	14,969
<b>Sub Total</b>	-	<b>58,680</b>	<b>61,490</b>	<b>63,825</b>	<b>65,629</b>	<b>66,828</b>	<b>67,709</b>	<b>68,603</b>	<b>69,509</b>	<b>70,427</b>	<b>71,359</b>
<b>Total Income - GST Inc</b>		<b>1,210,310</b>	<b>1,347,030</b>	<b>1,465,794</b>	<b>1,506,486</b>	<b>1,533,245</b>	<b>1,552,683</b>	<b>1,572,367</b>	<b>1,592,303</b>	<b>1,612,492</b>	<b>1,632,938</b>
<b>Program Growth %</b>			3.00%	2.00%	2.00%	1.00%	0.50%	0.50%	0.50%	0.50%	0.50%
<b>Population Growth %</b>			0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%	0.77%
			103.77%	102.77%	102.77%	101.77%	101.27%	101.27%	101.27%	101.27%	101.27%
<b>VISITS</b>		<b>141,910</b>	<b>152,460</b>	<b>161,883</b>	<b>166,368</b>	<b>169,312</b>	<b>171,463</b>	<b>173,640</b>	<b>175,845</b>	<b>178,079</b>	<b>180,340</b>

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Proposed Mudgee Aquatic Leisure Centre											
Projection - July 2022											
Indoor 50 m Pool only											
Base financial model											
ESTIMATED OPERATING EXPENSES											
YEAR	PRE-OPENING	1	2	3	4	5	6	7	8	9	10
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Staff</b>											
Full Time Payroll	82,157	660,618	660,618	660,618	660,618	660,618	660,618	660,618	660,618	660,618	660,618
Full Time On Costs @ 21%	17,253	138,730	138,730	138,730	138,730	138,730	138,730	138,730	138,730	138,730	138,730
Casual Lifeguards	3,767	376,740	376,740	376,740	376,740	376,740	376,740	376,740	376,740	376,740	376,740
Casual Swim /School Instructors	1,387	138,701	169,945	200,167	205,712	209,353	212,012	214,704	217,431	220,193	222,989
Casual Creche	223	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277	22,277
Casual Cleaners	724	72,400	72,400	72,400	72,400	72,400	72,400	72,400	72,400	72,400	72,400
Pool - Group Exercise Instructors	228	22,750	23,608	24,262	24,934	25,375	25,697	26,024	26,354	26,689	27,028
Casual Rec Program/ Event Specialist	236	23,580	24,469	25,147	25,147	25,147	25,147	25,147	25,147	25,147	25,147
Casual Health Club Staff	-	-	-	-	-	-	-	-	-	-	-
Casual Customer Service Recept.	817	81,744	84,826	87,175	89,590	89,590	89,590	89,590	89,590	89,590	89,590
Casual Oncoats @ 12%	498	103,347	92,912	96,980	98,016	98,506	98,863	99,226	99,593	99,964	100,340
<b>Sub Total</b>	<b>107,289</b>	<b>1,640,886</b>	<b>1,666,523</b>	<b>1,704,495</b>	<b>1,714,163</b>	<b>1,718,735</b>	<b>1,722,074</b>	<b>1,725,455</b>	<b>1,728,879</b>	<b>1,732,347</b>	<b>1,735,858</b>
<b>Other Costs</b>											
Promotion & Research	12,000	41,000	45,100	49,610	54,571	57,300	60,165	63,173	66,331	69,648	73,130
Office Costs	12,750	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000
Bank Charges		26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300	26,300
Insurance (excludes ISR )	1,904	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500
Energy (Gas & Electricity)		347,840	353,058	358,353	363,729	369,185	374,722	380,343	386,048	391,839	397,717
Pool Chemicals	5,600	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500
Water	4,000	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700	108,700
Cleaning Chemicals & Equip.	2,000	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500	45,500
Maintenance (grounds, plant, equip, build)		31,000	55,000	60,500	66,550	73,205	80,526	88,578	97,436	107,179	117,897
Security		3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
Contract, Licence & Subscription Fees		4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483	4,483
Sundry Expenses	12,400	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025	24,025
Core Activity Costs		42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261	42,261
Information Technology costs - overheads		11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900
Human Resource costs - overheads		11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Equipment Lease		161,500	161,500	161,500	161,500	161,500	161,500	161,500	161,500	161,500	161,500
Management Fees - Corporate Overheads		65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500	65,500
Travel/Uniforms	14,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500
<b>Sub Total</b>	<b>65,154</b>	<b>1,098,109</b>	<b>1,131,426</b>	<b>1,146,732</b>	<b>1,163,118</b>	<b>1,177,958</b>	<b>1,193,681</b>	<b>1,210,363</b>	<b>1,228,084</b>	<b>1,246,935</b>	<b>1,267,013</b>
<b>Total Projected Income - GST Inc</b>		<b>1,210,310</b>	<b>1,347,030</b>	<b>1,465,794</b>	<b>1,506,486</b>	<b>1,533,245</b>	<b>1,552,683</b>	<b>1,572,367</b>	<b>1,592,303</b>	<b>1,612,492</b>	<b>1,632,938</b>
<b>Total Projected Operating Expenses - GST Inc</b>	<b>172,443</b>	<b>2,738,994</b>	<b>2,797,950</b>	<b>2,851,227</b>	<b>2,877,281</b>	<b>2,896,693</b>	<b>2,915,755</b>	<b>2,935,818</b>	<b>2,956,963</b>	<b>2,979,282</b>	<b>3,002,871</b>
<b>SURPLUS / (DEFICIT) - GST Inc</b>	<b>-172,443</b>	<b>-1,528,684</b>	<b>-1,450,920</b>	<b>-1,385,434</b>	<b>-1,370,794</b>	<b>-1,363,448</b>	<b>-1,363,072</b>	<b>-1,363,450</b>	<b>-1,364,660</b>	<b>-1,366,790</b>	<b>-1,369,933</b>

