

9.5 Mortimer Street Activation Proposal

REPORT BY THE DIRECTOR CORPORATE SERVICES
TO 20 MARCH 2024 ORDINARY MEETING
GOV400105, P22309

RECOMMENDATION

That Council:

1. receive the report by the Director Corporate Services on the Mortimer Street Activation Proposal;
2. endorse the preliminary concept design to activate the area behind the Mortimer St Complex;
3. approve initiating community consultation to develop this property;
4. apply for grant funding to complete the necessary detailed design, business case and development application;
5. require a report be brought back to Council with a Capital Expenditure Review once the business case has been developed; and
6. amend the budget as follows, if grant funding is successful:
 - 6.1 2024/25: \$690,000, funded from \$540,000 grant funding and \$150,000 from unrestricted cash; and
 - 6.2 2025/26: \$1,610,000, funded \$1,260,000 grant funding and \$350,000 from unrestricted cash.

Executive summary

Preliminary concept designs have been formulated to propose activating the vacant land behind the Mortimer Street complex within the Mudgee CBD. This report seeks approval to progress with community consultation and to apply for a grant to finalise the concept design, develop a business case, detailed design and Capital Expenditure Review for this proposed future development.

Disclosure of Interest

Nil

Detailed report

Proposed site for development

The preliminary concept design for the vacant land behind Mortimer St complex, marked on the below map, is attached to this report as Attachment 1.

The site is zoned E2 Commercial Centre.



Proposal purpose

This site is considered a key Mudgee CBD site. The purpose of this development is to strategically anchor the South-West extent of the CBD by enhancing and activating the area for pedestrian access and further developing the commercial zone. It also seeks to use the site to achieve ‘highest and best use’. This preliminary concept design explores the potential use of the site, and as such realisation of this proposal may require a Planning Proposal in order to achieve.

Considerations of this concept design include the heritage aspect of Mudgee, its local character and expanding tourism potential.

Community Consultation

Should Council be of a mind to endorse the recommendation, it is proposed to carry out community consultation in line with the Community Engagement Policy and Community Engagement Strategy. The purpose of this consultation is to seek feedback on an appropriate use of this site, feedback on the preliminary concept design and to contribute to the staged concept design and business case.

Community Plan implications

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

Strategic implications

Council Strategies

Community Engagement Strategy

Council Policies

Community Engagement Policy

Legislation

Local Government Act 1993 section 23A

Local Government Capital Expenditure Guidelines

Financial implications

Given the complexity of a development of this site, the consultation, design, business case development and development application process are anticipated to be about \$2,000,000. It is proposed to apply for funding under the Federal Regional Precincts and Partnerships Program (rPPP) which seeks to support transformative investment in regional, rural and remote Australia based on the principles of unifying regional places, growing economies and serving communities.

The proposed works would be carried out over 2 financial years, and as such the following budget variations are recommended. They would include a Council cash contribution of \$500,000.

1. **2024/25: \$690,000, funded from \$540,000 grant funding and \$150,000 from unrestricted cash; and**
2. **2025/26: \$1,610,000, funded \$1,260,000 grant funding and \$350,000 from unrestricted cash.**

Budget Year	Operating Performance Ratio	Own Source Revenue	Building & Infrastructure Renewal
2023/24	-	-	-
Future Years	✘	✘	-

Associated Risks

There is a risk that the project will not be supported by the community, and this is mitigated by proposing a thorough Community Consultation process.

Should Council not be successful with a grant funding application for the business case and design works, material delays in progressing this project are anticipated.

LEONIE VAN OOSTERUM
DIRECTOR CORPORATE SERVICES

27 February 2024

Attachments: 1. Mortimer Street Activation preliminary concept design. (separately attached)

APPROVED FOR SUBMISSION:

BRAD CAM
GENERAL MANAGER