**50 metre Pool only - Staff Costs**

Full Time Payroll	Number of FTE	Salary / Rate 2021/22	Total	Total Hours P/A
Aquatic Centre Team Leader	1	\$100,000	\$100,000	1,824
Health & Fitness Co-ordinator	0	\$60,820	\$0	-
Operations Co-ordinator	1	\$60,820	\$60,820	1,824
Swim School Co-ordinator	1	\$60,820	\$60,820	1,824
Program Co-ordinator	1	\$60,820	\$60,820	1,824
Customer Service Co-ordinator	1	\$60,820	\$60,820	1,824
Admin Co-ordinator	0.75	\$60,820	\$45,615	1,368
Full time Lifeguards	3	\$56,287	\$168,861	5,472
Receptionists	2	\$51,431	\$102,862	3,648
Health Club staff	0	\$56,287	\$0	-
<b>Total Full Time Salaries</b>	<b>10.75</b>		<b>\$660,618</b>	<b>19,608</b>
<b>Full Time On Costs @</b>	<b>21.0%</b>		<b>\$138,730</b>	

Casual Staff Payroll	Number of hrs p/w	Number of weeks per year	Pay rate 2021/22	Total	Total Hours P/A
Casual Lifeguards	210	52	\$34.50	\$376,740	10,920
Casual Swim /School Instructors	95	41	\$35.61	\$138,701	3,895
Casual Creche	18	40	\$30.94	\$22,277	720
Casual Cleaners	45	52	\$30.94	\$72,400	2,340
Pool - Group Exercise Instructors	10	50	\$45.50	\$22,750	500
Casual Rec Program/ Event Specialist	15	50	\$31.44	\$23,580	750
Casual Health Club Staff	0	52	\$28.35	\$0	-
Casual Customer Service Recept.	50	52	\$31.44	\$81,744	2,600
Café Staff	<i>Calculated at 25% of Gross Income</i>				
<b>Total casual wages</b>				<b>\$ 738,191</b>	<b>21,725</b>
<b>Casual On Costs</b>	<b>14%</b>			<b>\$ 103,347</b>	

TurnerTownsend Confidential



**Mid-Western Regional Council**  
**Mudgee Pool Redevelopment**  
**Indicative Cost Plan**

Basis: MIPBC area schedule 03 dated 13.07.22

QIS REF:  
 Date: 20/07/2022

Function	Area m2	Rate \$/m2	Option 1A \$	Option 1B \$	Option 2A \$	Option 2B \$
<b>Building Works</b>						
<b>Ground Level</b>						
<b>Entry</b>						
Foyer	150	\$ 3,200	\$ 480,000	\$ 480,000	\$ 480,000	\$ 480,000
Reception	20	\$ 3,200	\$ 64,000	\$ 64,000	\$ 64,000	\$ 64,000
- EO allowance for reception joinery	Allow		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
- EO allowance for turnstiles	Allow		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Retail / Merchandise	15	\$ 3,200	\$ 48,000	\$ 48,000	\$ 48,000	\$ 48,000
- EO allowance for merchandise displays	Allow		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Administration area (incl. office, open plan, print and store)	52	\$ 2,900	\$ 150,800	\$ 150,800	\$ 150,800	\$ 150,800
Cafe / Kiosk kitchen / servery	80	\$ 3,200	\$ 256,000	\$ 256,000	\$ 256,000	\$ 256,000
- EO for kitchen equipment (commercial type)	Allow		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Cafe / Kiosk seating	50	\$ 3,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Creche - upgrade existing	Allow		\$ 195,000	\$ 195,000		
Creche - new	80	\$ 3,000			\$ 240,000	\$ 240,000
Clubroom - upgrade existing	Allow					
Clubroom - new	50	\$ 3,000	Incl Creche	Incl Creche	\$ 150,000	\$ 150,000
<b>Aquatic Facilities</b>						
Pool hall - Option 1	1650	\$ 3,000	\$ 4,950,000	\$ 4,950,000		
Pool hall - Option 2	2400	\$ 3,000			\$ 7,200,000	\$ 7,200,000
Allowance for spectator seating	Allow		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
First Aid Room	15	\$ 2,800	\$ 42,000	\$ 42,000	\$ 42,000	\$ 42,000
Store Room	80	\$ 2,700	\$ 216,000	\$ 216,000	\$ 216,000	\$ 216,000
<b>Wet Change Rooms</b>						
Wet change rooms - male & female	140	\$ 3,300	\$ 462,000	\$ 462,000	\$ 462,000	\$ 462,000
Wet change rooms - family & accessible	86	\$ 3,600	\$ 309,600	\$ 309,600	\$ 309,600	\$ 309,600
Wet change rooms - changing places	15	\$ 3,300	\$ 49,500	\$ 49,500	\$ 49,500	\$ 49,500
<b>Dry Fitness</b>						
Gymnasium	300	\$ 3,000	\$ 900,000	EXCLUDED	\$ 900,000	EXCLUDED
Program Room - Multi-purpose	150	\$ 2,900	\$ 435,000	EXCLUDED	\$ 435,000	EXCLUDED
Dry Fitness Store	30	\$ 2,700	\$ 81,000	EXCLUDED	\$ 81,000	EXCLUDED
Change rooms - male & female	80	\$ 3,300	\$ 264,000	EXCLUDED	\$ 264,000	EXCLUDED
Change rooms - accessible	8	\$ 3,600	\$ 28,800	EXCLUDED	\$ 28,800	EXCLUDED
<b>Support Areas - Options 1a &amp; 1b</b>						
Pool Plant Room	350	\$ 3,000	\$ 1,050,000	\$ 1,050,000	EXCLUDED	EXCLUDED
Mechanical Plant	300	\$ 2,500	\$ 750,000	\$ 750,000	EXCLUDED	EXCLUDED
Main Switchboard	18	\$ 2,500	\$ 45,000	\$ 45,000	EXCLUDED	EXCLUDED
Cleaners Store	12	\$ 2,700	\$ 32,400	\$ 32,400	EXCLUDED	EXCLUDED
Waste Store	30	\$ 2,500	\$ 75,000	\$ 75,000	EXCLUDED	EXCLUDED
<b>Support Areas - Options 2a &amp; 2b</b>						
Pool Plant Room	300	\$ 3,000	EXCLUDED	EXCLUDED	\$ 900,000	\$ 900,000
Mechanical Plant	400	\$ 2,500	EXCLUDED	EXCLUDED	\$ 1,000,000	\$ 1,000,000
Main Switchboard	18	\$ 2,500	EXCLUDED	EXCLUDED	\$ 45,000	\$ 45,000
Cleaners Store	12	\$ 2,700	EXCLUDED	EXCLUDED	\$ 32,400	\$ 32,400
Waste Store	30	\$ 2,500	EXCLUDED	EXCLUDED	\$ 75,000	\$ 75,000
<b>Circulation / plant allowance (10%):</b>						
Option 1a	354	\$ 2,200	\$ 779,000	\$ 779,000	\$ 779,000	\$ 779,000
Option 1b	287	\$ 2,200	\$ 631,400	\$ 631,400	\$ 631,400	\$ 631,400
Option 2a	447	\$ 2,200	\$ 983,600	\$ 983,600	\$ 983,600	\$ 983,600
Option 2b	390	\$ 2,200	\$ 858,000	\$ 858,000	\$ 858,000	\$ 858,000
Extra for upper floor construction (allowed Dry Fitness to Opt1A only and 100m2 Plant to remaining options)	868	\$ 600	\$ 520,800	\$ 80,000	\$ 80,000	\$ 80,000
Allow for lift and lift shaft	Allow		\$ 200,000	EXCLUDED	EXCLUDED	EXCLUDED
Allow for staircases / plant access	Allow		\$ 100,000	\$ 30,000	\$ 30,000	\$ 30,000
Allowance for piled foundations	Allow		EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
Allowance for fire sprinklers (excludes pool hall)	Allow		\$ 168,383	\$ 121,523	\$ 227,633	\$ 180,773
Allow for AV infrastructure	Allow		\$ 175,280	\$ 147,164	\$ 244,580	\$ 216,464
Allow for signage	Allow		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Option costs - ESD initiatives	3%		\$ 489,438	\$ 397,600	\$ 531,320	\$ 477,807
- Allowance for solar system	Allow		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
- Allowance for water harvesting system	Allow		\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000
<b>Total Building Works</b>			<b>\$ 16,477,360</b>	<b>\$ 14,010,946</b>	<b>\$ 18,601,992</b>	<b>\$ 16,764,703</b>
<b>Aquatic Works - Internal</b>						
Indoor 25m Pool	Allow		\$ 2,600,000	\$ 2,600,000		
Indoor 50m Pool	Allow				\$ 5,000,000	\$ 5,000,000
- Extra for swimwall to 50m pool	Allow				\$ 300,000	\$ 300,000
Indoor Program Pool (9m x 15m)	Allow		\$ 675,000	\$ 675,000		
Indoor Program Pool	Allow				\$ 675,000	\$ 675,000
- EO allowance for moveable pool floor	Allow		\$ 364,500	\$ 364,500	\$ 364,500	\$ 364,500
Indoor Leisure Pool	Allow		\$ 500,000	\$ 500,000		
Indoor Leisure Pool	Allow				\$ 500,000	\$ 500,000
- Extra for water features / play equipment	Allow		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Allow for upgrade of existing outdoor 50m pool (allowance is subject to detailed investigation)	Allow		\$ 1,500,000	\$ 1,500,000		
Pool equipment	Allow		\$ 200,000	\$ 200,000	\$ 300,000	\$ 300,000
Builders works (excavation, etc)	Allow		\$ 300,000	\$ 300,000	\$ 500,000	\$ 500,000
<b>Total Aquatic Works</b>			<b>\$ 6,289,500</b>	<b>\$ 6,289,500</b>	<b>\$ 7,789,500</b>	<b>\$ 7,789,500</b>
<b>External Works &amp; Services</b>						
Site Preparation - Excl. demolition, general overall site prep only	Allow		\$ 38,951	\$ 32,703	\$ 54,351	\$ 48,103
Allowance for removal / demolition of existing buildings	Allow		\$ 300,000	\$ 300,000	\$ 450,000	\$ 450,000
Allow for removal of external toddler pool	Allow		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Allow for removal of external 50m pool	Allow				\$ 100,000	\$ 100,000
Earthworks	Allow		\$ 350,558	\$ 294,327	\$ 489,158	\$ 432,927
Allowance for carpark extension	3000	\$ 200	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Allow for make good to existing carpark	Allow		\$ 132,000	\$ 132,000	\$ 132,000	\$ 132,000
Allowance for forecourt	200	\$ 400	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Allowance for landscaping works	Allow		\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Allowance for External Services Incl Stormwater	Allow		\$ 779,020	\$ 854,060	\$ 1,087,020	\$ 962,060
<b>Total External Works &amp; Services</b>			<b>\$ 2,710,530</b>	<b>\$ 2,523,090</b>	<b>\$ 3,422,530</b>	<b>\$ 3,235,090</b>
<b>Sub Total</b>						
Design Contingency		10%	\$ 2,547,739	\$ 2,282,354	\$ 2,981,402	\$ 2,778,928
Preliminaries & Margin		16%	\$ 4,596,000	\$ 4,109,000	\$ 5,367,000	\$ 5,003,000
Locality Allowance		12%	\$ 3,913,335	\$ 3,505,787	\$ 4,579,491	\$ 4,268,547
Cost Escalation to tender	end 2023	5% pa	\$ 2,739,335	\$ 2,454,051	\$ 3,205,844	\$ 2,967,863
Cost Escalation during construction	allow 18mth		\$ 1,856,175	\$ 1,483,245	\$ 1,937,924	\$ 1,805,986
<b>Construction Cost</b>			<b>\$ 40,919,973</b>	<b>\$ 36,657,973</b>	<b>\$ 47,885,483</b>	<b>\$ 44,633,737</b>

TurnerTownsend Confidential



**Mid-Western Regional Council**  
**Mudgee Pool Redevelopment**  
**Indicative Cost Plan**

Basis: MIPBC area schedule 03 dated 13.07.22

QS REF:  
 Date: 20/07/2022

Function	Area m2	Rate \$/m2	Option 1A \$	Option 1B \$	Option 2A \$	Option 2B \$
Construction Contingency		10%	\$ 4,082,000	\$ 3,666,000	\$ 4,789,000	\$ 4,464,000
Professional Fee Allowance (Incl PM)		12%	\$ 5,402,000	\$ 4,839,000	\$ 6,321,000	\$ 5,892,000
Authority Fees & Charges	Allow		\$ 363,000	\$ 343,000	\$ 448,000	\$ 417,000
Allowance for new substation	Allow		\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Allowance for loose furniture, fittings and equipment (FF&E)	Allow		\$ 750,000	\$ 650,000	\$ 750,000	\$ 650,000
Audio Visual/ Active IT Equipment Allowance/ Members systems	Allow		\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Gym equipment (assumed leased)	Note		EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
Council internal costs	Allow		EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
Legal, permits, marketing, other professional Fees	Allow		EXCLUDED	EXCLUDED	EXCLUDED	EXCLUDED
<b>Sub Total</b>			<b>\$ 11,277,000</b>	<b>\$ 10,148,000</b>	<b>\$ 12,958,000</b>	<b>\$ 12,073,000</b>
<b>Project Total (excluding GST)</b>			<b>\$ 52,196,973</b>	<b>\$ 46,805,973</b>	<b>\$ 60,843,483</b>	<b>\$ 56,706,737</b>

**Exclusions:**

We have expressly not taken into account the impact of the Covid 19 pandemic (or any other matter coming to our attention after the date of this report) and accordingly have excluded from this report any implications in relation to programme costs, supply shortages, performance of parties due to shortages of labour and the inability to travel due to global and national travel restrictions, etc. Turner & Townsend accepts no liability for any loss or damage which arises as a result of such matters or any reliance on this report which assumes such matters have been taken into account.

**GST**

Upgrade or provision of authority services infrastructure external to the site  
 Land, Legal, Marketing and finance costs  
 Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot  
 Diversion / relocation of existing inground services  
 Assumes no construction over sloping portion of site (nth of 50m pool)  
 Relocation / Decanting / Temporary Accom

Cost Escalation beyond Dec 2023  
 Works to adjoining streets  
 Public Art  
 Asbestos & other hazardous materials removal

Planning permit fees  
 Locality costs and site constraints  
 Piled or bored pier foundations  
 Works to existing clubroom building in Option 1A/1B  
 Works to existing 50m pool or external leisure play being retained  
**Note: Exclusions within cost plan**



Note:  
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.  
Verify all dimensions and levels on site and report any discrepancies to CO-OP for direction prior to the commencement of work. Checkings are to be made in conjunction with all other contract documents.  
Use figured dimensions only. Do not scale from drawings. CO-OP cannot guarantee the accuracy or completeness of copies of drawings based electronically from the computer of the latest Digital Check-out and Authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed by the Constructor and all other parties for issue.  
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Registered Business Name: 601 167 95 665

A. For information 15/07/22  
M. For construction 04/08/22  
G. BUILT

**CO-OP**

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PROJECT

PROJECT NUMBER

DRAWING

GA 25M PLAN - GROUND FLOOR

SCALE 1:200 @ A1



DRAWN BY Author

**PRELIMINARY**  
NOT TO BE USED DURING CONSTRUCTION

DRAWING NO. REVISION

A201 A

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